

5 September 2018

NOTICE AND CALL OF SPECIAL MEETING

Notice is hereby given of a special meeting of the City Council of the City of Fairhope, Alabama, to be held at the Fairhope Municipal Complex on Wednesday, 5 September 2018, at 12:00 p.m., for the purpose to:


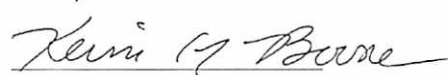
- ❖ Resolution to authorize Council President Jack Burrell, on behalf of the City of Fairhope, to execute a Real Estate Purchase Agreement for properties owned by the Baldwin County Board of Education.

  
 Jack Burrell, Council President

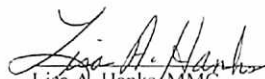
CONSENT TO HOLDING OF MEETING

The undersigned members of the City Council of the City of Fairhope, Alabama, do hereby acknowledge service of the Notice and Call of Special Meeting hereinabout set forth and do hereby consent to the holding of such meeting as such time in such place for the purpose set forth therein.

  
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Attest:

  
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 Lisa A. Hanks, MMC  
 City Clerk

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STATE OF ALABAMA                    )  
   :  
 COUNTY OF BALDWIN                )(

The City Council, City of Fairhope, met in Special Session at 12:00 p.m., Fairhope Municipal Complex Council Chamber, 161 North Section Street, Fairhope, Alabama 36532, on Wednesday, 5 September 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.

There being a quorum present, Council President Jack Burrell called the meeting to order at 12:00 p.m. and explained that the main reason we are here is to discuss and approve the purchase of property from Baldwin County Board of Education. He said there will be public comments with a limit of three minutes each. The invocation was given by Councilmember Kevin Boone and the Pledge of Allegiance was recited.

The following individuals spoke during Public Participation:

- 1) Bob Riggs, 114 Chestnut Ridge, addressed the City Council and said there are three things needed to be done: (1) must buy the K-1 property now; (2) must keep it as a public purpose and serve community; and (3) must carefully examine it to best serve the community. He said we need to at least save the façade to preserve its history.
- 2) Dean Mosher, 456 Oak Avenue, addressed the City Council and agreed it needs to be owned by the City; and there needs to be public debate by citizens. Mr. Mosher stated he met with developer Mike Maroney; and said he did this on his own. He said this would not cost the City any money.
- 3) Richard Patterson, 104 Oak Bend Court, addressed the City Council and echoed what Mr. Riggs and Mr. Mosher said. We need the best use for the property; and possibly similar to the Fairhope Inn. He suggested a small taskforce to decide its use.
- 4) Tony Pritchett, 9 Viale Trentino, addressed the City Council and thanked the City Council for seeking to purchase this property; and having meetings with citizens. Mr. Pritchett said that Mr. Mosher stated he was not involved in the K-1 Center, but just said he met with a developer regarding same.

Mr. Pritchett said he called the Mayor's office to request to be present at the meeting; and was told the meeting was cancelled; and had e-mailed the Mayor several times with no response. Mr. Pritchett said he took offense that the Mayor did not return his call or was not able to attend the meeting. Mr. Pritchett then told the City Council he now understands what they have been going through. Mayor Wilson replied that she was sick last week and could not attend the meeting.

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- 5) Kim Kellen, 3 Victorian Drive, addressed the City Council and commented he would like the property to be used for a Center of Learning. The purchase will help the partnership between the City and the Baldwin County Board of Education not go away. He said this property should be used for early learning, center for learning and development, and a Performing Arts Center.
- 6) Eric Solorzano, 256 Liberty, addressed the City Council and suggested arts and crafts and a visual arts center for the property. He commented "I am broke and poor, but would give money to help build.
- 7) Vickie Bailey, 167 Hawthorne Circle, addressed the City Council and thanked them for their efforts to purchase the K-1 Center. She mentioned being one of its principals and only wants what is done with the property to be in the best interest for the children. Ms. Bailey said if you do that the return will be ten-fold.
- 8) Pat Carlton, 111 Cross Creek, addressed the City Council and commented she was the last principal at the K-1 Center. She requested the City Council to do something with the property for our children.
- 9) Kacie Hardman, Director of Pelican's Nest, addressed the City Council and stated she has seen what education can do on this site: Charlene Dindo and education awards, national standards; and we are standing out. STEAM is the gap that has been missing; and gives ownership of how students will see the world. She said STEAM and the outside environment help students. It is the hope for education and hope for our future.
- 10) Rebecca Bryant, 519 Equality, addressed the City Council and stated she moved here for quality of life and education. The Civic Center is the Center of Fairhope; and this property should be a shared community space. She said we are not maximizing on our return, but on our community. Ms. Bryant suggested an arts and learning center.
- 11) Tom Green, 114 Club Drive, addressed the City Council and agreed we need to buy the property.
- 12) Chris Spinks, 361 North Summit, addressed the City Council and said he appreciated the Council and Mayor. He encouraged the City to purchase the property.
- 13) Cassandra Jones, 211 Jeff Davis Street, addressed the City Council and said that her husband's mother went to this school and she also went to this school. Ms. Jones said the property is part of our history.
- 14) Stephanie Reeves, 105 Ashley Drive, addressed the City Council and said that her child went to the K-1 Center; and when it was opened the business impact was huge. She said it is a sense of community. The students who attended this school went on field trips to the Bay, to Pelican's Nest, to visit businesses, City Hall, Fairhope Police Department, etc. She said we need to keep it as some type of education institution; an environment for learning.
- 15) Amy Foley, 301 South Drive, addressed the City Council and said she echoed everyone. Mr. Foley said please preserve education in Fairhope.
- 16) William Holcombe, 19424 Fairfax, addressed the City Council and told them to take the K-1 Center; and show the company other property to develop.

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Mayor Wilson thanked all employees for the last day and a half during the Hurricane event; and said we focused on the storm as if it was a Category 5.

Mayor Wilson said she is a strong proponent for the City owning the K-1 Center; and said there has been no public input before or after this vote. She commented how will we proceed for the best of the City. Mayor Wilson gave the audience her cell phone number and her e-mail address for public input. She asked them to share ideas with the City Council. Mayor Wilson said if contacted by developers they are sent to the Planning Department. She said if you hear rumors to please contact her; and it is important that you have a say for one of the most important assets for the City. Mayor Wilson also commented that there is a conceptual vision for the Triangle that was presented by the Planning Director during one of the Directors Roundtables. Mayor Wilson stated that as a business person, citizen, and Mayor she supports FEEF, HATCH, and economic development; and we need to respect each other's opinions.

Councilmember Robinson stated this should be a very happy occasion with an opportunity to preserve the history and provide learning for our children. He said an Education System downtown is best for the City; and commented there are no plans at this time. Councilmember Robinson said his vision is an education center; and the best interest for the City does not always mean the best financially. He said this is a great opportunity; and told the audience this is not just purchasing the K-1 Center, but also the Nix Center and Fairhoper's Community Park. He commented this is a tremendous win.

Councilmember Conyers stated he echoed what Councilmember Robinson said; and this is a long-term impact for our City. The property already has Pelican's Nest on it; and FEEF's STEAM along with the HATCH Incubator will help for grants. He said the Hatch grant will fund and help to renovate the K-1 Center; and said this is a no brainer. The Center could help K-12, College, and Entrepreneurial opportunities. Councilmember Conyers said his vision for the property is a Performing Arts Center.

Councilmember Brown stated his vision is for the FEEF STEAM Center. He said this rebuilds our relationship with the Baldwin County Board of Education.

Councilmember Boone said we have been looking at this for a couple of years; and commented he went to the K-1 Center and has pleasant memories. He said this is the best buy for the City.

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Council President Burrell said Mayor Wilson accused him of not being transparent. He then went through the following timeline for the purchase agreement:

- 1) February 15, 2018 – Council authorized to negotiate with BCBE;
- 2) August 23, 2018 – Mayor and Staff member were briefed by Lee Lawson with Baldwin County Economic Development Alliance and myself;
- 3) August 27, 2017 – Resolution for HATCH Grant application was approved; and under his Council Comments it was mentioned. Also, on television and radio station the purchase was announced;
- 4) August 31, 2018 – Called Special Meeting for September 4, 2018 and on Friday afternoon heard from City Clerk Lisa Hanks that other departments were added to the Budget Meeting;
- 5) Meeting for today is for the purchase of the property only.

Council President Burrell announced the following ideas for his vision of the K-1 Center:

- 1) HATCH must be there if the Grant is awarded;
- 2) Coastal Alabama South Wing and move out of the Fairhope Public Library;
- 3) AMEA Solar Farm for green energy;
- 4) Old gymnasium for a Performing Arts Center;
- 5) Public and Private partnership to build Performing Arts Center

Council President Burrell handed out the attached questions to Mayor Wilson and the media. He said the Mayor has been lobbying for a “Boutique Hotel” and a staff member mentioned a “Boutique Hotel” during one meeting. He said we need to make sure we get answers if staff members are lobbying purchase of land held by the City of Fairhope.

Council President Burrell briefly explained the Purchase Agreement between the City of Fairhope and the Baldwin County Board of Education. He said there is three parcels of land: K-1 Center, Fairhoper’s Community Park, and James P. Nix Center. The City would pay \$2.5 million down and \$1.5 million over five years (\$300,000.00 annually). He said the 13(d) needs to be stricken from the agreement per City Attorney McDowell.

Council President Burrell thanked Councilmember Conyers for helping with the agreement, Councilmember Robinson for looking over the agreement, City Attorney McDowell for reviewing on the City’s behalf, Lee Lawson with BCEDA for HATCH and the potential grant, and the Baldwin County School Board for their willingness to negotiate with the City of Fairhope.

Council President Burrell read the resolution in its entirety.

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Councilmember Boone introduced in writing, and moved for the adoption of the following resolution, a resolution that Council President Jack Burrell, on behalf of the City of Fairhope, is hereby authorized to execute a Real Estate Purchase Agreement for properties owned by the Baldwin County Board of Education. Seconded by Councilmember Brown, motion passed unanimously by voice vote.

**RESOLUTION NO. 3166-18**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA,** that Council President Jack Burrell, on behalf of the City of Fairhope, is hereby authorized to execute a Real Estate Purchase Agreement for properties owned by the Baldwin County Board of Education.

Adopted this 5th day of September, 2018

  
 Jack Burrell, Council President

ATTEST:

  
 Lisa A. Hanks, MMC  
 City Clerk

Councilmember Boone moved to adjourn the meeting. Seconded by Councilmember Conyers, motion passed unanimously by voice vote.

There being no further business to come before the City Council, the meeting was duly adjourned at 1:00 p.m.

  
 Jack Burrell, Council President

  
 Lisa A. Hanks, MMC  
 City Clerk