

STATE OF ALABAMA                    )(  
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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 April 2019.

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

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

The following topics were discussed:

- Bob Keyser and Charlie Langham members of the Recreation Board addressed the City Council and presented the Five Year Capital Plan. Mayor Wilson and Councilmember Robinson complimented the hard work of the Recreation Board. Another disc golf course, a diving well, a track for 7A schools, and an Olympic size pool were also mentioned. (See attached Proposed Five Year Plan)
- Electric Superintendent Michael Allison addressed the City Council and discussed the Substation Upgrade Project Update. Lance Junkin with Stewart Engineering was also present to answer questions. Mr. Allison explained the need for a loop in line for substations and a possible location for a new substation on a 200 foot by 200 foot piece of property near the Winn Dixie Retention Pond. Mr. Junkin explained capacity, reliability, and distribution. Council President Burrell commented this is infill growth only not radial. (See attached Power Point Presentation)
- Mr. Allison addressed the City Council regarding an Apprentice Lineman position which is not budgeted with a Grade 20; and a Groundman position which is budgeted with a Grade 18. He requested the budgeted position be replaced with the Apprentice Lineman position. The consensus of the City Council was to move forward and asked the City Clerk to put on the next agenda.
- The Discussion of Rental Property and Business License Ordinance was next on the agenda. Council President Burrell explained the issue; and said the business license regulates where rentals and investment property is taxed almost doubled by the County. Councilmember Conyers said rental property is passive. Councilmember Robinson commented on Enterprise's ordinance and the problems they are having enforcing it. He suggested us looking at other Towns and Cities. Revenue Manager Jennifer Olmstead stated there have been over 100 new business licenses issued. She mentioned Airbnb, VRBO, etc.

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There being no further business to come before the City Council, the meeting was duly adjourned at 5:58 p.m.

  
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Jack Burrell, Council President

  
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Lisa A. Hanks, MMC  
City Clerk

## **Fairhope Recreation Board Five Year Plan (2019-2024) Draft**

**Recreation Mission: To grow, inspire and support the recreational opportunities for Fairhope citizens of all ages and abilities by providing the best and safest facilities in all sports and leisure.**

The Fairhope Recreation Board updates its Five Year Plan biannually to provide recommendations to the Fairhope City Council on capital investments in recreational facilities. The Plan was developed with input from the recreational community, including concerned individuals and league officials operating sanctioned recreational programs at recreational areas. Among organizations providing input were Fairhope Youth Football, Fairhope Youth Baseball, Fairhope Tennis Association, Fairhope Soccer League, Fairhope Youth Softball, Fairhope Master Swimmers, Fairhope Youth Basketball, Fairhope Pickleball Association, Fairhope Flag Football League and the Fairhope Pirate Booster Club.

Much work has been done in making capital improvements to city recreation facilities over the past several years. While the Five Year Plan laid out below identifies a recommended potential path forward for investment in capital improvements in recreation facilities, it should be noted that progress in this arena has been ongoing. In the past 2 years, the following investments and improvements have been made:

1. Opening of the Fairhope Soccer Complex on CR 13.
2. Construction of a new main concession stand at Majors Field.
3. Pickleball courts have been incorporated into the existing tennis courts at Stimpson as well as the basketball court at the Recreation Center.
4. Construction of 6 new Hydro tennis courts at the Mike Ford Tennis Center at Stimpson Park.
5. Installation of air conditioning in the visitors' concession stand at Majors Field.
6. Construction of a new playground at the Youth Baseball fields at Volanta Park.
7. Replacement of fences at the Founders Park softball complex with netting which reaches higher to better contain foul balls.
8. Construction of a new playground at the Fairhope Soccer Complex.
9. Repainting of the indoor pool area and installation of new starting blocks
10. Completion of a proposed facility master plan for Volanta Park

Routine operation and maintenance activities continue to be strained by program growth within the city's recreation programs. Current registrations show baseball with over 900 participants, soccer with over 900, football with over 300, softball over 200, and basketball over 150. The Fairhope Area Swim Team, Fairhope Master Swimmers and Fairhope High School Swim Team keep the city pool in constant demand. The high volume of users of facilities has produced a nearly year round need for facilities. The Volanta baseball and Founders softball fields are used throughout the spring and early summer, and resume in September with fall ball. The Barnwell football fields are used from mid-summer to early winter. The soccer fields at Founders Park are used year round with approximate 2 week breaks in June and December for maintenance and refurbishment. The new soccer complex is in use virtually nightly with only short breaks in early summer and early winter. This heavy usage drives more frequent mowing, painting and minor repair of equipment, which will be difficult, if not unsustainable, given level or diminishing resources. The Stimpson Tennis courts are experiencing steady usage, and are inadequate to support participation in league play. Pickleball has continued to grow in popularity, and now has a need for access to dedicated outdoor space to play.

relieve some of the space demands for parking at the stadium, which will allow for expansion of the footprint of the swimming pool and recreation center.

**Priority 5. Implement Phase 1 of the municipal pool master plan.** Projected start date 2020. It is anticipated that the master plan will result in a recommendation for addition of a splash pad/water park as well as the addition of a second lap pool, potentially Olympic sized, with a diving well. It is recommended that the less expensive addition be constructed to alleviate the immediate strain on the existing pools.

**Priority 6. Repairs and Improvements to Founders Park Softball Complex.** Parking along the east side of the fields needs to be paved. The concession stand and press boxes need to be evaluated for space utilization, with consideration of the vacancy of the soccer concession and meeting room at Founders Park.

**Priority 7. Prepare a Master Plan for growth of Disc Golf.** Projected start date 2019. The Volanta Park disc golf course continues to grow in popularity and has hosted multiple tournaments. The engineering study may recommend improvements or alterations to the existing course, and consideration may be recommended for the construction of an additional Disc Golf Course. A master plan should be developed which will allow for continued growth of the sport in the community.

**Priority 8. Develop a Master Plan for Colony Nature Park.** The Colony Nature Park has been transferred to the City by the Single Tax Colony. A master plan needs to be developed for space utilization of this land, including possible walking trails, disc golf course and other improvements.

**Priority 9. Expand the Barnwell concession stand.** Projected start date – 2019. The current concession is becoming too small to service the growth in youth football. Expansion would allow concession space, additional storage on the second floor and additional restroom stalls to accommodate the sizeable crowds at the venue. Along with the expansion would be installation of a new, properly sized HVAC unit that can treat the air in both the concession and in the storage/meeting area to prevent degradation of the stored equipment.

**Priority 10. Add a new racquetball court at the Recreation Center.** Needed immediately, the racquetball court is difficult to schedule due to its popularity. Given anticipated growth in the area, this addition is needed.

**Priority 11. Implement recommendations of Colony Nature Park master plan.** This will provide additional recreational opportunities for the community and relieve the loading on other recreation facilities.

**Priority 12. Construct an Olympic-sized swimming pool (50m x 25 yds) with diving well adjacent to the existing indoor pool.** Projected start date – 2022. This will provide Olympic regulation pool lengths of 25 yds in the winter and 50 m in the summer. In addition to competition length requirements, this size pool will accommodate a variety of water related activities, and allow for both regional and national swimming events. The addition of the pool could relieve the overloading of the existing outdoor pools.

# Electric System Upgrade Update

Where are we and what are the next steps

# Ongoing items from the Electric Department

- Distribution System Upgrades
  - Upgraded system around N. Mobile and Tensaw
  - Replaced old #6 MHD copper with aluminum conductor
- Maintenance
  - Line patrols
    - Make us more proactive
    - Have already found and repaired several issues
      - Meter socket that had fallen off the house
    - Entire system patrolled every two years
- Pole Inspections
  - On the agenda 4/22/19 to award the bid
    - Ready to correct issues that the contractor finds
- New Technology
  - Self healing systems, reclosers, AMI, etc.
  - Reviewing to see if they make sense on our system

# 46 kV Sub-Transmission System Concern

- 3 of 5 Substations are radial
- Presents a single point of failure which could result in large, extended outages
  - Fairhope and Volanta are radial together
    - Single failure would cause outage on both substations until repairs are complete
- Lack of switches on the 46kV system limits the ability to shift load for maintenance
- Brief ROM estimate to loop the 46 kV system 2.5 Million (or more)
  - Estimate \$1,000,000 per mile for overhead for 2.5 miles
  - Underground could be up to 3X as much

# Substation Upgrade Project

- Twin Beach Substation
  - Two new 115 / 46 kV transformers
    - Delivery 9/2019
  - Plan in place for assembly, testing and moving to permanent locations
  - Contractor bids to complete the work to be sent by our Engineer this fall



# Nichols Avenue Substation

- Transformers delivery 10/2019
- Land acquired
- Earth work design progressing
- Two transformers
- Six 12kV circuits
  - Replaces Church Street Substation and the existing Nichols Avenue Substation
- 46 kV looped in and out
- Will leave old substation energized until transfer to the new one

# Volanta Avenue Substation

- Transformer delivery 10/2020
- Upgrade work in late 2020 or early 2021

# Fairhope Avenue Substation

- Heaviest loaded circuits on our system
- Transformer delivery 2/2020
- Original plan was to upgrade in place
  - Location presents safety concern with the water tank
- Next considerations was to move to the other side of the water tank
  - School Board is building a larger pond there and not willing to sell us the land
- Existing location does not allow any expansion
  - Future load growth around this sub would cause us to reconfigure the 12 kV system to feed
- Options
  - Option 1 – Leave at existing location
  - Option 2 – Relocate substation to a different location

# Fairhope Avenue Substation Option 1

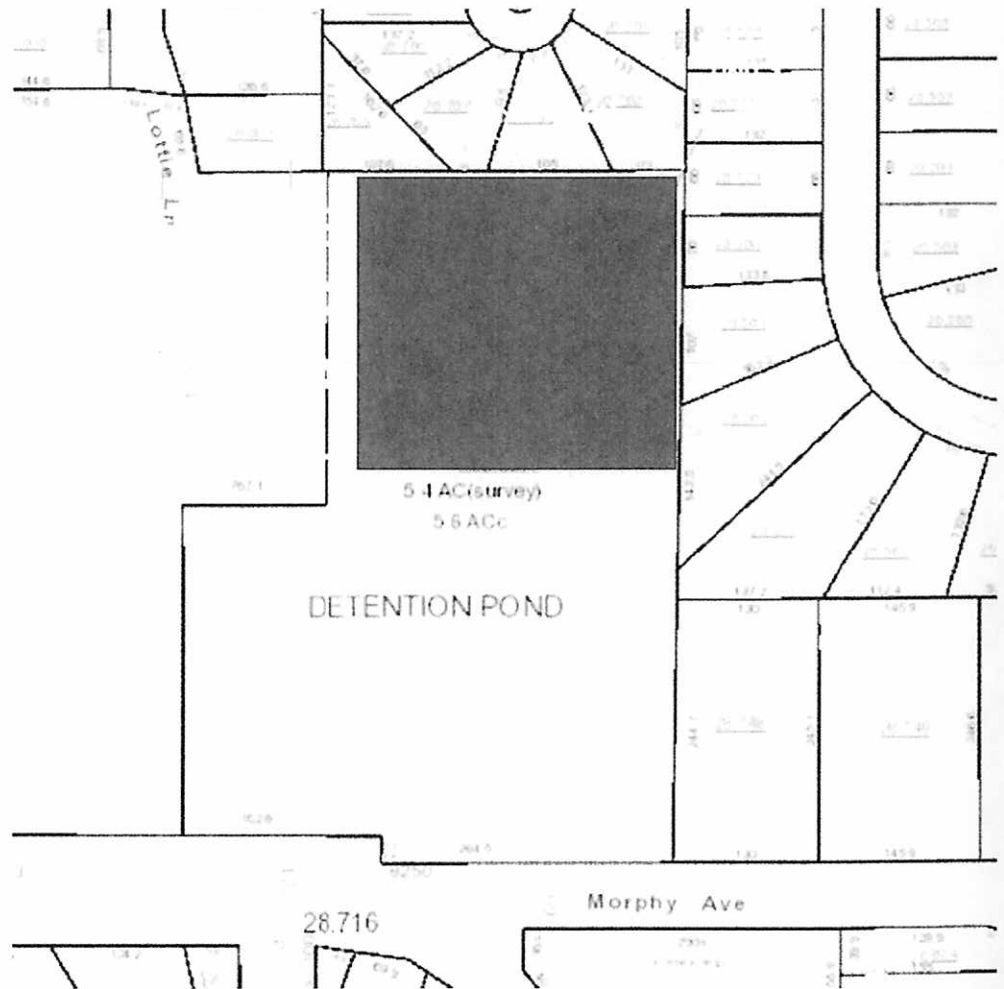
- Leave at existing location
- Substation will be de-energized during upgrade work
  - Could take up to a month to remove old equipment and replace
  - Distribution system will be reconfigured to pick up the load
    - Stress on the distribution system
- Safety concerns for contractors around water tank
- Ultimately does not address the radial substation concern

# Fairhope Avenue Substation Option 2

- Advantages
  - Can be built while existing substation is energized
  - Allows future growth
    - Space for second transformer
    - Two or three additional 12 kV Circuits
  - Selected location is land we already own
    - Behind the ABC Store on Morphy
    - Per Richard Johnson, no drainage issues with using this land
    - Preliminary design complete

# Fairhope Avenue Substation Option 2

- Relocate to a new site
  - Behind the ABC Store on Morphy
  - Free up existing site for Water Department or better access to the water tank



# Fairhope Substation Option 2

- Disadvantages
  - Additional feeder work to get the 12 kV to the site
    - Looking at underground exits to lower the visual impact to some surrounding neighbors
  - Would require an additional \$1.6 Million to be added to the FY2020 capital budget (Excluding site work)

# Recommendation

- Move forward with the relocation of Fairhope Avenue Substation
  - Change name to Morphy Avenue Substation
- Would add approximately \$1.6 million to the existing budget to complete (excluding site work)
- Consider upgrading the 46kV system at the same time
  - From Ingleside to this site
    - ROM of \$500,000
    - About ½ mile
    - Solve the concern with backing up our Substations
  - Eliminate the need for \$2.5 Million work mentioned earlier
    - If we do this, we can back up Volanta Avenue Substation with our 12 kV system