

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, 28 October 2019.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Jimmy Conyers, Robert Brown, and Kevin Boone (arrived at 4:44 p.m.), City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks. Mayor Karin Wilson was absent.

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

The following topics were discussed:

- The K-1 Center Assessment Presentation presented by Nick Gray, Brice Moore, and Wade Stewart (Thompson Engineering and Watermark Design) was first on the agenda. A copy of the presentation, “Fairhope K1 Center Observations & Report Summaries” is on file in the City Clerk’s office. Mr. Gray said the building had good structural rigidity (bones are good); and this report would need to be updated based on use of building. Mr. Moore commented there is damage to the building and floor due to the roof and transition of building from low slope roof; and these need to be addressed as soon as possible to prevent further damage. A full analysis for lead and asbestos of the buildings was recommended. The consensus of the City Council was to make repairs to help stop the rain and further damage.
- Public Works Director Richard Johnson discussed the Drainage Issue with Cambridge Court Subdivision and Others. Mr. Johnson said the pipe is 25 years old with a systematic failure; and the pipe is in a dedicated easement. The neighborhood consists of 17 lots; and the owners realize it is their responsibility. Mr. Johnson stated he was concerned with setting a precedent, but we have a small neighborhood with a large problem. He suggested helping small neighborhoods that have a large drainage issue and predates the required OEM Agreement.

Council President Burrell said he met with the President of the HOA to visit site; and spoke with Councilmember Brown and City Attorney McDowell regarding this issue. He said the plat of Cambridge Court states this is a “drainage and utility easement.” Mr. Johnson said we need a temporary right of way easement to perform the work for the HOA; and on completion of the easement work, the easement goes back to HOA.

City Attorney McDowell explained the Public-Private Partnership Agreement; and stated it must benefit the public. He gave an explanation and the example of the Portico and City of Fairhope Partnership. The consensus of the City Council was to get the City Attorney to look at this issue and move forward if it is agreed upon and legal.

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- Council President Burrell brought up the Budget Discussions for the Proposed 2019-2020 Budget. He said the “Utilities” could be adopted any day, but have questions regarding the General Fund expenses, raises for employees, and capital projects. He commented to leave raises at 3 percent with 1-1/2% cost of living and 1-1/2% merit; same as last year plus 1-1/2% cost of living for permanent part-time employees. Council President Burrell mentioned capital improvement and cash balance transferred; and we should have the Sales Tax built up to be used. Councilmember Conyers said there were no funds budgeted for the K-1 Center. Council President Burrell replied he was okay with using part of the funds from the Civic Center to the K-1 Center.

Council President Burrell asked the City Council if they could meet on October 31, 2019 for a Special Called City Council meeting to discuss the budget at 3:00 p.m. The consensus of the City Council was to meet on October 31, 2019 at 3:00 p.m.

- Planning and Zoning Manager Hunter Simmons addressed the City Council and mentioned the need to extend the Greeno Road Overlay District moratorium.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:55 p.m.

  
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Jack Burrell, Council President

  
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Lisa A. Hanks, MMC  
City Clerk