

FEAB MEETING MINUTES

September 9, 2022

3:00 p.m. in the Public Works Conference Room, 555 South Section Street

Member Attendees: Gary Gover, Jim Horner, Jennifer Foutch, Ben Frater, Amy Paulson, Nigel Temple, Rick Speight, Nicole Love

Members not in attendance:

Darrel Williams

City of Fairhope: Kim Burmeister -Planning and Zoning Department; Jessica Walker, Special Projects and Grants Manager

City Council: None

Honored Guests: Leslie Charles, Fairhope High School Marine Life Club Sponsor; Janet Boullemet-Ukangsin with Southern Replenish

Minutes taken by: Kim Burmeister

Amy called the meeting to order at 3:00 p.m.

Summary of meeting:

1. Janet from Southern Replenish has a refill store in Montrose which can help if Fairhope encourages reductions in waste (bring your own container store)
2. FEAB has concerns with the Fairhope Recycling Program – not currently recycling
3. Leslie with FHS Marine Life Club partners with Fairhope on monofilament line recycling and litter pick up.
4. Osprey Initiative / Litter Gitter program to kick off soon-which will include litter collection and analyzation from the Winn Dixie pond.
5. FEAB will start compiling a 2023 priorities list (October)
6. FEAB currently has a schedule for Planning Commission attendance by at least one FEAB representative. Amy is proposing a similar schedule for Council meetings, so that FEAB is adequately represented and in touch with what's going on
7. Ben is on the Steering Committee as FEABs representative for Comp Plan draft review and he will share with FEAB when he has a copy of the draft
8. Jim Horner has provided stormwater regulation concerns with staff
9. FEAB now has a Greenspace subcommittee with representation from the Bike / Ped committee
10. Joint Environmental Advisory Committee (Baldwin County, Fairhope, Daphne, Spanish Fort) is meeting quarterly with plans to standardize wetland regulations across jurisdictional lines. Ashley Campbell is the lead person for this committee. Amy is chairperson.

11. *City of Fairhope has drafted deed restrictions for the Triangle property, and it will also likely apply to the Triangle Conservancy property that abuts Triangle property.*

FEAB Minutes:

August minutes were approved as written.

Agenda provide by Amy:

AGENDA

THE CITY OF FAIRHOPE ENVIRONMENTAL ADVISORY BOARD MONTHLY MEETING

SEPTEMBER 10, 2021

1. Acceptance of prior meeting minutes
2. Updates on Old Business
 - a. Land Use Plan: Jessica Walker
 - b. Dyas Triangle: Ben report on discussion with Mayor Sullivan
 - c. Community Resiliency Index: Mike report on next steps to engage rescoring
 - d. Recycling: Jennifer report on revitalization of process / new system
 - e. Stormwater: Jim and Jessica report on August 24 City Council approval for \$500K Restore grant for infrastructure mapping project
 - f. Watershed Management Plan: Kim report on stakeholder engagement / hotspot and data collection efforts.
 - g. Wetlands:
 - i. Nigel follow up with Erik to see status of wetland discussions, ordinance review
 - ii. Kim: report from Baldwin County Environmental Advisory Committee and EAC sub-committee → review of Baldwin County Subdivision Regulations for suggested environmental language changes, including wetland, red soils/clay, and BMP references.
 - h. City Council: Corey and Jennifer report on relevant previous / upcoming issues
3. New Business
 - a. Membership discussion
 - i. Increase official membership number
 - ii. Rick Speight
 - b. Pike and Pedestrian Committee: Gary report
 - c. Parking Committee: Nigel report
 - d. Fairhope Community Action Program in Baldwin County Hazard Mitigation Plan: Gary

DRAFT

ORDINANCE NO. ____ AN ORDINANCE AMENDING ORDINANCE NO. 1689, THE BYLAWS OF THE FAIRHOPE ENVIRONMENTAL ADVISORY BOARD AS FOLLOWS:

ARTICLE II. MEMBERSHIP, Section 2. The board will consist of **eleven (11)** members. Members may be nominated by the mayor, city council or by other members. Members will be appointed by the city council. A member with unwarranted absence from three (3) regular meetings shall have resigned their appointment.

ARTICLE III. OFFICERS AND MEETINGS, Section 4. **Monthly meetings will be held at a time determined by the Board as necessary to provide for regularity and greatest participation by the members.** Other special meetings may be called as needed.

Effective Date - This Amendment shall take effect immediately upon its due adoption and publication as required by law.

ADOPTED THIS ____ DAY OF _____, 2021

Jack Burrell, Council President

ATTEST:

Lisa Hanks, MMC

City Clerk

ADOPTED THIS ____ DAY OF _____, 2021

Janet with Southern Replenish – gave a brief description of her store in the Inland Storage complex, 23858 U. S. Highway 98, Montrose. SR is a refillery where you can bring your own container (or use a recycled one from the shop for no charge) for commonly used household items. Refills are available for laundry detergent, shampoo, etc. This shop is an example of one way citizens can reduce waste, especially plastic container waste. Gary noted that the City of Fairhope recycle program is not in operation at this time because of single source market closures, and it is a good idea to focus on reduce and reuse as an alternative to recycling. Microplastics in waterways is also a concern nationwide.

Fairhope Marine Life Club / Environmental Club

Leslie with FHS Marine Life Club spoke about her group's program, which partners with the Fairhope High School Environmental Club. Currently the group has about 25 active members. The Marine Life club has partnered with the City of Fairhope (2021-2022) on monofilament line recovery at the Fairhope Pier. The group also participates in monthly litter pick up in different areas in Fairhope and Baldwin County. The Winn Dixie pond is one area of litter pick up that that has been targeted in the past with plans for monthly pick ups in the future. The Pelican's Nest is the area of clean up the group has committed to for Coastal Clean Up 2022. Nicole asked how the litter pick up sites are chosen. Leslie said it is chosen by the group, staff, and/or suggestions by the City of Fairhope Public Works or Planning and Zoning Department (i.e. North Beach Park, Winn Dixie Pond, and Rock Creek). Leslie serves on the Earth Day committee with Gary and the students are active with Earth Day responsibilities. Jim asked if showing the group critical areas of failure and stream impact, such as BMP failures at Fairhope Falls on Fish River, would be a beneficial field trip for the students. Leslie will consider it. Nigel may have a project for the group if they are interested in building a coding device for water quality monitoring. Leslie thought her group would be very open to learning more about this. Nigel will follow up with her about this.

Amy would like to have a FHS student representative attend the FEAB meetings. Leslie said the 3 p.m. time would be hard since students leave school at 3 p.m., unless it was approved ahead of time by administration. Leslie mentioned there are environmental meetings a FEAB rep might consider attending; Amy has Leslie's email contact information for further discussions. Nicole suggested partnerships with Alabama Water Watch who is always looking for volunteers for water sampling, and Leslie likes this idea for the future. Gary said he can build incubators for water sampling for very low costs and Weeks Bay has provided free training in the past.

Litter Program Initiatives:

Jim mentioned the Osprey Initiative Litter Gitter program which will soon be installed at the Winn Dixie pond. This will also involve litter pick up and analyzation from the Osprey Initiative staff.

Kim will work with Leslie on litter pick up at the Winn Dixie pond so that any trash removed by the FHS Marine Life/Environmental Club is placed with the Osprey Initiative group, so they can include this material in their litter profiles and weigh-ins.

Gary suggested FEAB have a team for Coastal Clean Up, September 17th. Nicole said she is hosting a team, and anyone interested can contact her to join her team.

FEAB Priorities for 2023

Amy would like to compile a 2023 priorities list. She asked all members to be considering what should be on this list. She would like ideas at the October meeting.

Action plan: Provide FEAB 2023 priority suggestions to Amy at the October meeting

Council / Planning Commission Attendance:

Amy wants to know if the group is interested in having her draw up a schedule for Council attendance, like the schedule for Planning Commission attendance. She feels like a physical presence in both is beneficial to meeting goals and staying up to date. She said an alternative to council meeting attendance would be the Work Session which only lasts 1.5 hours.

Jessica said work sessions start at 4:30 p.m. There is no public speaking at the work session unless FEAB council representative (Corey) calls on you during the work session. Most topics key points are discussed in the Work Session. Council meetings start at 6:00 p.m. with no definitive time for closure.

Nigel and Nicole stated they could not commit to a Council attendance at this time. Amy reminded everyone that with nine members, the schedule would only ask for a member to attend one tentatively every 9 months. Gary suggested the Council Meeting attendance should be according to topic. The FEAB representative familiar with topic of interest on the council agenda should be the one who attends the council meeting, if possible. No schedule set at this time for council meeting attendance by FEAB.

Comprehensive Land Use Plan:

Amy referenced the letter previously sent to Mayor, Council and City Staff as FEABs official comments and suggestions for Comp Plan updates (attached). She asked every member to read through this document and to identify what is not being addressed in the new comp plan draft—Ben will send when he receives it. Ben is on the Steering Committee and will participate in an upcoming Zoom meeting. He thinks format is already set. Hunter has asked that FEABs comments be addressed through the Steering Committee / FEAB representative. Ben will send an update after the Zoom meeting. The next public meetings will be October 3 and 4th at the Civic Center per Jessica.

Sub Reg, Zoning and Municipal Ordinance Updates

Jim mentioned that Michelle Melton (City Planner) and Hunter Simmons are the main P&Z staff working on updates to the Subdivision Regulations and Zoning Ordinance. He would like FEAB to have a seat at the table to discuss reviews. Jim recently sent his

suggestions for consideration to Hunter and staff:

September 6, 2022

TO: Hunter Simmons, Planning and Zoning Director

FROM: Jim Horner

CC: FEAB, Richard Johnson, Michelle Melton

SUBJECT: Storm water calculations

There are cases where actual post construction storm water flow exceeds pre-construction, resulting in downstream flooding. This is despite storm water flow calculations predicting the exact opposite. Furthermore, storm and rainfall intensities have increased over the past years.

The major difference in pre versus post storm water calculations is that (almost by definition) post flow comes from a significant increase in impervious surfaces. This is reflected in higher coefficient numbers which have a very significant influence on storm water flow calculations. However, some seem low and inconsistent for some types of semi-impervious surfaces being evaluated.

A few examples are:

<u>Description</u>	<u>Coefficient</u>
Gravel or macadam pavements	35-70
Asphalts pavements	80-90
All watertight roof surfaces	75-95
70% of area impervious flat	65
Areas having small yards and medium density	45-55

The question then becomes *"How do we make post construction coefficients more reflective of actual increased storm water flow?"*

Nigel stated that bad numbers will lead to a bad design. Jim said the coefficients are antiquated and need to be updated in consideration of weather pattern changes, among other things. Nigel said that if FEAB is suggesting updates or changes then we will need to show proof that the coefficients are antiquated and we need to provide a better source, include options. Gary agrees. Amy suggests FEAB stick to the facts and not hypothesize. Jennifer asked if there was a state standard for stormwater equations. Jessica stated Richard Johnson, Public Works Director and City Engineer, is the correct person for guidance on the stormwater standards, as these are engineered standards.

Joint Environmental Advisory Committee Meeting:

Gary and Amy recently attended the quarterly meeting with Kim, Ashley Campbell (Baldwin County), Tim White (Daphne) and Cathy Barnette (Spanish Fort, Dewberry). Main topic was wetland regulations and promoting the same regulations across jurisdictional lines. Ashley has put together comparison information between Fairhope, Daphne, Foley, Spanish Fort and Baldwin County. Regulation change suggestions that come from the Joint EAC should come from the group, not from staff. Contact Amy if you would like more information.

FEAB subcommittee on greenspace:

Ben, Darrel and Katie (Bike Ped Committee) are working on greenspace regulation review.

Wetlands / Critical area protection:

Nigel suggests FEAB step away from wetland review since this is already an item of discussion at the joint committee and with city staff. Gary mentioned that City of Fairhope had more stringent wetland ordinances than most of our surrounding municipalities.

Nicole said Gulf Shores is considering red soil and clay regulations; she will share this information with the group. Jim said the City of Fairhope has a red soil and clay ordinance, but it could be updated.

www.fairhopeal.gov/home/showpublisheddocument/5633/635433473277930000

Dyas Triangle Property

Deed restrictions have been drafted and are up for council approval Monday night, September 12. The adjoining Triangle Conservancy property (soon to be deeded to the City of Fairhope) will carry the same deed restrictions. Jessica said the city has also applied for an additional 150-200K of grant money for nature trails, through ADECA.

Stormwater Grant for Inventory:

Jessica said grant money for the enhanced stormwater inventory has been approved but funding allocation takes a while.

Meeting adjourned at 4 p.m.

Next meeting is Friday, October 14th @ 3:00 p.m. @ Public Utilities Conference room

FEAB CONTACT INFORMATION:

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