

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, 9 January 2023.

Present were Council President Jay Robinson, Councilmembers: Jack Burrell, Corey Martin, Jimmy Conyers (Arrived 4:32 p.m.), Kevin Boone, Mayor Sherry Sullivan, City Attorney Marcus E. McDowell (Arrived 4:40 p.m.), and Assistant City Clerk Jenny Opal Wilson. City Clerk Lisa A. Hanks was absent.

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

The following topics were discussed:

- The first item on the agenda was the Mobile Bay National Estuary Program (MBNEP). Christian Miller, Public Sector Engagement Program Lead gave brief update of the program and provided handouts of the Eastern Shore Watershed Management Plan to the Mayor and Council with discussion. Plan is included with minutes. Councilmember Burrell inquired on the National Fish and Wildlife Service Grants reference erosion at the boat ramp and beach. Christian replied grants are non-specific, public or private. Christian is available to discuss grants further. Christian, additionally handed out flyers of the Alabama Current Connection, Fall 2022, Vol. XVI, Issue 2. Council President Robinson thanked Christian for presentation.
- The second item on the agenda was Custodial Services. Richard Johnson, Public Works Director discussed the history of custodial operations, part-time employees, outsourcing of custodial services, and quality of service. Mr. Johnson proposed to terminate Custodial Services contract and hire two (2) to three (3) full time Custodians at a Grade 4. Goal is to have three (3) full time employees. Mr. Johnson expressed they want to provide clean facilities to our employees and citizens. We are not getting the service anticipated with current challenges. Mr. Johnson asked George Ladd, Assistant Public Works Director for his comments. Mr. Ladd apologized for the failure of outsourcing Custodial Services. He encouraged going forward with hiring full-time employees with benefits versus part-time employees. It is a day to day struggle. Council President Robinson commented he understands the struggle, and recognized the revenue neutral proposal with issues presented. Councilmember Martin inquired on other outsourcing companies and do you think any of the other companies could do a better job. Mr. Ladd commented other companies are having the same issues. Mayor Sullivan commented contracting companies are in the same position as we are with part-time

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employees. We have full-time custodian employees with long term service. One employee has twenty (25) years of service. Council Burrell inquired on approved number of part-time positions and proposed full-time positions. Mr. Ladd commented we would like to defund five (5) part-time positions and our goal is to have three (3) full-time positions. Councilmember Burrell inquired on utilization of employees on eight (8) hour day. Mr. Ladd commented employees will be scheduled eight (8) hours of shift work. Mayor Sullivan commented it is beneficial to have someone available for park calls at the start of day. Councilmember Martin addressed utilization of vehicles. Mr. Ladd commented we currently have one (1) vehicle. Mayor Sullivan addressed assigning employees to locations. Councilmember Conyers was in agreement with hiring full-time positions. Councilmember Burrell commented cost would be more but negligible. Council President Robinson thanked Richard and George.

Council President Robinson asked Council for Committee Updates.

- Councilmember Conyers announced Friends of the Fairhope Library will have the Annual Chocolate and Champagne Gala 2023 on February 4, 2023 at the Fairhope Public Library from 6:30 p.m. to 9:00 p.m.
- Councilmember Boone announced the Harbor Board Meeting is scheduled on January 12, 2023 at 4:30 p.m. in the Mayors Conference Room.

Council President Robinson briefly went through the Agenda Items and who would explain if needed.

- City Treasurer Kim Creech addressed the City Council and gave update on the Fed increasing interest rates last month, PNC Operating Account (3.25%) and the Reserve Account (3.75%).
- Public Works Director Richard Johnson addressed the City Council and gave report moving forward with K1 Center Architectural Engineering Services Contract with first meeting in February. Asbestos Abatement Survey received with pending work plan to abate asbestos. We are working with Thompson Engineering Design Team on Triangle Property. They will report back to Mayor Sullivan on GOMESA Project.
- Mr. Johnson explained Agenda Item No. 8 on Change Order No. 1 for Project No. STPOA-0220(252) with McElhenney Construction Company, LLC for Turn Lane Construction and Traffic Signal Upgrades on CR-30 (Gayfer Avenue) at SR-42 (US-98)(Rebid No. 009-22). MPO/ALDOT to adjust funding 80% MPO and 20% City of Fairhope. Councilmember Burrell reviewed location with a comment of a concerned citizen reference the shoulder and pedestrian safety. Could we get striping to alert drivers. Mr. Johnson has discussed concern with

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Jennifer Eubanks/ALDOT and they do not oppose. ALDOT is responsible for the road. Mr. Johnson will follow-up.

- Mr. Johnson explained Agenda Item No. 9 to award (Bid No. 23-012-2023-PW1-008) to McElhenney Construction Company, LLC for Roadway and Parking Improvements Project at Volanta Sports Park. Councilmember Conyers inquired on staging. Mr. Johnson commented contract period 45 days. Councilmember Martin addressed concern with water runoff and due diligence. Mr. Johnson commented that the retention pond has been reconfigured with new ball fields. Councilmember Martin inquired on pervious paving. Mr. Johnson addressed pervious paving is a more expensive product with budget. President Robinson addressed limited new pavement.
- Mr. Johnson explained Agenda Item No. 10 to Award (Bid No. 23-002-2022-PWD-005) to Blade Construction, LLC for Drainage Between Morphy and Bellangee Avenues Improvement Project. Mr. Johnson answered questions if needed.
- Mr. Johnson explained Agenda Item No. 11 the selection of Professional Services to Hydro Engineering Solutions (RFQ PS23-011) to perform Flood Study of area near Fairfax and Cowpen Creek Watershed. Mr. Johnson answered questions if needed.
- Mr. Johnson explained Agenda Item No. 12 the Annual Inspections and Testing of Fire Trucks to Sunbelt Fire, Inc. and highly recommends. Council President Robinson thank Richard.
- Fire Chief Chris Ellis addressed City Council and gave update. Fire Department had elections last Tuesday. Board stayed the same. Fire Chief, Chris Ellis; David Thomas, 1<sup>st</sup> Assistant Chief; Dalton Combs, 2<sup>nd</sup> Assistant Chief; Chris Weinburg, Secretary; and Mark Poillucci, Treasurer. December 2022 Call Report: (2) brush fires, (3) structure fires, (25) EMS calls, (22) motor vehicle accidents, and (52) false-miscellaneous, for a total of (104) calls for December 2022, which is average. 2022 Year Call Report: (40) brush-and-grass fires, (34) structure fires, (6) vehicle fires, (218) EMS, (190) motor vehicle, (727) false-and- miscellaneous for a total of (1215) calls for 2022, (788) calls were inside city limits, and (380) calls were in fire jurisdiction. We responded to Barnwell (18), Daphne (18), Silverhill (6), Fish River (3), Belforest (1), and Robertsedale one (1). We will host the South Alabama Firefighter Hands On Training the weekend of March 25-26, 2023. Chief Ellis commented they appreciate the support. Council President Robinson thanked Fire Chief Ellis.
- Gas Department Superintendent, Jeremy Little addressed City Council with update. Leak Survey is being conducted. Large project at Thomas Hospital to replace the meter station. Mr. Little explained Agenda Item No. 13, Bullhorn RM4251 DC Remote Monitoring Cathodic Protection Service Fees and

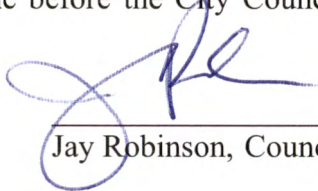
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Installation Materials. We are coming back to Council to request \$5,000.00 for monthly monitoring fees. Council President thanked Jeremy.

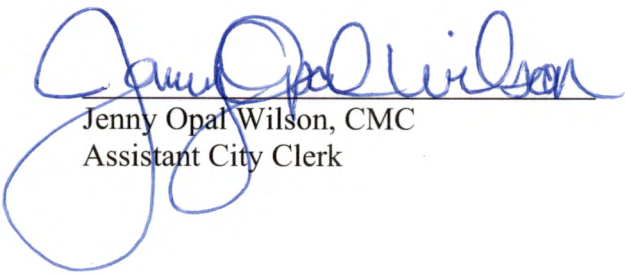
- Quail Creek Golf Director, Bobby Hall, addressed City Council with update. Range Cart will be in next week. A resolution for the Perry Weather Outdoor Warning System and Software for Quail Creek Golf Course will be presented on January 23<sup>rd</sup> with budget amount of \$32,591.00. Councilmember Martin inquired on cart fleet. Mr. Hall will report back. Council President Robinson thanked Bobby.
- Water/Wastewater Superintendent, Jason Langley, addressed City Council with update. Mr. Langley introduced Mr. Starling, Engineer to explain Agenda Item No. 7, Amendment No. 1 to Contract Agreement with Kimley-Horn and Associates, Inc. (RFQ PS14-21) Professional Consulting Services for New Water Transmission Line on CR 33 reference construction fees. Mr. Starling thanked Council for consideration. Council President thanked Mr. Starling.
- Director of Community Affairs, Paige Crawford addressed City Council with update. Ms. Crawford reminded everyone of the State of the City Expo event on January 26<sup>th</sup> at the Fairhope Civic Center from 5-7 p.m. All departments represented. Mayor Sherry Sullivan presentation will be livestream. There was a mistake on last month utility billing that included a Longmont, Colorado handout. You can pick up the City Sketches at a City facility or online. Council President Robinson commended Paige for a great New Year's event.

Council President Robinson stated we will be taking a thirty (30) minute recess, return five (5) minutes prior till 6:00 p.m. and then start the City Council Meeting. There being no further business to come before the City Council, the meeting was duly adjourned at 5:30 p.m.



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Jay Robinson, Council President



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Jenny Opal Wilson, CMC  
Assistant City Clerk

## Eastern Shore Watershed Management Plan

- Undergoing internal review
- Released for comment ~March 2023

## Critical Issues

- Development
- Water Quality
- Shoreline Erosion
- Litter
- Access & Culture
- Environmental Health and Resilience
- Habitat Loss

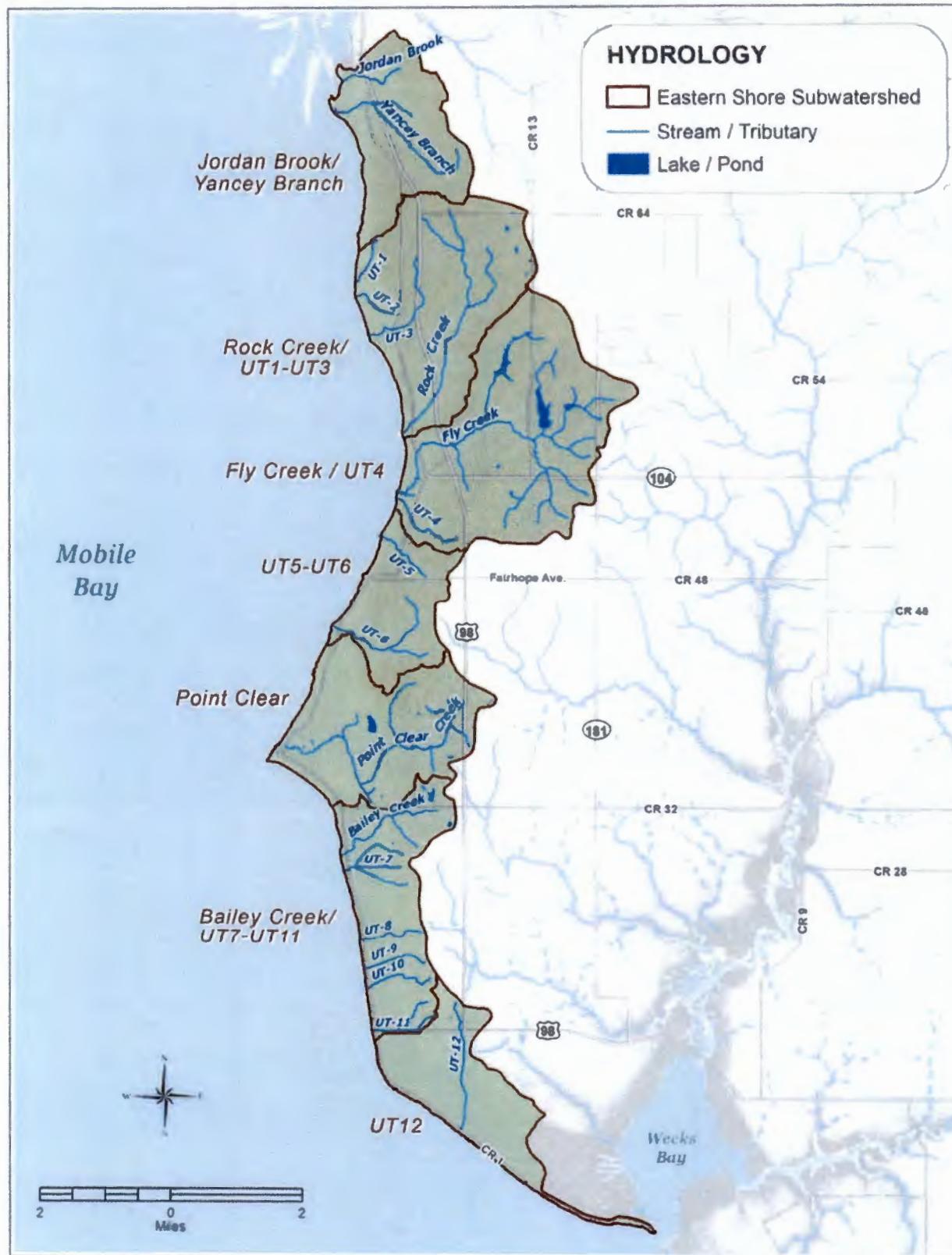
### Short-term strategies (0-2 years) **priorities in bold**

- **Tributary assessment and restoration (Fly Creek, Point Clear Creek, Yancy Branch, and Rock Creek)**
- **Assess flooding causes and determine potential remedies in the underserved community of Twin Beech**
- **Assess the health and functionality of the gully systems along the Eastern Shore**
- **Establish and initiate a water quality monitoring program**
- **Clean Marina Program – Fairhope Docks Marina**
- **Community Resilience Index – City of Fairhope redo in 2023**
- Develop a stormwater master plan for all Eastern Shore
- Septic to sewer conversion plan (**priority: Fly Creek**)
- Comprehensive litter abatement plan, including; strategically placed street signage
- Post-storm in-stream debris removal plan
- Increase green spaces throughout the watershed
  - Triangle Park
- Increase community signage in historic communities (ie; Twin Beech, Barnwell, Historic Downtown Daphne, Historic Downtown Fairhope, Point Clear, Montrose, Daphmont)

### Long-term (3-5 years)

- Comprehensive shoreline management plan for entire Mobile Bay
- Inventory and restoration needs assessment of public and private stormwater retention/detention ponds
- Restore degraded wetlands and riparian buffers
- Promote and expand the use of LID practices
- Identify areas for construction of living shoreline or shoreline protection/restoration measures
- Increase public access to Mobile Bay
- Develop a series of oral histories for significant historical communities including those above
- Land acquisition for habitat preservation, wetland protection, and riparian buffers
- Invasive species detection and management program
- Comprehensive study of dilapidated piers along Mobile Bay





Stream network within the Eastern Shore Watershed.