

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 November 2016.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Jimmy Conyers, and Robert Brown, Mayor Karin Wilson, City Attorney Marion E. Wynne, and City Clerk Lisa A. Hanks. Councilmember Boone was absent.

Council President Burrell called the meeting to order at 4:35 p.m.

The following topics were discussed:

- The Economic Impact of the Fairhope Airport was the first item on the agenda. Council President Burrell addressed the allegations of misconduct regarding a Request for Proposals for the South Hangar Pad Ground Lease. He commented the Airport Authority received an opinion from the Alabama Ethics Commission which was unanimous there were no issues with the RFP.

Joe McEnerney, Chairman of the Airport Authority, presented a Power Point presentation regarding the Impact of the Fairhope Airport and long range plans for the Airport. (A copy of the Power Point Presentation is attached). He stated the Airport Authority promotes aviation and economic development at the Airport; and its main sell is aviation fuel.

Mayor Wilson stated this is an asset for Fairhope; and the land was purchased for \$8.75 million and then put debt in the Airport Authority's name. She mentioned an e-mail sent to the Airport Authority to take back the land for \$10.00.

Councilmember Conyers asked if we take back the Airport; what part would remain due to the FAA Grant. Councilmember Robinson questioned what would happen if we took back the land. Mayor Wilson said we would develop a plan; and we have to think about the citizens. Councilmember Brown asked what were the pros and cons for taking the land back.

Council President Burrell said there have been \$8.0 million in improvements; and mentioned more to come in the future. He said that funds will be included in the FAA grant to pay back some of the debt. We will have to refinance after taking back land, contract to terminate must be by the City Council, and this may hinder economic development.

Josh Myrick, Attorney for the Airport Authority, stated that the land purchased in 2007 encumbered by FAA funds becomes permanent with the Airport. Mayor Wilson said we are taking back an asset we are paying for right now. She also mentioned incentives to businesses will not be hindered.

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Mayor Wilson said this in an unsecured debt; we should take back the land; and we are in a better position to go out and market it. She said we are making plans for economic development.

Lee Lawson, President of Baldwin County Economic Development Alliance, addressed the City Council and stated they would continue to help recruit and market the Airport and the City of Fairhope; and would work with whomever holds the title to the land. He mentioned a full-time manager was needed for the Fairhope Airport; and having the Fairhope Airport Authority keeps the politics out of all decisions. He said there is a need for space on the ground; not just dirt. He stated the competition has grown and the marketing plan in place is aerospace and aviation.

Council President Burrell said interest rates are beginning to rise, so we need to make a decision soon.

- Mayor Wilson explained the two job descriptions: (1) Operations Director and (2) Economic and Community Development Director. She said these two positions would be over both profit centers; and there is so much opportunity with these positions. She explained that a new Mayor usually brings his or her own team. Growth is our number one issue; and these jobs will have a plan with goals.

Councilmember Robinson questioned if the jobs will be posted. Human Resources Director Pandora Heathcoe explained the process and stated our policy is a minimum of three days for job postings. He also questioned the pay range of \$114,000 to \$183,000. Ms. Heathcoe explained she researched the range from other municipalities and came up with the Grade and salary range. Councilmember Robinson questioned have we been speaking about salary to these candidates.

Councilmember Brown stated the Operations Director is partly budgeted, but the Economic and Community Development Director is not budgeted. Council President Burrell questioned the Organizational Chart showing an assistant to the Economic and Community Development Director. Mayor Wilson stated this is just a position right now until the department grows. She said you are voting on savings; and there are retirees who will not be replaced. Council President Burrell said no positions pay this amount. Mayor Wilson replied no plan costs more than these two positions. She commented every lawsuit we have was caused from Planning. She said we will have charrettes in every neighborhood; and show benefits for coming into the City.

Councilmember Robinson stated he sees a lot easier to hire Operations Director; and we have an obligation to ask some of these questions. Mayor Wilson replied things are going to be better. Once again she stated, "I could have come in and said thank you for your service; and brought in my own team. Do you want me to do that?" Council President Burrell commented we need to vet each job position before going forward; and questioned if there are any other terms for these for these positions such as a vehicle.

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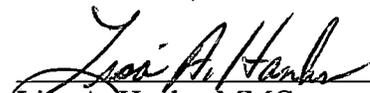
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- The discussion for a HUD Grant application was next on the agenda. Planning Director Jonathan Smith explained that this in an entitlement grant to help lower income families. He said we work with SARPC, but we had to withdraw the grant for last year. Mr. Smith said he met with Mayor Wilson and community leaders regarding the grant. We need to let SARPC go and do the grant ourselves. Mayor Wilson commented that SARPC was to do study and did not; and the contract has expired. She wants to hire David Perkes to perform study along with the Comprehensive Plan. Mayor Wilson commented that Sherry Lea would also be available to help. Mr. Smith said the entitlement grant can be used for drainage, infrastructure, parks, and sidewalks. The City Council took a straw vote and all were in favor of going forward with the grants as long as no strings were attached.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:02 p.m.

  
Jack Burrell, Council President

  
Lisa A. Hanks, MMC  
City Clerk