

STATE OF ALABAMA                    )  
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COUNTY OF BALDWIN                )

The City Council met in a Work Session at 4:00 p.m.,  
Delchamps Room, 161 North Section Street,  
Fairhope, Alabama 36532,  
on Thursday, 22 December 2016.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Jimmy Conyers (arrived at 4:13 p.m.), Robert Brown, and Kevin Boone, Mayor Karin Wilson, City Attorney Marion E. Wynne, and City Clerk Lisa A. Hanks.

Council President Burrell called the meeting to order at 4:00 p.m.

The following topics were discussed:

- Council President Burrell presented a Power Point Presentation for the Fairhope Airport Authority and the Airport property. He presented facts, figures, and the future for the Fairhope Airport Authority and the Airport. He stated that in the last four years there has been significant debt reduction with twenty percent debt reduction retired in the past five years. He said the property in question is the 2007 McGowin land purchased of approximately 258 acres.

Councilmember Robinson questioned if the City of Fairhope will still have a say in what happens at Airport. Council President Burrell replied yes. Mayor Wilson commented the land needs to be brought back to the City; and overall not much has happened. Council President Burrell stated we are finally seeing a return on investments; and now the land is marketable. Councilmember Conyers said the interest rates are starting to increase and could cost approximately \$99,000.00 in interest more per year.

Councilmember Brown commented people serve on the Board who are volunteers run the Airport for the City. Mayor Wilson stated we need an outside audit on their financials. Councilmember Boone said if it is less money we should keep as is. Councilmember Robinson said this would limit the City's liability and limit costs if we keep in the hands of the Airport Authority. Chairman McEnerney stated that \$320,000.00 with a seven-year commitment is what is needed.

- Planning Director Jonathan Smith addressed the City Council regarding the Moratorium Ordinance and the reasons for needing it. Councilmember Boone questioned to make sure permits would still be issued. Councilmember Robinson asked about commercial project; and stated this moratorium is to help with Subdivision Regulations and to have a Utility Study done. Mr. Smith explained that three or more units is a Multiple Occupancy Project. Councilmember Boone questioned minor subdivisions. Mr. Smith stated those would be included as written. Councilmember Brown stated we need to have firms and people line up and hit the ground running; and local engineers should help with updates to help streamline regulations and the process.

Building Official Erik Cortinas mentioned the project across the street and the owner has changed the layout and now will be considered a multiple occupancy project. City Attorney Wynne stated that if it is significantly changed, it would not be in the pipe line to move forward. Mr. Cortinas said it now has three building shells; and I am making you aware of this.

The consensus of the City Council was to exempt Minor Subdivisions; and it would be put under Section 3. Categorical Exemptions. "b. Minor Subdivisions as that term is defined in the subdivision regulations."

- Mayor Wilson brought up the need for a full-time in-house attorney and mentioned the City had spent approximately \$136,000.00 per year for attorneys; and said we could save at least \$30,000.00 per year. She said we would be the only client and the attorney would be handling only our concerns. Mayor Wilson stated this attorney would be handling Planning, Human Resources, City Attorney/Prosecutor duties, and Gas related issues. Councilmember Robinson stated expertise is needed and doubted one attorney could handle all of this and at that pay. He was concerned because of expertise: City Attorney Wynne with municipal issues and Paul Myrick for Human Resources issues; and both with decades of experience. Mayor Wilson commented this person has all of the experience. Council President Burrell stated this would be \$132,000.00 plus benefits. Councilmember Conyers was also concerned about the expertise. Councilmember Brown suggested the Personnel Board look at the issue and will keep talking.

Mayor Wilson also discussed the need for an in-house civil engineer; and stated we have spent over \$800,000.00 per year on engineering services. Council President Burrell explained that general engineering was approximately \$213,000.00 for the entire four years. Councilmember Robinson said we do recognize we have growth issues; we need to look if it is cost efficient to have one on staff or keep as is. Council President Burrell commented you are not buying an individual for \$2.4 million; you are buying a company, but said he was not opposed to the idea. Councilmember Boone said an engineer or record may have a conflict with in-house civil engineer. Council President Burrell and Councilmember Robinson both stated a general engineer might could help in Planning.

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- Mayor Wilson discussed the need to appoint two vacant positions on the Board of Adjustments: Christina Stankoski and Harry Kohler; and to not reappoint Anil Vera and other members. Councilmember Boone said we need to look at the terms and reappoint the members whose terms are expired. Council President Burrell stated the Board of Adjustments is appointed by the City Council.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:00 p.m.

  
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Jack Burrell, Council President

  
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Lisa A. Hanks, MMC  
City Clerk