

FEAB MEETING MINUTES
April 14, 2017
3:00 p.m.
Delchamps Room, Fairhope, AL

Note: Minutes taken by Kim Burmeister

Member Attendees: Mike Shelton, Gary Gover, Tony Pritchett, Terry Hargroder, Shawn Graham, Jeanine Normand

City Liaison: Kim Burmeister, Planning and Zoning Department

City Council: None

Honored Guests: None

MINUTES OF PREVIOUS MEETINGS:

February 2017 minutes were passes as presented.

March 2017 minutes were amended to include the two motions that were passed, and will be reviewed for approval at May FEAB meeting.

Jeanine suggested that for future meetings, it should be noted who took the minutes.

MOTIONS:

1. Motion from March 2017 meeting was rescinded: Motion read: “City should investigate appointing a trustee for ownership of easements such as conservation easements”. This was rescinded so that Board could work on correct language for this motion.

2. Motion for consideration but not approved: FEAB recommends the Planning Department not approve any development with a “conservation easement” unless an accredited land trust is involved. True conservation easement will not be owned by a HOA or POA and will have a legal means of perpetually preserving the land. FEAB will develop the correct language for this motion. Mike suggested the Board engage someone like Walter Earnest to help with this language.

CONSERVATION EASEMENTS:

Mike is concerned that conservation easements, if adopted without a mechanism for preserving the land, will not do what’s intended to be a true conservation easement. Mike is concerned that using the term “conservation easement” in a development project is just greenwashing, unless an accredited land trust is involved. The intent is to conserve the land.

MONTROSE PRESERVE:

Mike asked about the status of the proposed Montrose Preserve project (across from the Rock Creek subdivision): what stage of approval is it in? Gary said it is being proposed as a PUD (Planned Unit Development) which has not been approved yet. The PUD is tied to an actual ordinance specific to the project.

MARINA LEASE:

Tony said he has been in contact with Dan Ames and Sherry-Lea Bloodworth Botop regarding the marina lease. Dan said the marina lease is in Sherry-Lea's hands. Sherry-Lea Bloodworth Botop is the City of Fairhope Tourism and Economic Development Director. The marina lease (currently held by Eastern Shore Marine) is up for renewal in October 2017. Tut Wynne, City Attorney, is drafting the language of the lease. There is some concern that Clean Marina language will not be written into the lease. However Gary said the Harbor Board has intentions of including Clean Marina language in the lease, in the hopes that the lessee will follow some or all of the practices. Mike suggested that the City not require that the marine lessee be a Clean Marina (this will be a long term goal to obtain), but should instead encourage the practices of Clean Marinas. Gary said there are actually two leases at the end of Sea Cliff Drive: the marina operations (Eastern Shore Marine) and the boat slips of Eastern Shore Marine. Tony said Sherry-Lea indicated it might be in the City's best interest to operate the marina itself. Mike said the current lessee (Eastern Shore Marine-Catherine Wall) and representative for the property Tom Hutchings (Eco Solutions) were at the recent Harbor Board meeting.

Tony said he has heard that the slip holders (shrimpers, etc.) are worried their slot rentals will go up, but Gary said that at the last Harbor Board meeting there was no dialog from the shrimpers. Gary said there is however a sense that the creek is for operations of fisheries and we (City and the Board) need to incorporate more of a sense of creek protection, in line with new and more creek-friendly operational regulations. Jeanine said FEAB should verbally support City operating the marina but Mike disagreed: This needs to be left with private marina owners, with the City as an overseer as property owner. Tony said that Sherry-Lea has requested someone from the FEAB be at the next council meeting to address marina issues and/or the Clean Marina program, and Mike said he would attend. Tony will be out of town. Mike has already given the Council information on the Clean Marina program.

EARTH DAY:

Mike reminded everyone that Sat. April 22 is Earth Day at Mobile Bay, South Beach Park in Fairhope. Kim handed out Rain Barrel Workshop brochures for a workshop on April 22 at Graham Creek (Foley). City is a co-sponsor of this event and asked if anyone would like to volunteer. Mike also has asked the Wolf Bay watershed group to volunteer if they are interested. City of Fairhope Planning Department will have City watershed information at the tent shared by Fairhope Recycles at the Fairhope event.

Meeting adjourned at 4 p.m.