

STATE OF ALABAMA )(  
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COUNTY OF BALDWIN )(  
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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, 12 June 2017.

Present were Council President Jack Burrell, Councilmembers: Jay Robinson, Jimmy Conyers, 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 4:36 p.m.

The following topics were discussed:

- The first item on the agenda was the marina and boatyard lease. Economic and Community Development Director Sherry-Lea Botop and Lynn Maser addressed the City Council and briefly went over the findings from the marina surveyed. We need to look at our options, at environmental issues, and reinvest and clean up marina. Ms. Botop suggested putting an RFP out to see what others could do; and viability up front. Ms. Maser said we could do a management agreement like a partnership.

Council President Burrell stated we may have to lease month to month; and the current leaseholder will not look the same if renewed. He said we need to look at a marina of similar size to see and what are the profits of same.

Bob Riggs and Skip Jones, members of the Harbor Board, addressed the City Council and said they agreed with combining the leases. They said we definitely need a boatyard and to be maintained by private individual. Mr. Jones said this is a big piece of property and can be used more efficiently. We need to do a better job defining the property. The Harbor Board agrees that a Clean Marina Program is a must.

Mr. Riggs said the appearance and maintenance of the property does not represent Fairhope. He said a good example is Jeanne Paradise at Fly Creek Marina. We have an issue with boat bottoms and toxic paint and sealant. Mr. Jones commented it makes sense to combine the two leases; and the boatyard lessee can manage the marina.

Councilmember Boone said we need to get a survey on the property and define each piece for the lease. Council President Burrell commented we need to set the price not too high to be fair to everyone.

Mayor Wilson stated we need the boatyard competitively bid out; and look at all costs to run each one. Councilmember Conyers said we need to encourage Eastern Shore to bid; and we should combine the two and put out for bid. Councilmember Brown also said we need to combine leases and get opinions via Request for Proposals.

Mayor Wilson said one hundred percent said for the City to run marina; and we would be doing it to maintain a high-level marina and a gateway for Fairhope. She said there are a lot of infrastructure needs as well as environmental needs.

Ms. Maser commented there is not another City on the Gulf Coast that leases its marina. She mentioned fuel sales, dockage fees, and rental fees are sources of income; and the possibility of reestablishing the fish market.

Councilmember Boone said that one lease proposal for both would generate more money. Councilmember Robinson also stated combining the leases makes sense; and commented he would like to see apples to apples: leased out figures to City run figures. He said we need to maintain at a high standard for Fairhope.

Council President Burrell commented he agreed with Councilmember Robinson and Mayor Wilson to bring the marina up to a minimum standard and maintain it there; and he is in favor of combining leases. He said we should put out for bid and have them bring back their proposals for marina and boatyard. He mentioned an Executive Session during the City Council meeting to discuss what is reasonable and what we expect for the leases.

- Quail Creek Clubhouse was next on the agenda. Lawrence Wilson and David Mugg with Engineering Design Technologies, Inc. addressed the City Council and briefly went over the findings for the Clubhouse. Mr. Mugg stated the caulking on the windows failed; and concrete slab has issues. He said the proposal for correcting is estimated is under \$250,000.00; insulation, and then aluminum panel and hardie board to cover. Also mentioned was EPS Board, hurricane clips; and energy efficient windows. Councilmember Brown said he met with Mr. Mugg and these are just interior renovations with not expansions yet. Mr. Wilson said this estimate is to repair the façade and replace the windows. Council President Burrell commented we have a lot to consider.

Mayor Wilson stated she would like to see an open area with employees handling both the golf shop and the snack bar. We want to create an ambiance for more to enjoy and can create more revenue.

Golf Director Bobby Hall addressed the City Council and commented there is also an issue with the A/C unit; patio and deck deteriorating; ADA non-compliant issues; pillars out front; and more issues outside. He said drink sales are up and food sales are down. He suggested expanding concrete slab for patio.

Council President Burrell said we need a vision for the interior of clubhouse. Councilmember Brown stated we need to do the exterior renovations with value engineering; and repair minor ADA compliant issues at this time.

- Sanitation Supervisor Dale Linder addressed the City Council regarding recycling and looking at revenue; and will come back with numbers at a later date.
- Assistant Electric Superintendent Joe Wolchina addressed the City Council regarding the Distribution Model and looking at the worst-case scenarios for each substation. He stated that the model said we are sitting good right now.
- Purchasing Manager Dan Ames addressed the City Council regarding the painting of the water tower; and said he needs to get with Operations Manager Richard Peterson. He said specifications are already prepared; but need tweaking.

- Operations Director Richard Peterson addressed the City Council regarding the substations. He said we need to move the fence and ground equipment; and hire an inspector. Mr. Peterson said that he would be the Engineer of Record; and temporary locations are needed for the project. Mr. Dyess commented his department is helping with this.

Mr. Peterson discussed the swim advisories on Mobile Bay. He stated the City needs to do a Water Quality Study for the issues causing the advisories. The study would monitor stormwater events and outfalls. Mr. Peterson gave the City Council several handouts to review.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:05 p.m.

  
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Jack Burrell, Council President

  
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Lisa A. Hanks, MMC  
City Clerk