



Meeting Minutes - Final

City Council

---

Tuesday, January 16, 2018

4:00 PM

Conference Room

---

Work Session

Call to Order

Council President Wayne Trawick called the January 16, 2017 Work Session meeting to order at 4:00 p.m.

Roll Call

All Council Members were present. Also present: City Administrator Mike Thompson, City Clerk Katy Taylor, Sandra Pate, Kate Embry, Meg Hellmich, Daisha Barnes, Chad Christian, Deena Townsend, David Wilson, Darrell Russell, Sue Steigerwald, Deborah Smith, Eden Lapham, LaDonna Hinesley, Rachel Keith, Joey Darby, Miriam Boutwell, Kevin Carnley, Emmanuel Seals, Francis Holk Jones, David Vosloh, Judy Van Dyke, Cindy Hamrick, and Press Representative Jessica Vaughn.

Discussion Items

[18-0040](#)

Discuss Pickleball Court

Council President Wayne Trawick reported to the Council that the Pickleball Club and the City of Foley will need to work together to find a new location due to the cumbersome situations with the property they have requested. There was no further discussion on this item.

[18-0029](#)

A resolution authorizing the Mayor to sign a letter of support for the Foley Housing Authority to obtain a loan for the redevelopment of the Housing Authority public housing.

Judy Van Dyke of the Bennett Group Consulting from Auburn, AL reported to the Council that she has been working with the Foley Housing Authority for three years to determine the best plan of action for the Housing Authority. Ms. Van Dyke reported that the Housing Authority has been looking at asset management such as what does the Housing authority have, the condition of the assets and what can be done to help improve the assets. Ms. Van Dyke reported that the firm and the Housing Authority have concluded that the only option is to rebuild the area. The housing authority buildings have failing foundations, water and sewer problems, and obsolete buildings. The plan of action includes phases of the project beginning with phase one a partial

redevelopment. Ms. Van Dyke reported to the Council that the redevelopment will include all 88 units and will be done in phases so that no resident will be displaced permanently. Ms. Van Dyke reported that phase one will include the most contiguous area with 48 units on 6th and 8th streets that will be replaced with 56 units. The site plan does conform to the City of Foley zoning ordinance. Ms. Van Dyke reported that phase one will include one story units on the perimeter of the property and two story units on the inside; 5% of the units will be targeted for the disabled. Ms. Van Dyke reported that the phase one project construction will take approximately 12 months and the total cost is \$6.9 million. Ms. Van Dyke reported that the time line of this project has moved quickly. The Housing Authority has been approved for the RAD government program to convert housing to the section 8 platform and will be completing a tax credit application that is due earlier this year than in past years. Ms. Van Dyke reported that due to the location of the project the Housing Authority does not feel that it will get full funding and must look at other options, such as CDBG Section 108 loans. Ms. Van Dyke reported that she has spoke with City Administrator Mike Thompson and City Attorney Heyward Hosch in regards to this option. Ms. Van Dyke reported that CDBG Section 108 loans will not reduce the CDBG money awards to the City or reduce the credit rating of the City. Ms. Van Dyke reported that the Section 108 loans will pledge the CDBG funds received by the City but that the City will still receive the full amount each year; the CDBG funds would hold the annual payment until the Housing Authority makes the annual payment. City Administrator Mike Thompson reported to the Council that he directed the Housing Authority to speak with Mr. Hosch. Mr. Thompson reported that Mr. Hosch has informed him that Section 108 loans are a very minimal risk for the City of Foley due to the loan being protected through the Housing Authority's rent roll. Mr. Thompson reported that the only way the City would be required to pay this loan is if the Housing Authority and HUD were to go bankrupt. Due to the Housing Authority needing a letter of recommendation from the City to apply for the funds by February 1, 2018 there was a consensus to move this item to the January 16, 2018 Council meeting.

Enactment No: 18-1014-RES

[18-0030](#)

Public Works Presentation

**Attachments:** [PUBLIC WORKS 2017 REVIEW PRESENTATION \(1\)](#)

Public Works Superintendent Darrell Russell presented a PowerPoint to review the Department's work during 2017. Mr. Russell reported that the Public Works Department now has 53 total employees including two in Public Works Administration, four in Maintenance, eighteen in Sanitation, and twenty nine in Streets. Mr. Russell reported that in November 2017 the Department began tracking calls with 1,613 calls in the two months; the majority of the phone calls are for Sanitation. Mr. Russell reported that since March 2017 the Street Department has had 220 construction project work orders, 169 sign additions and replacements, and 16 maintenance work orders. The Sanitation Department has picked up 920 gallons of cooking oil, 531 tons of recycling, 5,510 tons of garbage and has now dedicated a truck specifically for clean cardboard. Mr. Russell reported that by the use of the cardboard truck the Department has taken two loads of cardboard to Caraustar Recycling in Mobile and is averaging \$250- \$300 paid to the City for this service. Mr. Russell

reported that the Department is averaging approximately a truck a month of cardboard recycling and the City is receiving \$40 a ton for the cardboard. Mr. Russell reported to the Council that in the FY 17 the Mechanic Shop completed 253 oil changes, changed 307 new tires, 285 gallons of hydraulic oil, 641 gallons of motor oil, 62,047 gallons of diesel fuel, and 103,524 gallons of unleaded fuel. There was no further discussion on this item.

## **Discuss Council Meeting Agenda of January 16, 2018**

### **18 0013 Acceptance Of Professional Services Contract to Perform A Historic Structure Survey in the Downtown Area**

City Planner Miriam Boutwell reported to the Council that Mr. McNair is the only submittal from the RFP for this survey and an additional \$1,500.00 is being requested to complete this project. Ms. Boutwell reported that the proposed project will come before the Council after recommendation from the Historic Commission. There was no further discussion on this item, it remained on the agenda.

### **18 0020 Residential Sanitation Write Offs as Uncollectible in the Amount of \$105.55**

There was no discussion on this item, it remained on the agenda.

### **18 0021 A Resolution to Approve or Deny Business License Application Business License Application**

Police Chief David Wilson reported to the Council that illegal matters are still occurring at this business location and that the Police Department recommends denying the business license application. There was no further discussion on this item, it remained on the agenda.

### **18 0024 A resolution reappointing Frances U. Lager and Kathleen Parker to the Library Advisory Board**

There was no discussion on this item, it remained on the agenda.

### **18 0031 A Resolution Memorializing a Contract and Approving Additional Matching Funds for the SE Quad Comp Plan Update Grant ADCNR Foley CZM 306 17 1**

City Planner Miriam Boutwell reported to the Council that this resolution is a housekeeping item. This resolution memorializes the professional contract to hire Goodwyn, Mills, and Caywood and acknowledges that the contract was \$5,000 over budget. Ms. Boutwell reported that this project is underway. There was no further discussion on this item, it remained on the agenda.

### **18 0032 Approves Application For FY 2017 Assistance to Firefighters Grant (AFG)**

Fire Chief Joey Darby reported to the Council that Congress has extended the AFG and SAFER Grant programs until FY 2023. Chief Darby reported that this application will be to continue the next phase of air pack replacements. Chief Darby reported that at this point the City falls under the population category that must provide 5% matching funds. There was no further discussion on this

item, it remained on the agenda.

**18 0033 A Resolution Accepting Award of ADCNR Grant #FOLEY CZM 306 18 1 for the Downtown Comp Plan Update**

City Planner Miriam Boutwell reported to the Council that this resolution is accepting the award of the Comp Plan Update, approves the RFP, and authorizes the Mayor to sign the contract. There was no further discussion on this item, it remained on the agenda.

**18 0035 Approval to Purchase Speed Trailer**

Patrol Commander Kevin Carnley reported to the Council that this resolution will allow for the Police Department to purchase a new speed trailer that is upgraded with a message board. There was no further discussion on this item, it remained on the agenda.

### **Mayor's Comments**

Mayor John Koniar reported to the Council that due to hazardous winter weather conditions all non-emergency city personnel would be closed on January 17, 2018. Mayor Koniar reported that the state, county, and schools would also be closed.

### **Visitor Comments**

There were no comments to report.

### **Adjournment**

Hearing no further comments, the Work Session adjourned at 4:52 p.m.