COUNCIL WORK SESSION AGENDA MINUTES
CITY OF FOLEY
CONFERENCE ROOM, 407 E. LAUREL AVENUE
FOLEY, ALABAMA
TUESDAY, SEPTEMBER 4, 2012 3:30 P.M.

SPECIAL PRESENTATION: ADVANTAGE SITE CERTIFICATION (Council Chambers)

Lee Lawson, Baldwin County Economic Development Alliance President and CEO presented Mayor John Koniar with the AdvantageSite program award certification for the Foley Beach Express Industrial Park. Mr. Lawson stated that the certification is a great recruiting tool that the city, county and state can use to leverage in marketing the property to both national and international businesses. Mayor Koniar said the designation will allow the city to afford our citizens the potential for great paying jobs in our hometown. Mr. Lawson applauded Koniar and the City for completing the program's rigorous and time-consuming documentation process in order to boost the park's competitive edge. AdvantageSites are listed on EDPA's buildings and sites database which is a statewide listing of industrial buildings and sites used by site selection consultants, state economic developers and companies considering Alabama for expansions. Foley is only the 38th site statewide to receive the AdvantageSite designation and it is the second site in Baldwin County to receive the designation. The designation brings the site to what could be considered “shovel ready” for potential development. The designation provides visible evidence that a site has been looked at by a third party who can confirm that essential information on the site is readily available and correct for development.

WORK SESSION: (Conference Room)

Mayor John Koniar called the meeting to order at 4:00 p.m. Council members present: Wayne Trawick, Ralph Hellmich, Charlie Ebert, Rick Blackwell and Vera Quaites. Others present: City Administrator Mike Thompson, City Clerk Vickey Southern, Sandra Pate, Jeff Rouzie, Joey Darby, Randy Bishop, LaDonna Hinesley, Butch Stokes, Steven Smith, David Thompson, Joe Bouzan, Suzanne Kellams, Sue Steigerwald, Jessica Middleton, Miriam Boutwell, Carolyn Hollis, Gary Pitts, Britton Bonner, Janet Ripp, Jody Young, and press representatives Guy Busby and Cathy Higgins.

ACTION ITEMS:

1. Approve Work Session Minutes of August 20, 2012.

   Councilman Hellmich made a motion to approve the Council Work Session Minutes. Councilman Blackwell seconded the motion and the vote passed unanimously.

2. There is no Consent Agenda for September 4, 2012.

3. Consider resolution approving annual ad in the Stan Mahoney Youth Fishing Rodeo brochure.

4. ***A)*** *There was brief discussion about trying to get the property owner to pay part of the cost. Mike Thompson will follow up to see if that is possible. A resolution was moved to the Council*

meeting agenda. ***B)*** *It was noted that this work would also help the City with the ATRIP application by locking down data. A resolution was moved to the Council meeting agenda.* ***C)*** *Mayor Koniar noted that a sign inventory had been done previously but the data has not been kept current. There needs to be a procedure to keep the data current and tie it to mapping. It was decided to allocate $41,035 in this fiscal year budget to perform the street inventory. It will be beneficial to have the street inventory in place which will help in developing the repaving plan. Butch estimated it would take about a month and a half to complete the street inventory. The sign inventory and storm water infrastructure inventory will be done next fiscal year, with those costs being deferred to FY13 budget. A resolution was moved to the Council meeting.*

5. Consider American Legion Post No. 99's request to hold Veterans Day Parade on November 10, 2012, use the portable stage, ten (10) chairs and the speaker system.

   Resolution was moved to the Council meeting agenda.

DISCUSSION ITEMS:

6. Jeff Rouzie: Presentation on Energy Audit Update by Schneider Electric.

   Schneider Electric presented their Midterm Project Overview to the Council for the City's facility upgrade and energy efficiency project and anticipates over 28% reduction in utility costs. They reported the project has a potential for $2.5 to $2.7million savings impact over 20 year project life. The annual cost savings are estimated at $95,000. The estimated project value is $1.7 to $2.0 million. There are low-interest funding opportunities at local banks of 2-3% interest. The project would involve opportunities for lighting replacements, mechanical renovations, an energy management system, renewable energy sources, rainwater harvesting, and a voice over IP phone system. The project would be a turn-key job. The next step involves continuing to analyze opportunities and to put together the most attractive approach to project funding. Carried over.

7. Janet Ripp and Jody Young: Discuss Coastal Wildlife Rescue Center.

   Ms. Ripp presented a "Business Plan" to the Council and reported that their recent "Ole River Folk & Blues Festival" grossed $7,285 in revenue and a cost of $4,341, leaving a net income of $2,944. Ms. Ripp reported that US Fish and Wildlife will be visiting on the 10th of October and they hope to have the fencing done and their permits in place. There was discussion regarding the vendor who was not paid for the grinder pump and Ms. Ripp commented she had asked the vendor to come and get the grinder pump if he wanted it, but he had not done that. The Council asked how Ms. Ripp was going to be able to operate without a grinder pump if the vendor came and picked it up. Ms. Ripp believes the vendor will not pick the pump up, so she wasn't concerned about that. Council voiced concern that there was no plan in place for a grinder pump if the vendor did decide to pick it up. Also there was some confusion as to whether or not the system was hooked up and Ms. Ripp noted that they were not working with contaminated water. Council voiced an opinion of the facility not having restroom *facilities available if the system was not hooked up. There needs to be a permanent functioning system in place. Councilman Trawick suggested the Council take time to review the business plan since they were just now receiving it with no time to read it. Mayor Koniar instructed Ms. Ripp to email Vickey Southern if any activity takes place with regard to the pump. He instructed Ms. Ripp that she should work out a settlement with the grinder pump vendor as well. Council requested this item be brought back at the September 17th meeting. Carried over.*

8. Consider Petition for Annexation from Curtis J. Rogers and Pamela S. Rogers. (If approved, move to Council Agenda for a First Reading.)

   Ordinance was moved to the Council meeting agenda for a first reading.

9. Discuss Historical Commission's recommendation for an incentive program for the Historic District. The Planning Commission retained the local historical district as it exists today.

   Ms. Boutwell, City Planner, explained to the Council that the Historic Commission wanted to maintain the current boundary of the Local Historic District and not shrink it down to the new revised boundary of the National Register Historic District boundary. Councilman Trawick stated he was not in favor in leaving it as it is because it creates regulation for those property owners with no incentive. Discussions took place regarding ideas for incentives, which included tax breaks. Ms. Boutwell also suggested looking at an overlay for the historic district instead of maintaining the local district boundary and moving that local district boundary back to the National Register district boundary so the two would match. This would allow for regulation of those properties even though the historic district boundary would not include those properties if the boundary is shrunk back to the National Register boundary. She has seen overlays work very well in other municipal downtown historic districts. Councilman Trawick responded that you have to be very careful about overlays and it would need to be determined exactly how that overlay zoning would work. Jeff Rouzie is researching funding opportunities for the district and is checking with United Bank. Councilman Hellmich noted the main interest is in keeping the historical character of downtown. Ms. Boutwell will discuss this with the Historical District and see what their thoughts are and report back. Carried over.

10. David Thompson: Consider request to purchase three (3) AED's and to transfer funds in the amount of $2,995 from Account #1-622-7010 to Account #1-622-5010.

    A resolution was moved to the Council meeting agenda.

11. Suzanne Kellams: ***A)*** Consider resolution to memorialize approval to submit a grant request to the Alabama Municipal Electric Authority (AMEA) Special Projects Grant to hire a part-time greeter/receptionist for the Holmes Medical Museum. ***B)*** Consider resolution to memorialize approval to submit a grant request to the Alabama Municipal Electric Authority (AMEA) Community Support Projects Grant to

provide funding to promote the Holmes Medical Museum. ***C)*** Consider resolution approving the Centennial Committee to serve alcohol (wine) at no charge at the Centennial Kick-off Celebration. Per the ABC Board, no licensing is required when alcohol is served at no charge. ***D)*** Consider resolution accepting the resignation letters from Centennial Committee members Mable Jones Rorie and Ann Smith and approving David Horton and Glenn Manning as voting members for the Committee. ***E)*** Consider capital purchase of step down transformers in the amount of $10,892.75 from Mathes of Alabama. ***F)*** Consider resolution approving purchase of underwater LED lighting for the new fountain at John B. Foley Park. ***G)*** Consider resolution approving purchase of building materials and supplies for the Christmas Village from Lowe's in an amount up to $2,500.

A) *A resolution was moved to the Council meeting agenda.* ***B)*** *A resolution was moved to the Council meeting agenda.* ***C)*** *A resolution was moved to the Council meeting.* ***D)*** *A resolution was moved to the Council meeting agenda.* ***E)*** *A resolution was moved to the Council meeting agenda.* ***F)*** *A resolution was moved to the Council meeting agenda.* ***G)*** *A resolution was moved to the Council meeting agenda.*

12. Butch Stokes: ***A)*** Discuss installing a street light at the east corner of South Pine St. and County Road 20. ***B)*** Consider resolution approving the purchase of one (1) new water meter from Riviera Utilities in the amount of $675.00 for installation at the northeast corner of Alston St. and Verbena Ave. for the Streetscape IV Project.

A) *Resolution was moved to the Council meeting agenda.* ***B)*** *A resolution was moved to the Council meeting agenda.*

13. Steve Horn: Consider resolution accepting a generous donation of $1,199.00 from the Friends of the Foley Library for the purchase of a MacBook Air Laptop; memorialize the purchase of a laptop from Apple, Inc. in the amount of $1,396.91 and amend Capital Purchase Account #04-600-7010. Also amend Library Fund Account #600-5010 in the amount of $107.91 from the current budget.

A resolution was moved to the Council meeting agenda.

14. Mike Thompson: Consider resolution approving the FY 2012-2013 Budget and related capital equipment, capital project and personnel request as defined in the Final Draft of the budget.

Mr. Thompson reported that the budget contains just under $9,000 positive revenue. It includes a 2% raise for employees starting January 2013 and three new full-time positions starting in April, 2013. Capital projects include a fire station, the last phase of Streetscape, street paving, bicycle trails and other improvements. Revenue projections for next year are $25.5 million. Councilman Ebert requested that a splash pad be added to the capital projects for FY13. Councilman Trawick requested that the adoption of the budget be carried over to the next meeting so he would have more time to review. Carried over.

15. David Wilson: Consider a resolution approving the budget adjustment of $4,670.00 to Small Tools Account #01-608-5010 to purchase six (6) Sig Sauer P229 .40 caliber pistols and 25 Sig Sauer P229 .40 caliber magazines from Public Safety Sales. The weapons will be purchased from the Federal Forfeiture checking account #01-1066 which is earmarked for Police expenditures only.

A resolution was moved to the Council meeting agenda.

16. LaDonna Hinesley: ***A)*** Consider an Agreement with Alliance Publishing Group to create a visitor guide. ***B)*** Consider transfer of $1,860.66 from postage account to capital purchase account for the purchase of a new awning at the new Visitor Center.

A) *A resolution was moved to the Council meeting agenda.* ***B)*** *A resolution was moved to the Council meeting agenda.*

17. Joe Bouzan: Consider resolution approving monthly T-Hangar lease payment option.

A resolution was moved to the Council meeting agenda.

INFORMATIONAL ITEMS:

18. Thank you letter from the family of Lillian Fell.