



City of Foley, AL

407 E. Laurel Avenue
Foley, AL 36535

Meeting Minutes - Draft City Council

Tuesday, January 20, 2015

4:00 PM

Conference Room

Work Session

Call to Order

Council President called the meeting to order at 4:04 p.m.

Roll Call

All Council members were present. Also present: Mayor John Koniar, Mike Thompson, Vickey Southern, Sandra Pate, Katy Taylor, Leslie Gahagan, LaDonna Hinesley, Chad Brewer, David Willson, David White, Chad Christian, Randy Kurtts, Sue Steigerwald, Jeff Rouzie, Susan McGallagher and Jim Walker (Goodwyn, Mills & Cawood), and press representatives Cliff McCollum (Foley Onlooker) and Marc D. Anderson (AL.com/Press-Register).

Present: 5 - President Wayne Trawick, Council Member Vera Quaites, Council Member Ralph Hellmich, Council Member Rick Blackwell and Council Member Charles Ebert III

Discussion Items

[15-0028](#)

Presentation of Graham Creek Nature Preserve Interpretive Center Plans

Attachments: [GCNP Interpretive Center Site Layout](#)
[Graham Creek Interpretive Center Perspective Views](#)
[Graham Creek Interpretive Center Ceiling Plan](#)
[Interpretive center.floor plan.12.2014](#)

President Trawick turned the meeting over to President Pro-temp Ralph Hellmich. Leslie Gahagan introduced Jim Walker and Susan McGallagher of Goodwyn, Mills & Cawood. They have been working on the Interpretive Center designs and are almost ready to go to bid. Leslie reviewed a PowerPoint Presentation showing the preliminary plans. The front view, side view with cisterns for collecting water, and back view with a roll up door with a 2200 sq. ft. patio for outdoor events. The layout showed a nature center section for public viewing as you enter the front doors; restrooms are located to the north and south sides of the entry way; a multi purpose room that can be divided into two sections so that you can open it up for one large meeting space located to the west of the public area; and a small wing on the south side to be used for offices, laboratories, and a prep kitchen for catered events. The middle room will hold a maximum of 299 or less inside the building. The weddings or other events are anticipated at 100 people. The nature center area will have aquariums along the walls and in the center with reptiles, alligators from Alligator Alley and dioramas in the reception area.

In viewing the site layout Leslie explained Wolf Bay Drive is the top of the property line and the entry will be just east of the curve with ample parking, which extends to Philomene Holmes Boulevard, Phase II, which will come down to join Philomene Holmes Boulevard, Phase I. There are 42 parking spaces and the entry road and hammerhead for the fire trucks is part of the site work for the project. The City could the site work portion inhouse. There are some small sidewalks and handicapped parking that will be concrete whereas the rest of the area will be gravel. The curbing will be an add on to the project and will keep the gravel where it should be located. The RV pedestals will be in place for events that will include 30 and 50 amp service. The power will be provided by Baldwin EMC, sewer and water by Riviera Utilities. The rain gardens and bioretention areas will be done inhouse so that some of the items can be accounted for as in service. The entrance was moved further east to the field to save the pine trees in the back of the interpretive center. Four trees (a remnant pear from the original homestead that is in bad shape, a Sycamore, a small live oak and water oak) that are in bad shape will be taken out. There was a question regarding the elevation on the building and the elevation on the finished floor is 30.05'. The bioretention area will be a pretty garden area with educational signs that will have gravel to wick the water away. The water will stand when it is raining but eventually will seep out. They are already looking at grants and have been told that they could have enough money for all the rain barrels and cisterns.

Mike asked how the RV pedestals would be accessed if you have to cross sidewalks. Susan reported the curbs are only a foot wide and a foot deep and flush with the gravel (low relief curbs) to mainly hold the gravel in place. The dashed lines show where an RV would be and represents a 30'x70' rectangle. Leslie reported this will accomodate the archery tournament coming in

February 2016. Their vendors will use the interior space, porches and RV spaces. The plans are a few weeks out because they have to be approved by the Building and Fire Departments for review but they would like to go to bid after the February 2nd meeting. The building alone is \$150 per sq. ft. and they are looking at approximately \$850,000 for the building footprint. The building and site layout would be \$177 per sq. ft. The site work would be an additional \$160,000 to the \$850,000 and it would make us \$12,000 over the bid cost if the site work was included in the bid. The site work will be broken out separately.

Jim reported they put a color palette together. They stayed with a natural theme based on the fact a large mural will be located in the entry space wrapped around three walls from ten feet up to the bottom of the roof deck. Susan reported the mural will be any photograph taken at the Nature Preserve and submitted to the wall covering people who will put the print on the wall covering. Leslie is also planning on having some mounts of animals hung. The flooring is a polished concrete and they hone that material so that it is very shiny, never wears off and is coefficient of friction that is required by ADA so there is no slippage. If it gets wet the coefficient of friction actually goes up. They put a hardener on the concrete so it lasts longer than any other material. Jim reported they have included water spikets and floor drains under the aquariums so you don't have to run hoses across the floors. Bathrooms had to be large enough for a group of children or adults and will have four drains.

Susan further reported the roof will be green, the dark brown is all the metal structure, and the wall panels on the exterior are hardy panel. There is a mixture whereby the darker tan is lap siding and the lighter tan is a smooth surface hardy panel. The orange is an accent on the steel on the side of the building to get it a little pop of color. The forest green is what is already on the roofs of the bathrooms and pavilions. On the front the windows are approximately 18' above the entrance but the sides all around the building are from 4-8'. The glass is all store front with impact glass. There are 8' fans in the front entrance and 10' fans on the sides. Councilman Hellmich asked if there would be lights in the parking lot. Susan responded that there would not be any lights in the parking lot.

Councilman Hellmich asked what the RV pedestals would consist of and Susan responded they would be dual 30/50 amp circuit hook up and a small light. Councilman Ebert recommended that they also include 15 or 20 amp circuit so they can plug in a regular extension cord.

This will be sent to the Graham Creek Nature Preserve Advisory Board for their approval.

President Pro-temp Hellmich turned the meeting back over to President Trawick.

Discuss Council Meeting Agenda of January 20, 2015

14-0910 Monthly Bid Activity for December 2014 - Sue Steigerwald reported Council would receive a monthly report stating what bids were awarded. This is part of the new process. On this report the only thing that was awarded was the bid for fuel. The fuel costs are bid on a margin so if the fuel increases/decreases so does the price based on the margin. This item remained on the Council meeting agenda.

15-0033 Fourth Quarter 2014 Engineering Report - Mike Thompson reported this is the first report Engineering will do to keep Council updated on the status of all the projects that are in the works. This item remained on the Council meeting agenda.

15-0039 December 2014 Sales, Lodging and Rental Tax Reports - Sales tax is up 9% for the month and a little over 6.5% for year to date. The Rental tax is down. He and Meg talked with the ALDOR and they will do an audit to see if the City isn't getting some revenue that should be coming in. It should be going up because development is up and the rental companies are still in business. The taxes are due by the 20th of the following month. Mike reported October, November and December sales tax revenue broke a \$1 million for each month, which is the first time ever we broke \$1 million. This item remained on the Council meeting agenda.

14-0703 An ordinance amending the zoning code of the City of Foley to permit legal nonconforming billboards in certain areas to be converted into digital billboards under certain circumstances, terms, requirements and conditions - This is the second reading on this ordinance. This item remained on the Council meeting agenda.

14-0907 Funding for South Baldwin Education Foundation, Inc. - Sue Steigerwald reported the Foundation was founded in 1987 and is a 501(c)3 non-profit organization. At the second meeting in December Council was questioning if other cities would be participating to help them out of the jam this year. Norm Moore spoke with Robertsedale Council during their meeting this morning and they agreed to contribute \$2,000. They contacted Carolyn Dougherty in Gulf Shores and she stated since that a third of their students are from Orange Beach they felt Jeff Silvers at Orange Beach should be contacted. They did contact Jeff and both Gulf Shores and Orange Beach are optimistic that both their cities would approve funds toward their pro-rata shares. Robertsedale did not question the share cost because the Foundation has awarded a lot of money to their students and have been receiving funds longer than Gulf Shores. Councilman Hellmich talked with Jeff and their only concern was whether or not it was a personal services contract and they were going to talk with their attorney before appropriating \$500 for the donation. He spoke with Carolyn and Robert Craft and they thought it was worthwhile and it was only a matter of going through Council to approve the funds. Sue reported they will hit the community again because they didn't participate as well as they thought they should. The sponsorships range from \$100 to \$2,000 based on next years awards. They are currently working on just getting caught up because they don't ever plan on getting in this situation again. There should not be any problems with getting back on track. The funds raised from the "House for Education" lasted a long time and the fees keep going up and they

are helping more children. This is the first time since 1987 they have had a problem with the fees. This item remained on the Council meeting agenda.

15-0018 Accept Donation of Permanent Right of Way and Permanent Easement from BC Foley, LLC - Councilman Blackwell questioned taking the property around the lake. There was a discussion regarding the MDA and the backup resolution shows that the Council adopted the MDA but they also adopted the "Restated and Amended MDA". Mike reported the intention is that Blue Collar will donate the road right of way for Pride Drive and easement for the stormwater drainage and bike paths, etc. and they will also provide the City with a footprint of the event center free of charge as well as the acreage for the lake and Blue Collar would lease it back to us at a \$1 per year and they will maintain it. This item remained on the Council meeting agenda.

15-0019 Resolution requesting all but minimum fees be waived for Liberty Churches renovation and expansion - This item remained on the Council meeting agenda.

15-0027 Request to transfer funds for equipment purchase - Leslie asked to transfer funds out of Capital Purchases to put it toward the brush cutter. They have a lot of trail maintenance that is difficult and they don't have any equipment in the City for such work. They will not purchase the roof over the storage area. This item remained on the Council meeting agenda.

15-0029 Shed Roof for Parks Department - Randy Kurtts reported he worked with Mark McKenzie on the lean-to for the laundry building. The existing building is 30'x112' and the trailers are 28' long. The lean-to will be as big as the existing building to give the maximum space to accommodate the trailers so they are out of the weather. The plans have been reviewed by Chuck Lay and MCS has given them a quote for the lean-to; he got a price for electrical work (lighting and receptacles) and estimated costs for material. The Parks Department rerouted the fence and they are doing the site work by grading it and adding rock with drip lines. Mike reported there was \$35,000 in the Capital Plan and this is \$42,477 a difference of \$7,477. The additional \$7,477 more than doubles the space anticipating they would have and it is worth it. Randy reported the structure will be 8x8' and pre-engineered trusses, with treated sleepers on them, and the metal roof is left over from the Farmers Market. It is a good use of material taken off that building at the Farmers Market. They will be skirting the sides by Rose Avenue. When asked if there would be a drainage problem Randy reported there is an existing drain inlet along Rose and another one 100' south of there on the property. They will shape it and crown it so the water will go both ways.

President Trawick reported that the Source of Funding was confusing and asked to modify the request form. He didn't scroll all the way down and he saw the total amount of \$42,477 without seeing the Capital Plan amount of \$35,000. He asked to show the budget for the anticipated cost and additional funds needed to cover the total cost. He took it as we were supplying the total of \$42,477. Mike reported we don't recognize the Capital Plan as a budgeted item because staff comes back to Council to approve the Capital Project. You actually see the anticipated capital plan amount. Sue reported that we can tweak the form. This item remained on the Council meeting agenda.

15-0031 Request to procure Jeep Patriot SUV 4WD from the State Bid List for

the Environmental Division - Leslie reported her assistant uses the truck and she uses her personal vehicle, that does not do well in the Park. They don't have a vehicle to transport visitors when they have people looking at grants, or looking at the grounds. The Jeep is a four-door, 4 Wheel Drive, and includes a towing package. The item is budgeted in the amount of \$25,000 and it came in under budget at \$22,010. This item remained on the Council meeting agenda.

15-0032 Amending the Pay Classification Plan - Converting one Patrol Officer Position to Code Enforcement Officer - Chief Wilson reported they took one patrol officer position and added the duties of code enforcement. This is a regular officer with additional duties for code enforcement. Some of the things they work with are very challenging, difficult and interesting. It has worked out so well that they would like to add another Code Enforcement Officer for the second shift so they are covered seven days a week. The other officer is a seasoned officer and finds it interesting. They collected over 50 raccoons in Councilman Blackwell's neighborhood. This item remained on the Council meeting agenda.

15-0034 Centennial Plaza Lamp Posts - Randy reported there was a need to add lamp posts around the edges of the side walks around the Centennial Plaza. There are spot lights in the tower and underneath the tower but nothing on the perimeter. The power will be brought in from three different places. Mike reported they will try to match the antique posts along the Rose Trail. Randy reported they were not able to order the same the lamp posts that are on the Rose Trail but they will be like the ones downtown and very similar. It is very hard to tell them apart but the new ones are LED lights. These will be the same ones that will be in the Dog Park and eventually as the others in the Park go out they will be replaced with the newer LED lamp posts. Chad Watkins has not looked at them but he is aware and approves putting the new posts in place. Councilman Ebert recommended Randy get Chad and the Centennial Committee's approval and bring it back to Council. Mike also reported the Beautification Board plans on doing Christmas Decorations at Centennial Plaza and the electrical outlets would also be an advantage to have on the posts. Randy had already spoken with Carolyn Hollis regarding this and he will get costs for the electrical outlet work. This item was carried over until the next meeting.

Railings at Centennial Plaza Clock Tower

Mike asked about the railing and if Sted McCullough had mentioned anything about it. The tower was designed with a plan having a railing going up the steps on two sides and they have not been installed yet. They are at the point to have them installed and the question came up as to whether or not they were needed. In terms of ADA there are ramps running north and south. Chief Wilson reported the railings could encourage skate boarding activity. Councilman Ebert reported an obstruction would need to be placed a certain distance apart to discourage skate boarders who look for a smooth long railing. President Trawick reported that if the steps are five high the City may not have a choice and the Codes need to be looked at to ensure we don't have any other problems with having a smooth surface. Mike reported they needed to have Sted look at it. Randy reported where the skate boarders damaged the caps they could put something there to prevent them from further damaging them. Mike reported they will have signs up saying there are cameras.

15-0037 EMI Request for five 30x80" banners for their "Chili for Charity" event

- This item remained on the Council meeting agenda.

15-0038 Consider suspending the Sports Commission Advisory Board until further notice - President Trawick reported he spoke with Don regarding a lot of conflicts with the Commission he asked to put into play. Everyone in the tournament organizations recognize the sports commissions as the ones dealing with coordinating events. However, he is busy with his prep work first and then when things settle down he can bring it back as the sports commissions are used as a marketing tool. This remained on the Council meeting agenda.

Mayor's Comments

The Mayor had no comments to make at this time.

Visitor's Comments

There were no visitor comments.

Adjourn

Hearing no further comments the meeting adjourned at 5:04 p.m.