

Town of Perdido Beach
Council Meeting Minutes
Town Hall – 9212 County Road 97
June 15, 2017 – 6:30pm

The Town Council of the Town of Perdido Beach met in regular session on June 15, 2017 at 6:30 pm at the Town Hall with Mayor Kae Hamilton presiding. Mayor Hamilton called the Meeting to order at 6:30 pm.

Members Present: Council Members: Mayor Kae Hamilton, Councilman Gary Kiefer, Councilman Steve Love, Councilman Thomas Bloxham, Councilman Andrew Stewart and Councilman Oliver Guilford.

Members Absent: No members were absent

Others Present: Marcus McDowell-Town Attorney, Lynn Thompson-Town Clerk and Members of the Town.

Invocation: Councilman Guilford

Pledge of Allegiance: Councilman Guilford

Public Comments: Mr. Robert Palmer-Town Resident passed out a list of questions that he asked the Council to answer. Council agreed that they could not answer the questions on the spur of the moment, but they would read them and be more prepared to answer them at a later time. (Copy of questions is on file).

ITEM: Minutes: May 11, Workshop and May 18, 2017 Council Meeting Minutes

There was a motion by Councilman Love, seconded by Councilman Bloxham to approve the minutes as presented

No Discussion: All voted in favor to approve the minutes.

ITEM: Financials: May Financial Report

Motion by Councilman Bloxham, second by Councilman Guilford to approve the financial report.

No Discussion:

Roll Call Vote:

“YES”

“ABSTAIN”

“NO”

Councilman Kiefer
Councilman Love
Councilman Bloxham
Councilman Stewart
Councilman Guilford
Mayor Hamilton

All in favor, motion carried to approve the financial report.

Guest Speaker(s): None

Presentation(s): None

Ordinance(s): None

Motions/Requests from Council:

ITEM: Consider a "One Way" Town Facebook Page

Motion by Councilman Love, second by Mayor Hamilton authorizing Councilman Bloxham to establish and maintain a "one way" facebook page for the Town to be used as another communication tool to help better disseminate information to the citizenry.

All in favor, motion carried unanimously.

ITEM: Council Members requests: "Add" to the next Workshop Agenda:

1. Discuss Parking Ordinance
2. Discuss Code Enforcement Officer

Committee Reports/Recommendations:

(Reports are given in Workshop – any recommendations for the Town Council will be added to the Council Meeting Agenda for consideration by the Council and discussed at that time)

Ad Hoc-Alabama Bicentennial Celebration Committee

Beautification:

Budget and Finance: (Written Report Attached)

Buildings and Grounds:

Communication:

Public Safety:

Public Works:

There were no committee recommendations submitted for Council approval.

Council/Legal/Staff Comments:

Councilman Love read aloud comments regarding the proposed boat ramp.

(Written Comments Attached)

Public Comments:

There were no public comments to be added for discussion and/or consideration on the next Council Agenda.

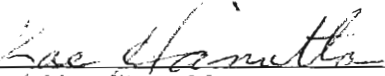
Other Business:

ITEM: Fire Department Lease

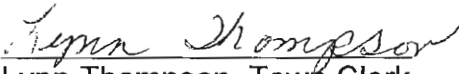
Mayor Hamilton will attend the Board meeting of the Volunteer Fire Dept. on June 27, 2017 and ask the Board Members if they are willing to enter into a lease agreement with the Town, to lease all or part of Block 34-Park property, the current location of the Volunteer Fire Dept.

Adjourn:

Being no further business there was a motion by Councilman Stewart, second by Councilman Bloxham to adjourn. The meeting ended at 6:43 pm.


Kae Hamilton, Mayor

ATTEST:


Lynn Thompson, Town Clerk

Questions :

Presented to Council at June 15, 17 Council Mtg

Robert Palmer

BP Funds for boat launch:

1. Was the Ad Hoc committee created in 2012 to search for property to purchase for a public boat launch, using the funds provided by BP ?
2. Can the Town of Perdido Beach only use those funds for the purchase of land and the construction of a public boat launch ?
3. Why did the former mayor comment in a special council meeting dated October 29, 2013, that the BP money will be used for paving when the funds are released ?
4. Why did the town attorney send a letter to Brian Prescott of the Alabama Emergency Management Agency (AEMA) asking for a portion of the re-allocation funds be used to pay himself for the title work he performed related to Block 34 Park Property, which is the location of the Fire Department and has nothing to do with a public boat launch ? See Council Meeting minutes dated February 11, 2014.
5. Why did the town attempt to purchase property that was not for public use, using BP money ? The property in question is the 50' wide lot north of the Resmondo business. The council meeting minutes dated March 10, 2015 states that the property would be developed with a pier, boathouse, lift, and storage facility only for the use of the Fire Department and that parking would be for emergency vehicles only.

Property and Zoning issues :

1. How did the town purchase property without a completed grass bed study from Wetland Resources ? The town was billed for services, but has not been able to provide the actual report. We were told by the mayor that there were mistakes made on the report and corrections were being made. We were also told that we would be contacted by the mayor as soon as she had the report in hand. That

Questions :

was on May 18, 2017 and we still have not received a call from the mayor. See Resolution 2017-01

2. The property that the town purchased does not meet the standards of OR (outdoor recreation) Zoning as outlined in the Town of Perdido Beach Zoning Ordinances. The minimum lot size is supposed to be 3.0 acres and the request for rezoning is for 2.62 acres. Has a variance been filed to bypass the standards ?
3. Zoning ordinance states that in order to file a variance you must provide detailed drawings and plans. Does the town have detailed plans for the public boat launch, park and parking places ?
4. Who has the town contacted for the design and construction of the proposed boat launch and pier ?

Street issues:

1. Does the Town of Perdido Beach have funds available to widen State Street from the proposed public boat launch to CR97?
2. State Street from CR97 is the most direct way to the proposed public boat launch and would affect the fewest number of town citizens, right?
3. What roads do you intend the truck, trailer and boat traffic to travel on? Is that in the best interest of the town ? State Street has only (1) turn involved in travelling to the boat launch. All other routes have at least (3) turns.
4. As per the 2030 Master Plan (pg 43), approved and adopted by the Town of Perdido Beach, how are you going to construct a pedestrian/biking path on CR97, Riggs Street, Tuscaloosa Drive, and Baldwin Street-and make it safe with trucks,boats and trailers that are wider than most of the street lanes in town ?

Questions :

Safety and Security:

1. What law enforcement agency is responsible for policing The Town of Perdido Beach ?
2. How much are we paying for their services?

BUDGET AND FINANCE COMMITTEE: No Report

PUBLIC WORKS: No Report

PUBLIC SAFETY COMMITTEE: No meeting was held due to lack of a quorum

FIRE CHIEF'S REPORT: No Report

SOUTH BALDWIN CHAMBER OF COMMERCE REPORT No Report

ITEM: COUNCIL, STAFF AND LEGAL COMMENTS:

Council Comments:


Legal Comments: Mayor Parker reported that the Town has received from the Volunteer Fire Department a copy of the survey done on Block 34 Park Property.


Staff Comments: Attorney McDowell reported that he had sent a letter to Brian Prescott- Alabama Emergency Management Agency (AEMA) asking for a portion of the re-allocation be used funds to pay Mr. McDowell-Town Attorney for the title work incurred related to Block 34 Park Property.

ITEM: OTHER BUSINESS: None

ADJOURN: Being no further business there was a motion by Council Member Condon seconded by Council Member Leslie to adjourn. All in favor. The meeting adjourned at 7:50 PM.

ATTEST:


Patsy W. Parker, Mayor


Lynn Thompson, Town Clerk

Presentations: Council Member Sean Hickey

ITEM: AD HOC COMMITTEE RECOMMENDATION TO THE COUNCIL

Council Member Hickey presented the following recommendation on behalf of the Ad Hoc Property Search Committee.

AD HOC COMMITTEE RECOMMENDATION TO THE COUNCIL – March 10, 2015
Presentation by Councilman Sean Hickey

The Ad Hoc Property Search Committee recommends to the Town of Perdido Beach Council the purchase of the property located at the South East corner of Magnolia and Escambia Avenues. The purchase of this property includes a boat slip lot on the North side of Magnolia with water access on Palmetto Creek. The intended usage of these two plots of land is as below. Improvements are to be funded from the BP money.

1. The main property is to be developed as a beach access park for the citizens of Perdido Beach with the Bay Avenue portions restored with dredged sand. The 100' wide lot is to be developed as a park. The 60' wide right of way will be designated as a foot path to the beach. Subject to design review and approval, it is envisioned that with a total width of 160 on the road vehicular access to the beach would be restricted beyond 30' in from the property line on the Escambia right of way. A restricted number of parking places will be delineated such that cars must park with license plates facing Magnolia.
2. The Palmetto Creek frontage property is to be developed with a pier, a boathouse with a lift to accommodate the PBVFD rescue boat and a storage facility for PBVFD marine emergency equipment. The property is to then be leased on a fee simple lease to the PBVFD for a nominal amount. The intention of this is to provide fast and easy access to the water ways for, among other activities, marine emergency response, search and rescue, oil spill response staging, and an environmental station. Subject to design review and approval, the 50' wide lot would have restricted face in parking for emergency vehicles only.

The committee recommends that any offer made upon the properties would be contingent on environmental and regulatory approval of the improvements in item #2 above.

Further, the committee recommends that the Town of Perdido Beach initiate a declaratory judgment action to settle the status of the Yupon Street boat launch. In the event that it is determined by the courts that there are no options at Yupon Street, it is recommended that putting a minimal boat launch facility on Soldier Creek end of State St. be investigated.

The following are the legal descriptions of the referenced properties:

Magnolia at Escambia
 PIN 15992
 PID 05-63-04-18-0-003-040.000
 Name TAUBE, STACEY ANNE (1/4 INT) ETAL
 TENNIM
 Address1 1817 EAST MAXWELL ST
 Address2

THE TOWN OF PERDIDO BEACH

REQUEST FOR ACCESS TO PUBLIC RECORDS

1. I REQUEST TO REVIEW THE FOLLOWING PUBLIC RECORD(S) OF THE TOWN OF PERDIDO BEACH:

MNI appraisal, Phase 1 Environmental Impact Study, Coast Bed Study, Title, title insurance, Survey of purchased lots. Copy of Engineer Report Also costs of these studies and appraisals

2. THE REASON I DESIRE TO REVIEW THESE RECORDS IS:

Information on property for proposed boat launch on State Street.

DATE May 8, 2017 SIGNED Stephanie Binger Palmer

This space is for official use:

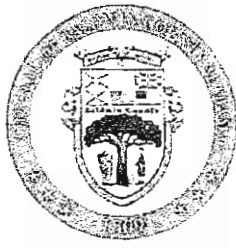
Request Approved

Copies at \$1.00 per page

Request Denied

Reason Denied

Date



BALDWIN COUNTY COMMISSION
PLANNING AND ZONING DEPARTMENT

FOR THE TOWN OF PERDIDO BEACH

TOWN OF PERDIDO BEACH PLANNING & ZONING COMMISSION

NOTICE OF ACTION TAKEN

MEETING DATE: June 7, 2017
CASE NO.: PBZ-17001
PARCEL IDENTIFICATION NO.: 05-63-04-18-0-001-001.000
LOCATION: Southeast corner of Tuscaloosa Drive and State Street
Perdido Beach, AL. 36530
APPLICANT: Mayor Kae Hamilton on behalf of Town of Perdido Beach
9212 County Road 97
Perdido Beach, AL 36530
OWNER: Town of Perdido Beach
REQUEST: Rezone 2.6 ± acres from R-1, Single Family District to OR,
Outdoor Recreation District
ACTION TAKEN: Recommend Approval

Linda Lee, Planner

June 9, 2017

Perdido Beach Town Council Meeting Comments

6/15/2017

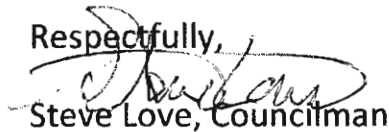
I would like to make comments concerning the boat ramp to be considered at our next workshop, but first I would like to read a quote which I think applies here. "We see the world not as it is, but as we are". We have citizens that see this project as a much needed amenity for our town, and we have citizens that see this project as creating a public nuisance. If we do not resolve these two positions we will not succeed in completing this project anywhere in town.

Even though this project has been discussed publically for the past 5 years it has only now become a public interest. With that in mind, I feel we should discuss the project and our direction forward at the next workshop prior to discussing the rezoning issue.

As I see it we have three options at this point. The first continue the project as planned trying to mitigate the concerns of the public. This, we are told, will initiate a lawsuit too costly for the town, stop all creative conversation, and result in one group having their way much like Yupon Street. Second, we could make this a park with a pier and convince the county to give us Yupon street and repair it resulting in a lawsuit there. Third we could try to sell the property and recover our cost to date and look for another parcel.

There will always be someone against anything the town does, but we need to find a solution that brings the town together in a common goal not divide it further.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Love", written over the printed name below.

Steve Love, Councilman

Budget and Finance Meeting Report
Town Council Meeting
June 15, 2017

- Committee is continuing to review the various financial reports to ensure expenditures are in line with the budget.
 - Expenditures and income are where they should be at this time, but again the \$11,524 shortfall from the Storm Water Management Grant will affect our overall budget at end of the year.
 - It is suggested that expenses be only for budgeted items and necessary maintenance as we still have the expense of paving Escambia Ave. The repurpose of the storage building, and the boat ramp are BP money independent of our operating funds.
 - We will begin working on the 2018 Budget in July

Respectfully Submitted,

Steve Love

Town of Perdido Beach Checking and Deposit Detail As of May 31, 2017

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
ASSETS								248,872.54
Current Assets								215,872.54
Checking/Savings								215,872.54
1000 · Capital Improvement Fund								0.00
Total 1000 · Capital Improvement Fund								0.00
1200 · General Fund - Centennial								215,872.54
Deposit	05/01/2017			Deposit	X	-SPLIT-	151.00	216,023.54
Paycheck	05/05/2017	2722	Lynn Thompson		X	-SPLIT-	-456.49	215,567.05
Check	05/10/2017	2723	Centurylink		X	5060 · Telepho...	-262.68	215,304.37
Check	05/10/2017	2724	1 Man & A Tractor	April Lawn Mtc	X	5340 · BUILDI...	-115.00	215,189.37
Check	05/10/2017	2725	Enveloc, Inc.	April off site b...	X	5040 · Comput...	-19.90	215,169.47
Check	05/10/2017	2726	Riviera Utilities	Storage Bldg	X	5045 · Electric ...	-22.02	215,147.45
Check	05/10/2017	2727	Riviera Utilities	Town Hall	X	5045 · Electric ...	-87.00	215,060.45
Deposit	05/10/2017			Deposit	X	-SPLIT-	49.76	215,110.21
Paycheck	05/12/2017	2729	Lynn Thompson		X	-SPLIT-	-456.49	214,653.72
Check	05/12/2017	2728	Marcus McDowell-T...	MAY Retainer	X	5005 · Attorne...	-1,000.00	213,653.72
Deposit	05/15/2017			Deposit	X	-SPLIT-	525.00	214,178.72
Deposit	05/15/2017			Deposit	X	5602 · Stormw...	8,496.80	222,675.52
Paycheck	05/19/2017	2730	Lynn Thompson		X	-SPLIT-	-456.49	222,219.03
Check	05/22/2017	2731	Pam Douglas	4x4x6 concret...	X	5320 · BEAUTI...	-255.00	221,964.03
Deposit	05/24/2017			Deposit	X	4520 · Sales T...	109.74	222,073.77
Deposit	05/24/2017			Deposit	X	4750 · Ad valor...	103.21	222,176.98
Deposit	05/24/2017			Deposit	X	4510 · Vehicle ...	919.43	223,096.41
Deposit	05/24/2017			Deposit	X	-SPLIT-	81.00	223,177.41
Deposit	05/24/2017			Deposit	X	4900 · FRANCO...	900.36	224,077.77
Paycheck	05/25/2017	2734	Lynn Thompson		X	-SPLIT-	-456.49	223,621.28
Check	05/25/2017	2732	Baldwin County Soli...		X	5046 · Trash ...	-63.00	223,558.28
Check	05/25/2017	2733	Office Depot		X	5020 · Offices ...	-33.74	223,524.54
Deposit	05/26/2017			Deposit	X	4520 · Sales T...	626.11	224,150.65
Check	05/30/2017	2735	Lowe's	Keys for trash...	X	5095 · Misc.	-6.53	224,144.12
Deposit	05/31/2017			Interest	X	4200 · Interest ...	18.63	224,162.75
Total 1200 · General Fund - Centennial							8,290.21	224,162.75
Total Checking/Savings							8,290.21	224,162.75
Accounts Receivable								0.00
11000 · Accounts Receivable								0.00
Total 11000 · Accounts Receivable								0.00
Total Accounts Receivable								0.00
Other Current Assets								0.00
12000 · Undeposited Funds								0.00
Total 12000 · Undeposited Funds								0.00
12100 · Inventory Asset								0.00
Total 12100 · Inventory Asset								0.00

2:02 PM

06/07/17

Special Revenue Reconciliation Detail

1200 - 4 & 5 Cent Gas Tax, Period Ending 05/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						11,119.42
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/10/2017			X	124.68	124.68
Deposit	05/31/2017			X	0.95	125.63
Total Deposits and Credits					125.63	125.63
Total Cleared Transactions					125.63	125.63
Cleared Balance					125.63	11,245.05
Register Balance as of 05/31/2017					125.63	11,245.05
Ending Balance					125.63	11,245.05

2:07 PM

06/07/17

**Special Revenue
Reconciliation Detail**
1300 - 7 Cent Gas Tax, Period Ending 05/31/2017

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						12,110.61
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/10/2017			X	143.72	143.72
Deposit	05/31/2017			X	1.04	144.76
Total Deposits and Credits					144.76	144.76
Total Cleared Transactions					144.76	144.76
Cleared Balance					144.76	12,255.37
Register Balance as of 05/31/2017					144.76	12,255.37
Ending Balance					144.76	12,255.37

1:58 PM

06/07/17

Town of Perdido Beach-Capital Improvement Fund
Reconciliation Detail
Capital Improvement -Centennial, Period Ending 05/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						48,330.69
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2017			X	4.10	4.10
Total Deposits and Credits					4.10	4.10
Total Cleared Transactions					4.10	4.10
Cleared Balance					4.10	48,334.79
Register Balance as of 05/31/2017					4.10	48,334.79
Ending Balance					<u>4.10</u>	<u>48,334.79</u>

Town of Perdido Beach Oil Acct
Reconciliation Detail
Centennial Bank-SPECIAL ACCOUNT, Period Ending 05/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						8,896.67
Cleared Transactions						
Checks and Payments - 2 items						
Check	04/27/2017	1139	Wetland Resources	X	-750.00	-750.00
Check	05/25/2017	1140	J E Hamlin, LLC	X	-300.00	-1,050.00
Total Checks and Payments					-1,050.00	-1,050.00
Deposits and Credits - 1 item						
Deposit	05/31/2017			X	0.35	0.35
Total Deposits and Credits					0.35	0.35
Total Cleared Transactions					-1,049.65	-1,049.65
Cleared Balance					-1,049.65	7,847.02
Uncleared Transactions						
Checks and Payments - 1 item						
Check	05/25/2017	1141	Mako Forestry Mowi...		-2,000.00	-2,000.00
Total Checks and Payments					-2,000.00	-2,000.00
Total Uncleared Transactions					-2,000.00	-2,000.00
Register Balance as of 05/31/2017					-3,049.65	5,847.02
Ending Balance					-3,049.65	5,847.02

2:36 PM

06/07/17

Town of Perdido Beach Money Market
Reconciliation Detail
Centennial Bank, Period Ending 05/31/2017

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						355,276.48
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2017			X	45.26	45.26
Total Deposits and Credits					45.26	45.26
Total Cleared Transactions					45.26	45.26
Cleared Balance					45.26	355,321.74
Register Balance as of 05/31/2017					45.26	355,321.74
Ending Balance					45.26	355,321.74