

Town of Perdido Beach  
Council Workshop Meeting @ Town Hall – 9212 County Road 97  
March 10, 2015 – 4:30pm

The Town Council of the Town of Perdido Beach met in Work Session on Tuesday, March 10, 2014 at 4:30 pm at the Town Hall with Mayor Patsy Parker presiding. Mayor Parker called the Meeting to order at 4:35 pm.

**Members Present:** Council Members: Gary Fishbein, Sean Hickey, Priscilla Condon Ellen Leslie and Mayor Patsy Parker.

**Members Absent:** Council Member Andy Holk

**Others Present:**

Mr. Ken Wright, Chief-Perdido Beach Volunteer Fire Dept. (PBVFD); Mrs. Kae Hamilton, Assistant Chief-(PBVFD); Mr. Kory Marcinkowski, Mr. Frank Hunter and Mr. Tommy Resmondo-Volunteer Fire Fighters- (PBVFD); Mr. Marcus McDowell, Town Attorney; Mrs. Lynn Thompson, Town Clerk and Members of the Town.

**Public Comments:**

- Mr. Bob Gross-Town Resident read aloud a statement. (Statement Attached)
- Mayor Parker addressed the public and commented on Mr. Gross's comments concerning the raising of property taxes. She stated that she has never suggested or requested that property taxes be raised beyond their present leverage.
- Mrs. Karen Gross-Town Resident spoke related to Community boat launch facility.

**Guest Speakers:**

Council Member Hickey gave a brief overview of the Ad hoc Committee's recommendation to purchase property located at the South East corner of Magnolia and Escambia Avenues. The purchase of this property includes a boat house lot on the North side of Magnolia St with water access on Palmetto Creek. (Full recommendation will be given at the Council Meeting immediately following Workshop.)

Chief Wright answered Council Members' questions regarding the availability of boat launch facilities in the Town and response times from each available area.

**THE COUNCIL DISCUSSED GENERAL BUSINESS THAT INCLUDED:**

1. **Minutes:** February 10, 2015 Council Workshop Minutes and Council Meeting Minutes and March 2, 2015 Special Council Meeting Minutes.
2. **Financials:** February 2015 Financial Report
3. **Ordinances:** Discuss Ordinance 2015-\_\_\_\_\_ Town of Perdido Beach/VFD Emergency Operating Plan
4. **Resolutions:**
  - Discuss Resolution 2015-\_\_\_\_\_ Donating Town's Pontoon Boat to VFD
  - Discuss Resolution 2015-\_\_\_\_\_ Declaring Town Truck Surplus Property
5. **Motions/Request from Council:**
6. **Committee Reports/Recommendations:**

- Ad Hoc – Property Search – Mayor Patsy Parker, Chair, Recommendation to Purchase Property – Presentation by Councilman Sean Hickey at Council Meeting
- Beautification – Councilwoman Ellen Leslie, Chair
- Budget and Finance
- Buildings and Grounds – Councilwoman Priscilla Condon, Chair
- Communication – Chairman Steve Foster –Read aloud the Communication Committee Recommendation – “Coffee with Your Town Representative” (Committee Recommendation Attached)
- Public Safety – Councilwoman Ellen Leslie, Chair – Recommendation – Adopt Emergency Operating Plan
- Public Works – Councilman Sean Hickey, Chair – Read aloud Recommendations
  1. Impact Fee on New Construction
  2. Path Forward to Secure Funds for the Re-surface of Co. Rd.97-Escambia Ave
- Chamber of Commerce – Councilman Andy Holk, Town Representative

**7. Council/Legal/Staff Comments:**

- Mayor’s Report on Response and Recovery  
Will report in Council Meeting

**8. Other Business:**

- Request for Bids – Disaster Debris Collection Contract  
Carried over to Council Meeting for further discussion
- Reviewed List of Recommendations from Master Plan and Report  
Progress to Planning Commission  
Survey on Water Accesses (*Carried over to the April Council Meeting*)
- Filing With Circuit Court Request for Declaratory Judgment on Yupon Street (*Carried over to the April Council Meeting*)  
Committee Appointments

**9. Public Comments:**

- Mr. Tom Bloxham, read aloud a recommendation from Steve Love in support of the Ad hoc Committee’s recommendation to purchase the property at the end of Escambia Avenue. (Letter Attached)
- Also Mr. Tom Bloxham-Town Resident; Fire Chief Ken Wright-declared that he was speaking as a resident, Mrs. Marilyn Laird and Council Member Ellen Leslie, also requesting to speak as a “member of the public” commented on the Ad Hoc Committee recommendation to purchase the property located at the South East corner of Magnolia and Escambia Avenues and the parcel including a boathouse lot on the North side of Magnolia Street with water access on Palmetto Creek.

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 6:07pm.

ATTEST:

Patsy W. Parker  
Patsy W. Parker, Mayor

Lynn Thompson  
Lynn Thompson, Town Clerk



We believe that the citizens of Perdido Beach deserve to have a functional boat launch and a place to access the beach.

That said, we adamantly oppose creating those entities and other open rights of way (ROW) with access by the general public rather than for the residents of Perdido Beach.

Keeping in mind that the mayor has already mentioned the possibility that property taxes be increased one mill to the maximum allowable, the issues around opening general public access continue to be the costs borne by the citizens of Perdido Beach for the enjoyment (or desecration) by the general public. i.e.: insurance costs, enforcement costs, litigation costs, maintenance costs, infrastructure costs, development costs, loss of privacy costs and environmental costs to name a few; all to be borne by citizens of Perdido Beach. Please consider that in the future, as the economy continues to grow, we will be back where we were when the community decided to incorporate as a means of maintaining community privacy and to protect the community from incursion from the 'outside' (the general public!), from development and from changes to the values, and sense of community we held at the time of incorporation. It appears to be accepted wisdom that sooner or later, a bridge will connect CR 95 with Orange Beach and, as a consequence, development will boom on this side of the canal. It was this potential development and the consequent effects on this community that motivated the citizens to approve incorporation. Currently, at a minimum, we have two and possibly three or more pending residential developments only a stone's throw away. They are 1. Pines of Perdido, 2. the property at the northwest corner of Leiterman and CR 97 and 3. the development on the north side of Leiterman on the headwaters of Palmetto Creek. The developer of Pines of Perdido was also negotiating for a fourth parcel equal in size to Pines of Perdido immediately to the west.

It fell through as the real estate market came crumbling down but looms again as the economy improves. Three of these developments alone may contain as many as 150 or more lots with homes. Pines of Perdido, in their incentives to buy sales material, has already advertised 'Public Water Access less than two miles away!' Will all these developments be using such 'advantages to buyers' as selling points while not participating in the costs involved and not caring about the privacy and community ambiance that we have here-to-fore enjoyed? This development could potentially subject all these town ROW openings and the "Public Beach" which are advocated by some to the use by a number of individuals that would be roughly be double the current population of Perdido Beach. I fail to see how this is an advantage to anyone in Perdido Beach. Has the town has done their due diligence investigation regarding the issues and costs that are inherent with such accesses here or elsewhere in the county? Why can it not be seen that municipalities such as Fairhope may experience a net gain in municipal revenue from the general public that is attracted to public spaces? It is this General Public that spends money to support the many local businesses, thus supporting the town. No such thing will exist here. In Perdido Beach, the net flow of money will be out, not in; and it will be to the benefit of those not living in the town. The damage done now to the community by implementation of opening up to the general public will be felt in the long term, will be left for someone else to deal with and will not be able to be repaired.

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For the benefit of all citizens of Perdido Beach, we need to be diligent, persistent, creative and financially responsible in accommodating and providing for the needs of community members, not for the general public.

Submitted in the best interests of the citizens of Perdido Beach  
R. H. Gross



*March 10, 2015*

The Public Works Committee makes the following recommendations to the Town of Perdido Beach Council:

1. An impact fee should be established dedicated to Public Works on each new build home in the Town of Perdido Beach. The funds generated are needed to repair damages to the roadways by heavy trucks used in new build projects.
2. In as much as Baldwin County is considering repaving Hwy. 97 in FY 2015 / 2016, it is potentially cost effective to add repaving of the portions under town maintenance to the county project. The portion under town maintenance is approximately 1.2 statute miles. A rough estimate for repaving is \$100k per mile. We recommend that the finance committee be directed to develop a plan for how this will be financed in anticipation of this expenditure.

**From: Communications Committee**  
**To: Perdido Beach Town Council**

Proposal/Recommendation to the Perdido Beach Town Council  
Presented: 03/10/15, Council Workshop

**"Coffee with Your Representative"**

In the spirit of two-way communication we, the Mayor and Council Members will be available for a minimum of two consecutive hours, during the day or evening, once every month to meet with citizens who wish to share concerns and ideas or to drop in for a visit.

Example: A Council Member would volunteer to be available March 25<sup>th</sup>

1:00pm-3:00pm or 4:00pm-6:00pm or whatever might work for the Councilmember.

Notice to be posted on the **Town Sign, Website and Town Hall.**

"Stop in on 3/25 from 1 to 3 for coffee with Councilmember \_\_\_\_\_".

Each elected official would be scheduled only once during a six month period.

The Elected Official would be available for Town Citizens who might want to talk about "Town Stuff".

The committee feels that this idea would help the citizens and elected officials have a more personal understanding of concerns and suggestions for our community.

Your consideration of this recommendation would be appreciated.

/r Steve Foster

Chair, Communications Committee