

Town of Perdido Beach- Planning Commission
April 6, 2016-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on April 6, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

Members Present: Commissioners: Chairman Jim Brewer, Mr. Tom Bloxham, Mayor Patsy Parker, Mr. Steve Love, Mr. Gary Kiefer, Mr. John Dobbs, Mr. Jerry Reagan and Mrs. Lynn Thompson-Secretary.

Members Absent: Council Member Priscilla Condon.

Others Present: Mrs. Diane Burnett-SARPC and Members of the Town.

Invocation: Mayor Patsy Parker

Pledge of Allegiance: Mr. Tom Bloxham

Hearing of Applications: None

ITEM: Read and approve the March 2, 2016 Regular Meeting Minutes.

Motion by Mr. Dobbs, seconded by Mr. Bloxham to approve the March 2, 2016 Minutes.

Discussion:

"YES"

Roll Call:

"ABSTAIN"

"NO"

Mr. Bloxham
Chairman Brewer
Mayor Parker
Mr. Love
Mr. Kiefer
Mr. Dobbs
Mr. Reagan
Mrs. Thompson

All in favor-motion carried to approve the minutes with corrections.

Public Comments: None

Guest Speakers: None

Officer's Reports:

Mayor's Report: (Written Report Attached)

Chairman's Comments: No Report

(SARPC) Representative Report: No Report

Unfinished Business:

New Business:

ITEM: Reallocation of Deep Water Horizon Mitigation Funds:

Application and process for discussion and review

- Documents Attached:
 - Application has been to the Governor Bentley's office for approval

- Code Section 11-52-11 Code of Alabama 1975

Proposed construction of streets, public buildings, utilities, etc., to be submitted for approval of commission after adoption of master plan; overruling commission.

Discussion of the Review process included:

- Governor's approval of the grant application
- Town Council accepts award of funds
- Town creates a site plan
- Town submits the site plan to Baldwin County for review per our non-residential process.
- Planning Commission will review

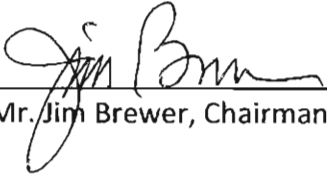
Announcements:

- Next Regular Planning Commission Meeting May 4, 2016-6:30 pm.


Adjournment:

Being no further business there was a motion by Mr. Dobbs, seconded by Chairman Brewer to adjourn.
The meeting ended at 7:04 pm.

ATTEST:



Mr. Jim Brewer, Chairman



Mrs. Lynn Thompson, Secretary

The Code of Alabama 1975

Title 1

GENERAL PROVISIONS.

Title 2

AGRICULTURE.

Title 3

ANIMALS.

Title 4

AVIATION.

Title 5 BANKS

AND FINANCIAL INSTITUTIONS.

Title 6 CIVIL

PRACTICE.

Article 35

Title 7

COMMERCIAL CODE.

Title 8

COMMERCIAL LAW AND CONSUMER PROTECTION.

Title 9

CONSERVATION AND NATURAL

Section 11-52-11

Proposed construction of streets, public buildings, utilities, etc., to be submitted for approval of commission after adoption of master plan; overruling of commission.

Whenever the commission shall have adopted the master plan of the municipality or of one or more major sections or districts thereof, no street, square, park, or other public way, ground or open space or public building or structure or public utility, whether publicly or privately owned, shall be constructed or authorized in the municipality or in such planned section and district until the location, character, and extent thereof shall have been submitted to and approved by the commission; provided, that in case of disapproval the commission shall communicate its reasons to the council, which shall have the power to overrule such disapproval by a recorded vote of not less than two thirds of its entire membership; provided further, that if the public way, ground, space, building, structure, or utility is one the authorization or financing of which does not, under the law or charter provisions governing same, fall within the province of the municipal council, then the submission by the planning commission shall be to the board, commission, or body having such jurisdiction and the planning commission's disapproval may be overruled by said board, commission, or body by a vote of not less than two thirds of its membership.

The failure of the commission to act within 60 days from and after the date of official submission to the commission shall be deemed approval.

(Acts 1935, No. 534, p. 1126; Code 1940, T. 37, §794.)



Copy

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9212 County Road 97
Perdido Beach, AL 36530
251.962.2201 www.townofperdidobeach.org

Attorney Franklin Johnson
State Capital
600 Dexter Avenue, Suite NB-05
Montgomery, AL 36130

December 8, 2015

Dear Attorney Johnson:

Thank you for receiving our request for reallocation of funds remaining from the Deep Water Horizon Mitigation.

The Town of Perdido Beach is a waterfront town of 581 residents (2010 census), is located in south Baldwin County on Perdido Bay and was impacted by the Deep Water Horizon Incident. In 2010, when the Deep Water Horizon Incident occurred, the Town had been incorporated less than one year and town officials had been in office for eight months. The Town received no revenue the first year of incorporation and was operating on a \$50,000 line of credit at the time of the Deep Water Horizon Incident. The Town was excluded from the Area Contingency Plan so no assistance was forthcoming from any source until BP gave the State of Alabama \$25,000,000 to be distributed to the various governmental agencies, as needed.

Fortunately, the Town of Perdido Beach was granted sufficient funds by the State of Alabama for mitigation of the oil spill. The Town Council was very wise with the spending of the funds and when the oil well was capped in late July, 2010, there remained funds in the Town's bank account. As of November 30, 2015 the total remaining funds are \$916,629.36. Of that amount \$679,540.00 is reallocated for projects not yet completed. There remains uncommitted \$237,089.36.

A reallocation project already completed is a 40' by 60' storage building, built to house oil spill equipment (anchors, solar buoys, absorbent boom and containment boom). In order to expedite turnover of the equipment during its shelf life, the Town Council has declared the equipment surplus and approved it for sale on govdeals.com. Upon sale of the equipment the storage building will be available for repurpose.

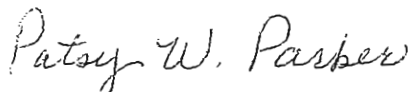
The present Town Hall is a remodeled house, approximately 1500 square feet. The council meeting room is approximately 500 square feet. The Town's citizens are actively involved in town proceedings so meetings are well attended. Needless to say, the meeting room often is very crowded. It would be a tremendous asset to the Town

and its citizens if the storage building were repurposed to be used as a community/town meeting facility. We propose adding a loft floor for storage with the lower level reserved for a meeting area, bathrooms and kitchen. Because the building presently is unfinished on the inside, the project will include finishing the inside and adding air conditioning and heating, a parking area adjacent to the building and an appropriate entrance. The uncommitted funds remaining from the Deep Water Horizon Mitigation are sufficient to finance the facility as described.

If this project is determined to be eligible for reallocation we will solicit proposals for design and cost and will submit a full application with explanation and budget to convert the storage building to a community/town meeting facility.

Please feel free to contact me if you have questions.

Very Sincerely,

A handwritten signature in cursive script that reads "Patsy W. Parker".

Patsy W. Parker, Mayor

DEEPWATER HORIZON INCIDENT GRANT APPLICATION

REALLOCATION PROJECT APPLICATION

The Applicant was previously awarded grant funds with respect to the Deepwater Horizon Incident. The Applicant has grant funds that have not been liquidated pursuant to the original project application and grant agreement. The Applicant desires to reallocate the remaining grant funds to the projects described in this reallocation project application. The Applicant understands that these funds are to be used to pay or otherwise cover costs related to the Deepwater Horizon Incident including any project management costs associated therewith.

Applicant: **Town of Perdido Beach**

Project Location: **9212 County Road 97, Perdido Beach, Baldwin, Alabama**

(Street, city, county, and state)

Project Title (descriptive): **Storage Building Repurpose to Community/Town Meeting Facility**

Estimated Project Cost (total) **\$237,089.00**

A. Applicant Information

1. **Applicant (Organization):** **Town of Perdido Beach**
2. **County / City** **Baldwin County, Town of Perdido Beach**

3. **Point of Contact**

Mrs. First Name **Patsy** Last Name **Parker**

Title **Mayor**

Street Address **9212 County Road 97**

City **Perdido Beach** State **Alabama** Zip Code **36530**

Telephone (251) 962-2201 Fax (251) 962-2206

Email Address mayor@townofperdidobeach.org

I. Project Description

A. Project Description

Describe, in detail, the proposed project. Describe the measure to be taken and a cost estimate associated with each measure.

A reallocation project already completed is a 40' by 60' storage building, built with funds used to pay or otherwise cover costs related to the Deepwater Horizon Incident. The storage building was built to house oil spill equipment that remained after the damaged oil well was capped. In order to expedite turnover of the equipment during its shelf life, the Town Council declared the equipment surplus and approved it for sale on govdeals.com. Upon sale of the equipment the storage building will be available for repurpose.

Funds remaining to the Town not yet reallocated are \$237,089.00. This project will make use of those funds by the repurpose of the storage building to a community/town meeting facility, which will be a valuable asset to the Town and its citizens for many generations to come. The present Town Hall is a remodeled house, approximately 1500 square feet. It will continue in use as office space for the Mayor and Town Clerk, law enforcement and small meeting room. The repurposed storage building will be used for Town meetings as well as community meetings and events.

The 40' by 60' metal building will be renovated to provide (1) a meeting room with above ceiling storage (2) handicapped bathrooms and a break room (3) a document storage room (4) an addition to the east side of the building (5) a carport on the north side (6) a backup generator and (7) site work.

The meeting room will be finished, including walls, flooring, ceiling, cabinetry, doors, HVAC, additional electrical, audio/visual and a pallet lift to transport material from the ground floor to the meeting room ceiling deck. The document storage room will have a two hour fire rating, lighting, power and climate control. The east side addition will be new construction attached to the existing building and will house restrooms and break area adjacent and accessible to the meeting room. The portion of the addition unenclosed will be used for covered storage. Size of the addition will be 14' by 60' with a concrete floor. The north entrance carport will be 16' by 30' and connected to handicapped parking. Site work will include a septic system, public water service and parking, including handicapped parking.

B. Use of Funds These funds are to be used to pay or otherwise cover costs related to the Deepwater Horizon Incident including any project management costs associated therewith.

II. Project Location (If project is involving multiple locations, provide project location information for each site on worksheet)

Fully describe the location of the proposed project.

A. Site

1. Physical Location - Please complete a separate project application for each work site.

The building is located adjacent to present Town Hall on property owned by the Town @ 9212 County Road 97, Perdido Beach, Alabama.

☐ Please enclose a map or photograph of the locations, if possible.

Attach copy of site photograph here



III. Scope of Work / Budget

In this section, provide the details of all costs of the project. Please list all items and costs in line item fashion. **Do not include contingency costs in the budget.**

A. Materials (including reoccurring costs)

C	I	Item	Dimension	Quantity	Cost per Unit	Total Cost
		Building Supplies and Equipment			\$	\$82,725.60
		Site Prep. & Erosion Control			\$	\$ 1,500.00
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$
					\$	\$

B. Labor (include equipment costs and reoccurring costs)

C	I	Description	Hours	Rate	Cost
		Design		\$	\$ 10,000.00
		Construction		\$	\$124,088.40
		Site Prep. & Erosion Control		\$	\$ 2,500.00
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$

C. Fees Paid (include any other costs associated with the project, i.e., permit costs, etc.)

C	I	Description	Hours	Rate	Cost
		Water Service		\$	\$ 1,475.00
		Building Permits		\$	\$ 575.00
		Project Management and Administration (6%)		\$	\$14,225.00
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$

Total Project Cost:

\$237,089.00

Mayor's Report to the Planning Commission 4-6-16

Storm Water Management Plan

The Town Hall Meeting was held on March 19th – there were approximately 50 people in attendance. Project Director Karman Richardson gave an overview of purpose and goals of a storm water management plan for the Town.

March 14, 2016 Council Meeting:

Time allotted for the workshop meeting was filled with discussion between Sheriff "Hoss" Mack and County Commission Chairman Tucker Dorsey on one hand and the Town Council and Citizens of Perdido Beach on the other hand, concerning the Baldwin County Commission insistence that the Town must provide its own law enforcement.

Council Action Items:

- (1) Council adopted a resolution approving the Town's share of funds to complete a storm water management plan for the Town.
- (2) Council voted to submit an application to Governor Bentley for reallocation of Deep Water Horizon funds to repurpose the storage building to a town/community meeting facility.

Application for Repurpose of Storage Building: Email received today from the governor's office that the application will be presented to Governor Bentley next week for his consideration.

Coffee with Mayor Parker: Saturday, April 23rd at 10:00am.



**RESOLUTION 2016-04 AWARDING A CONTRACT TO COMPLETE A STORM
WATER MANAGEMENT PLAN FOR THE TOWN OF PERDIDO BEACH**

WHEREAS, on October 6, 2015, the Town of Perdido Beach received ACAMP Grant #PB-DZM-306-16-1 to complete a storm water management plan and the Town Council subsequently solicited Requests For Qualifications (RFQ); and

WHEREAS, the Town received qualification statements from (1) Goodwyn, Mills, and Cawood (2) Thompson Engineering and (3) Volkert, Inc., which were delivered unopened to Kit Alexander, Engineering and Environmental Services, Orange Beach, Alabama on January 11, 2016 to be evaluated as to qualifications and compliance with the RFQ; and

WHEREAS, on January 25, 2016 Ms. Alexander sent to the Town a summary of her findings and her recommendations based on submitted information; and

WHEREAS, the consensus of the Council, as determined by the process of evaluation and deliberation, is that Volkert, Inc. does best meet the needs of the Town.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Perdido Beach does hereby approve and adopt RESOLUTION 2016-04 AWARDING CONTRACT TO COMPLETE A STORM WATER MANAGEMENT PLAN to Volkert, Inc. and does hereby authorize Mayor Patsy Parker to sign related paper work.

APPROVED AND ADOPTED this 5th day of February, 2016 by the Town Council in special session assembled and under the Seal of the Town of Perdido Beach, Alabama.

Patsy W. Parker
Patsy W. Parker, Mayor

Lynn Thompson
Lynn Thompson, Town Clerk

Planning Commission Meeting Agenda
Town Hall-April 6, 2016-6:30 pm

1. **Call to Order:**
2. **Roll Call:**
3. **Invocation and Pledge of Allegiance:**
4. **Hearing of Applications:**
5. **Reading and Approval of March 2, 2016 Regular Meeting's Minutes:**
6. **Public Comments:**
7. **Guest Speakers:**
8. **Officer's Reports:**
Mayor's Report
Chairman's Report
SARPC Representative Report
9. **Unfinished Business:**
10. **New Business:**
Reallocation of Deep Water Horizon Mitigation Funds: Application and Process for Review
11. **Public Comments:**
12. **Announcements:**
Next Regular Planning Commission Meeting: May 4, 2016-6:30 pm
13. **Adjournment:**

****Agenda Items Must be Received by Monday Prior to Meeting for Inclusion****