

Town of Perdido Beach- Planning Commission
September 7, 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 September 7, 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. John Dobbs, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.

Members Absent: Council Member Priscilla Condon, Mr. Jerry Reagan

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

Invocation: Mr, Dobbs

Pledge of Allegiance: Chairman Brewer

Hearing of Applications: None

ITEM: Read and approve the August 3, 2016 Regular Meeting Minutes.

Motion by Mr. Kiefer, seconded by Mr. Love to approve the August 3, 2016 Minutes.

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham
Chairman Brewer

Mayor Parker

Mr. Love
Mr. Dobbs
Mr. Kiefer
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: No Report

Chairman's Comments:

(SARPC) Representative Report:

- SARPC Representative-Diane Burnett said she would be willing to help compile a progress report containing the Recommendations from the Master Plan 2030 that has have been presented to the Town Council to date.

Unfinished Business: None

New Business:

Brief discussion on using the trending “Tiny Houses” and metal shipping containers as dwellings.

Because of the newness of the trend there is currently very little regulatory guidance available. The Town could consider adjusting its Land Use and Zoning Ordinance to mandate size of dwellings and/or rescind or reword the dwellings definition to include “Tiny Houses and metal containers”

ITEM: Motion to “add” Planning Commission approval of repurpose of the storage building under “New Business”

There was a Motion by Mayor Parker, seconded by Lynn Thompson to add approval of repurpose of storage building under "New Business".

No discussion:

"YES"

Roll Call:
"ABSTAIN"

"NO"

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

All in favor, motion carried unanimously.

ITEM: Motion to approve a reallocation project to repurpose the storage building to be used as a Community/Town Meeting facility.

Motion by Mr. Kiefer, seconded by Mayor Parker to approve the repurpose of the storage building to be used a Community/Town Meeting facility.

Discussion: (See attachments)

1. Code of Alabama 1975 – 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.
2. Town of Perdido Beach Master Plan 2030-COMMUNITY SERVICES AND FACILITIES
3. DEEPWATER HORIZON INCIDENT GRANT APPLICATION-REALLOCATION PROJECT APPLICATION

"YES"

Roll Call:
"ABSTAIN"

"NO"

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

All in favor, motion carried unanimously to approve the reallocation project.

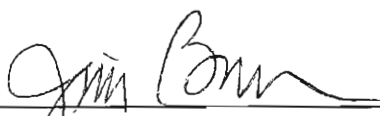
Announcements:


Next Regular Planning Commission Meeting October 5, 2016-6:30 pm.

Adjournment:

Being no further business there was a motion by Mr. Dobbs, seconded by Mr. Kiefer to adjourn. The meeting ended at 7:25 pm.

ATTEST:


Mr. Jim Brewer, Chairman


Mrs. Lynn Thompson, Secretary

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.)



COMMUNITY SERVICES AND FACILITIES

GOAL

Provide appropriate community services and facilities for the citizens of Perdido Beach.

The Community Services and Facilities Section of the Plan presents a brief inventory and analysis of existing public facilities and makes recommendations regarding the number and location of public facilities and services that will serve the permanent and seasonal residents of Perdido Beach.

COMMUNITY SERVICES

OBJECTIVES

1. Construct and maintain governmental facilities in a central location.
2. Provide adequate police protection.
3. Continue to provide adequate fire protection.
4. Provide a Master library program.
5. Establish a zip code and construct a postal facility.
6. Construct a community center in a central location to serve as a gathering place and storm shelter.

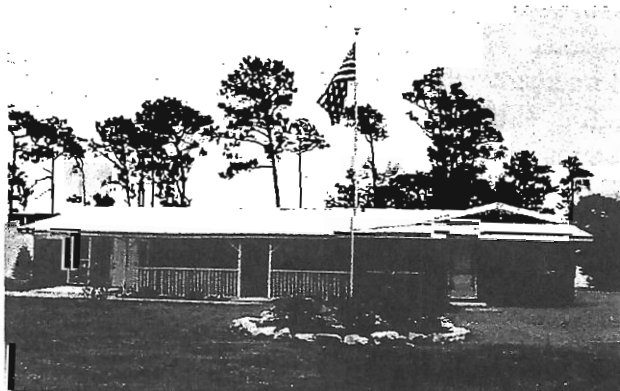
Analysis

General Government

The Perdido Beach Town Hall is located at 9212 County Road 97, at the corner of Riggs Street and County Road 97. It is a 1,600 square foot brick building that was previously used as a home, see *Figure 21*. The offices are located on the south end with an open meeting room located on the north end.

The Town of Perdido Beach incorporated on June 10, 2009. The governmental structure of Perdido Beach consists of a mayor and five council members elected at large. The Mayor is responsible for overseeing the day-to-day operations of the Town with the support of

Figure 21
Perdido Beach Town Hall



Source: Town of Perdido Beach

STATE OF ALABAMA)
)
BALDWIN COUNTY)

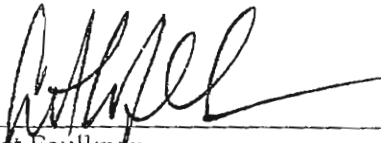
REALLOCATION GRANT AGREEMENT

This Reallocation Grant Agreement is entered into by and between the Alabama Emergency Management Agency ("AEMA") and the Town of Perdido Beach, Alabama (the "Grantee"). The Grantee was previously awarded grant funds with respect to the Deepwater Horizon Incident. The Grantee has grant funds that have not been liquidated pursuant to the original project application and grant agreement. The Grantee desires to reallocate Two Hundred Thirty Seven Thousand Eighty Nine and 36/100 Dollars (\$237,089.36) of the remaining grant funds to the projects described in the reallocation project application submitted to AEMA. The Grantee 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.

The designated representative of the Grantee certifies that:

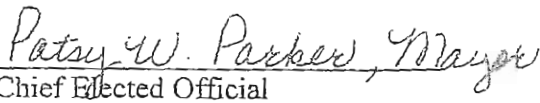
1. He/She has legal authority to apply for the grant on behalf of the Grantee.
2. The Grantee will provide all managerial resources to ensure that the projects are completed in accordance with scope of work, project description and project costs described in the reallocation project application submitted to AEMA.
3. Funds awarded should be expended only for the purposes and activities in the reallocation project application submitted to AEMA including, but not limited to, the scope of work and project description.
4. The Grantee will notify AEMA of completion of the project and allow access to the AEMA, or any of his duly authorized representatives, to inspect the completion of the projects. If the Grantee fails to perform the services described in the reallocation project application submitted to AEMA, the Grantee will reimburse the full amounts of the reallocations made pursuant to this Reallocation Grant Agreement.
5. The Grantee will establish and maintain a proper accounting system to record expenditure of the funds in accordance with generally accepted accounting standards.
6. The Grantee will give the Director of AEMA, the Chief Examiner of Public Accounts, or any of their duly authorized representatives, access to any pertinent books, documents, papers, and records of the Grantee to make audits, financial reviews, examinations, excerpts, and transcripts. The Grantee shall send AEMA a report of disbursements of the grant funds at the end of each fiscal year until the grant funds has been fully spent.
7. The Grantee will comply with all applicable provisions of state and local law and regulation in regard to procurement of goods and services.

8. The Grantee, by the signature of its authorized representative, certifies that to the best of its knowledge, no conflict of interest existed, exists, or will exist which have, may have, or have had any effect on the grant or any contract entered into to be paid by these reallocation grant funds.
9. The Grantee agrees that the AEMA director or his designated agent may elect to, with ten (10) days notice, withdraw all or part of this funding from the Grantee for noncompliance with any portion of the terms stated in this Reallocation Grant Agreement.
10. By acceptance of the grant, the local government will agree to cooperate with the State of Alabama in any claim or action by the State of Alabama to recover the funds granted through this process from any other source. The cooperation shall include, but is not limited to, immediately reimbursing the State of Alabama any compensation received from any other source for the same costs and/or damages and providing any documentation, evidence, testimony, and other support, as may be necessary for the State of Alabama to recover such funds granted. If a local government receives compensation from any other source for the work performed pursuant to this grant, then that government agrees to reimburse the State of Alabama for the funds received through this process.



Art Faulkner
Alabama Emergency Management Agency

Date: 8/31/2016



Chief Elected Official

Date: July 12, 2016