

STATE OF ALABAMA)(
 :
COUNTY OF BALDWIN)(
)

The City Council met in a Work Session
at 4:30 p.m., Fairhope Municipal Complex Council Chamber,
161 North Section Street, Fairhope, Alabama 36532,
on Monday, 11 August 2025.

Present were Council President Jack Burrell, Councilmembers: Corey Martin, Jimmy Conyers, and Kevin Boone, Mayor Sherry Sullivan, City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks. Councilmember Jay Robinson was absent.

Council President Burrell called the meeting to order at 4:30 p.m.

The following topics were discussed:

- The first item on the Agenda was the Fairhope Resident Satisfaction Survey presented by Mayor Sherry Sullivan. She briefly explained and highlighted the main questions on the survey and the results.
- The Discussion of Rules and Regulations for Flying Creek Nature Preserve Park was next on the Agenda. Park Ranger/Urban Forester Justin Hammers addressed the City Council and explained these rules; and answered any questions if needed. He also mentioned the need to amend the Ordinance for Camping in Parks to allow groups like the Boys Scouts camping to earn credit for badges.
- The next item on the Agenda was the Planning Regulation Review by Planning Director Hunter Simmons. First, he introduced Payton Rogers as the new Planning and Zoning Manager and gave his former places of employment.

Mr. Simmons commented the Attorney Eddie Rowe would be here in place of Attorney Chris Williams. He stated that the Zoning Ordinance is out of date; and needs to be revamped to match the Comprehensive Plan. Mr. Simmons said building has been less since 2021; and what you see now was approved in 2021 or prior. He asked the City Council to think about a Planned Unit Development (“PUD”) being 33 percent commercial and a minimum of five acres. He said there would be a Mixed Residential District to replace the PUD; and there are three types to be proposed. He stated this would be removing residential uses from commercial.

Council President Burrell said we have to start somewhere, and it can be amended as needed. He commented we have to look at the number of beds not just it being single family residential. Mr. Simmons said we are removing Village Districts and looking at adding Recreational Zoning Districts; i.e., Passive and Active Recreational Districts.

- The Fairhope Airport Authority Update was next on the Agenda and presented by Don Ward who is Chairman of the Airport Authority. (See attached handout) He mentioned the new FBO Flight Line First and said they are doing a great job. Mr. Ward said the Air Race Classic is very beneficial for the City of Fairhope. He said we continue to move forward with the Fairhope Airport Authority and the H. L. Sonny Callahan Airport. Councilmember Martin said he was proud of Don Ward and Pel Henry for their work with the Airport.

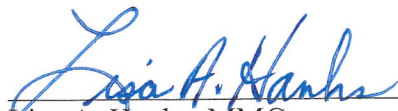
Monday, 11 August 2025

Page -2-

- Councilmember Martin stated that the Fairhope Environmental Advisory Board is still working with the Planning Director Hunter Simmons on greenspace and Comprehensive Plan.
- IT Director Jeff Montgomery addressed the City Council regarding Agenda Item No. 17; and answered any questions if needed.
- City Engineer Richard Johnson addressed the City Council regarding Agenda Items No. 8 and No. 9; and answered any questions if needed.
- Electric Superintendent Ben Patterson addressed the City Council regarding Agenda Items No. 14 and No. 15.
- Water and Wastewater Superintendent Daryl Morefield addressed the City Council regarding Agenda Items No. 12 and No. 13.
- Public Works Director George Ladd addressed the City Council regarding Agenda Item No. 16; and answered any questions if needed.
- Recreation Director Pat White addressed the City Council regarding Agenda Item No. 11; and answered any questions if needed.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:55 p.m.


Jack Burrell, Council President


Lisa A. Hanks, MMC
City Clerk



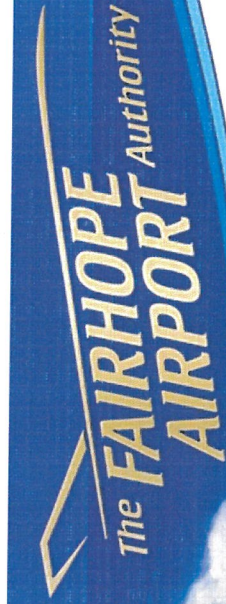
Fairhope Airport Authority update for the City Council Work Session

August 11, 2025



Current Metrics

- 60 airplanes based at the airport
- 7,500+ operations per month (250 per day)
- Airport owned hangars – all leased
 - 24 T-hangars
 - 4 larger hangars
- 13 ground leases comprising 33 owner built hangars either completed or under construction



2024 Recap

- Completed construction of a new FBO terminal in October 2024
- Secured termination of the FBO lease with Continental Motors
 - Continental continues their engine operations in the north hangar
- Issued an RFP for a new FBO vendor and selected Flightline First from New Orleans
- Flightline First assumed FBO operations in October in the new FBO building.



Air Race Classic

- Fairhope was the origination point for this ladies cross country air race which terminated in Spokane, WA
- Visitors to Fairhope for the event included 41 teams with 91 racers, plus 10 ARC support staff
- The visitors used 200+ Room nights over their stay plus most meals and lots of shopping!
- Estimated economic impact at \$200,000 for the event
- Many thanks to the city for their assistance with the shuttle, civic center and much more.



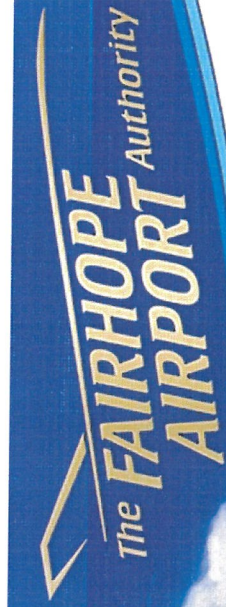
2025 Projects in flight

Grant Program	Project Description	Total Project Cost	FAA Funding	ALDOT Funding	Airport Authority Funding
FAA AIG	Replace Taxiway Lighting System and Guidance Signs	\$1,135,026.18	\$1,082,463.00	\$24,187.00	\$28,376.18
ALDOT Pavement Maintenance Program	Pavement Maintenance - East Terminal Ramp & NW Apron	\$624,344.00	\$0.00	\$468,258.00	\$156,086.00
FAA AIP Discretionary	Runway 1/19 Strengthening & Replace Runway Lighting System and Guidance Signs	\$6,693,615.00	\$6,358,934.00	\$167,340.00	\$167,340.00
	TOTALS	\$8,452,985.18	\$7,441,397.00	\$659,785.00	\$351,802.18



2026 and beyond

- Replace our aging AWOS weather reporting system
- Fairhope is the only airport in Baldwin County with a long runway and land available for hangar development
- Our plan is to continue building out infrastructure to support additional hangar development
 - Access roads
 - Utilities
 - Taxiway extension



Questions?