

STATE OF ALABAMA )  
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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 December 2023.

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

Council President Robinson called the meeting to order at 4:33 p.m.

The following topics were discussed:

- The first item on the Agenda was the Discussion of the Wastewater Infrastructure and Connections outside the Corporate Limits of the City of Fairhope. Council President Martin read the resolution and explained it briefly. Mayor Sullivan said we need a plan in place and there is not a specific timeline. Councilmember Burrell questioned the paragraph with "Certificates of availability may be issued by the City Utility Department and it may provide sewer service to a subdivision with 4 or fewer lots or a single-family home outside the corporate limits." The City Council agreed that in six months the Mayor would report back to them. Councilmember Burrell and Council President Martin both agreed that none would be allowed outside the City limits. Water and Wastewater Superintendent Daryl Morefield addressed the City Council and explained that Kimley Horn would be doing a feasibility study for the infrastructure.
- The next item on the Agenda was the Discussion of GIS Software Licensing presented by Planning Director Hunter Simmons. He said the software ESRI was a sole source software; and the quote is good through January 2024. Mr. Simmons mentioned there would be a 10 percent increase after or during January. Councilmember Burrell questioned receivables and difference. Mr. Simmons explained the credits and how used.
- Councilmember Conyers gave a brief update on the Library Board meeting. He said they reconsidered the books to relocate from the teen section to the adult section. The Library Board of Trustees upheld the decision of the Library.
- Councilmember Robinson commented there would be a Historic Preservation meeting this week.
- Planning Director Hunter Simmons addressed the City Council regarding Agenda Item No. 5 and said he met with Councilmember Burrell and City Attorney McDowell to discuss this ordinance. Councilmember Burrell explained how they came to the revision of the ordinance. He said they cannot change the original roof lines (exterior) but can change interior. He stated this will preserve the front of the building and structure with flexibility. Mr. Simmons stated that with these conditions, the ordinance will have to be readvertised for a new public hearing. Councilmember Conyers commented he was not in favor of up zoning.

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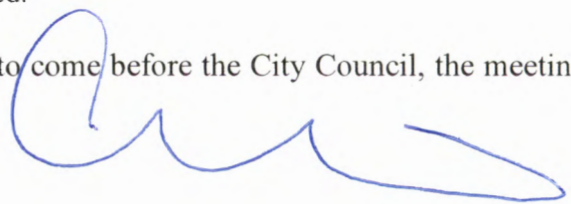
Council President Martin asked if we could keep B-4 and have the same recommendations; and questioned day care as a use. Councilmember Conyers questioned building beyond 10 feet. Councilmember Robinson said the goal is to enhance downtown Fairhope and maintain the charm and integrity. Councilmember Robinson said he notices the big and new buildings being built downtown. He said we need to enhance downtown; and there is global concern for downtown Fairhope.

Councilmember Conyers said we need to look at this now and for 25 years from now. Council President Martin said we must look at and give our due diligence for our zoning and comprehensive plan. Councilmember Burrell said to add "shopping centers" to the conditions we will not allow.

Mr. Simmons addressed Agenda Items No. 6 and No. 7; and answered any questions if needed.

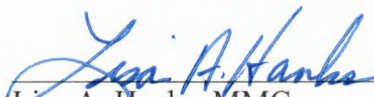
- City Engineer Richard Johnson addressed the City Council regarding Agenda Items No. 8, No. 9, No. 10, No. 11, No. 12 and No. 22; and answered any questions if needed.
- Water and Wastewater Superintendent Daryl Morefield addressed the City Council regarding Agenda Items No. 13, No. 14, and No. 15; and answered any questions if needed.
- Gas Superintendent Wes Boyett addressed the City Council and gave an update on Phase I Cast Iron Replacement Project that began on December 4, 2023. He mentioned Cowpen Creek, D'Olive Creek line, and Highway 31 projects.
- Mayor Sherry Sullivan addressed the City Council regarding Agenda Items No. 16 and No. 17; and answered any questions if needed.
- Electric Superintendent Ben Patterson addressed the City Council regarding Agenda Items No. 19, No. 20, No. 21, and No. 22; and answered any questions if needed. City Attorney Marcus McDowell questioned why the poles were not bid out.
- Mayor Sullivan addressed the City Council regarding Agenda Items No. 23 and No. 24; and answered any questions if needed.
- City Clerk Lisa Hanks addressed the City Council regarding Agenda Item No. 26; 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.



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Corey Martin, Council President



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Lisa A. Hanks, MMC  
City Clerk