



AGENDA
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
NOVEMBER 14, 2016
4:00 PM

1. Call To Order

2. Invocation

- A. Gulf Shores Fire Department Battalion Chief, Bo Smith

3. Pledge Of Allegiance

4. Roll Call

5. Approval Of Minutes

- A. Approval Of Minutes:
October 24, 2016 - Regular Council Meeting
November 7, 2016 - Organizational Special Meeting
November 7, 2016 - Council Work Session Meeting

6. Approval Of Expense Vouchers

7. Public Hearing

- A. Resolution - PUD Reactivation - Colonial Traditions

Documents:

[RESO - PUD REACTIVATION - COLONIAL TRADITIONS.WP.PDF](#)

8. New Business

- A. Resolution - Adopt 2017 - 2020 City Of Gulf Shores Strategic Plan

Documents:

[RESO - 2017 - 2020 COGS STRATEGIC PLAN.WP.PDF](#)

- B. Resolution - Authorize Professional Services Agreements - TSW & Volkert Inc.

Documents:

[RESO - AUTHORIZE PROFESSIONAL SERVICES AGREEMENT - TSW - VOLKERT.PDF](#)

- C. Resolution - Authorize Expenditure Of G.O. Warrant Series 2014 Funds

Documents:

[RESO - 2014 LOC REPAYMENTS.WP.PDF](#)

D. Resolution - Award Bid - Light Column Bollards

Documents:

[RESO - AWARD BID - BOLLARDS.WP.PDF](#)

E. Resolution - Board Reappointment - Coastal Alabama Business Chamber

Documents:

[RESO - BOARD REAPPOINTMENT - CHAMBER BOARD - JONES.WP.PDF](#)

F. Resolution - Board Reappointments - Library And Library Advisory Board

Documents:

[RESO - BOARD REAPPOINTMENT - LIBRARY ADVISORY BOARD.WP.PDF](#)

9. Committee Reports

10. Staff Reports

11. Hearing Of Persons Not Listed On Formal Agenda

12. Adjourn

RESOLUTION NO. -16

A RESOLUTION AUTHORIZING THE PUD REACTIVATION
FOR COLONIAL TRADITIONS
(PUD2016-03)

WHEREAS, Article 15-6G of the Zoning Ordinance deems a development inactive if there has been no construction activity onsite within five years; and

WHEREAS, reactivation and redevelopment must be authorized by Resolution of the City Council; and

WHEREAS, the developer of Colonial Traditions Planned Unit Development (PUD2016-03) seeks to reactivate the existing PUD which is a 178 acre development consisting of the existing 324 condominium units at Colonial Traditions, two (2) commercial outparcels, and five (5) additional lots which are planned for multi-family and single family residential development with a maximum of 1,208 future units; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON NOVEMBER 14, 2016 as follows:

Section 1. That in accordance with Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, Article 15-6G, the City Council hereby approves and authorizes the PUD Reactivation for Colonial Traditions (PUD2016-03) located at 19995 Oak Road West, Gulf Shores, Alabama with the following conditions:

1. The PUD not exceed an overall density of 10 units per acre or 1,208 total units on Lots 3-7 and no phase of development shall exceed 20 units per acre.
2. All wetlands shall be placed in a conservation easement the form and format of which shall be approved by the City Attorney.
3. Pedestrian/Bicycle paths shall be placed throughout the development to connect different lots and neighborhoods with each other and to open spaces. Locations will be finalized through the subdivision or site plan process.

4. All roadway infrastructure improvements/upgrades recommended in the traffic study shall be completed during the initial construction phase (Lots 3 & 6) or at the time the traffic impact of 150 single family lots occurs. These improvements are:
 - a. Construct southbound right-turn lane on Hwy 59 to County Road 6 West. Minimal queue length will be 300', and final design to be approved by ALDOT & City.
 - b. Construct additional westbound lane on CR6 West from Hwy 59 to Colonial Parkway
 - c. Construct additional eastbound lane on CR6 West from Colonial Parkway to Hwy 59

City will also accept payment in lieu of constructing the above improvements and will implement the project with said monies.

5. Existing trees and vegetation within the 10' landscape buffer shall remain undisturbed and as future phases are proposed areas of existing vegetation and trees shall be retained in each lot until all required development permits are issued.
6. The maximum building height within the single family portion of the development shall be three (3) habitable stories and building heights of the multi-family development shall be limited to four (4) habitable stories.
7. As shown on the PUD master plan the applicants shall provide for a future roadway connection to the parcel east of their property.

Section 2. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

ATTEST:

Wanda Parris, MMC
City Clerk

C E R T I F I C A T E

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama do hereby certify that the foregoing is a true and correct copy of Resolution No. -16 (prepared by City Clerk) which Resolution was duly and legally adopted at a regular meeting of the City Council on November 14, 2016.

City Clerk

RESOLUTION NO. -16

**A RESOLUTION
ADOPTING THE CITY OF GULF SHORES
STRATEGIC PLAN 2017-2020
FOR CONTINUED STRATEGIC IMPLEMENTATION OF THE CITY'S
SMALL TOWN, BIG BEACH VISION 2025 PLAN**

WHEREAS, the City of Gulf Shores community relies greatly on our beachfront and thriving tourism industry which allows us to welcome millions of visitors each year and generate 62% of the city's annual revenue base; and

WHEREAS, for nearly two years, the City had worked with local stakeholder groups to develop a strategic plan to focus the growth and design the future of the City of Gulf Shores, Alabama; and

WHEREAS, the plan laid the foundation for the Vision 2025 for Sustainability Plan previously adopted by the City and formulated a policy and direction for staff to follow to achieve the listed outcomes; and

WHEREAS, this plan would replace the Council adopted 2014 Strategic Plan and would be subject to annual review to incorporate any new strategies, opportunities and partnerships for implementing the City's "Small Town, Big Beach Vision 2025 for Sustainability."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON NOVEMBER 14, 2016, as follows:

Section 1. That the City of Gulf Shores Strategic Plan 2017-2020 is hereby adopted by the City Council of the City of Gulf Shores as presented; and

Section 2. That the 4 year Strategic Plan be adopted and used as the City's "game plan" for implementing the Council's Vision, with the purpose of the strategic plan to include:

- Strategic plan outcomes (4 year goals) for each of the 5 Critical Actions of focus
- Strategic plan strategies for future Council policy and direction to staff for achieving the listed outcomes
- Annual Budget Guidance
- Bond rating agencies consider City Council adopted strategic plans and subsequent budgeting that implements the adopted plan a critical element in the City's bond rating

Section 3. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

RESOLUTION NO. -16

**A RESOLUTION
ACCEPTING THE PROPOSALS OF
TSW IN AN AMOUNT NOT TO EXCEED \$597,800.00
AND VOLKERT INC. IN AN AMOUNT NOT TO EXCEED \$263,700.00
FOR PROFESSIONAL SERVICES
AND AUTHORIZING EXECUTION OF AN AGREEMENT
FOR THE GULF PLACE PROJECT PHASES 1B & 2**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON NOVEMBER 14, 2016, as follows:

Section 1. That the proposal for professional services from TSW (Task 5.0AR1 and Task 5.0B) in an amount not to exceed \$597,800.00 and Volkert, Inc. (Program Management Phase 2) in an amount not to exceed \$263,700.00 for professional services to complete design development for Phase 1B and for construction documents, bidding, construction observation and construction inspection for Phase 1B + Phase 2 of the Gulf Place Project, be and the same is hereby accepted and authorized in a total amount not to exceed \$861,500.00 as outlined in the Scope of Work and/or as specified for additional services; and

Section 2. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a professional services agreement between the City of Gulf Shores and TSW and City of Gulf Shores and Volkert, Inc. in substantially the form presented to Council this date; and

Section 3. That the Gulf Place expenditures will be drawn from the G.O. Taxable Warrant Series 2016-B funds from the FY 2016 budget and the FY 2017 budget as proposed.

Section 4. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

ATTEST:

Wanda Parris, MMC
City Clerk

RESOLUTION NO. -16

**A RESOLUTION
TO AUTHORIZE EXPENDITURE OF
G. O. WARRANT, SERIES 2014 FUNDS
IN AN AMOUNT NOT TO EXCEED \$2,458,804.00
FOR THE CAPITAL PROJECTS AND EQUIPMENT**

BE IT RESOLVED by the City Council (the "Council") of the City of Gulf Shores (the "City") as follows:

Section 1. Findings. The Council has ascertained and does hereby find and declare that:

- (a) It is in the best public and financial interest of the City to spend approximately \$2,458,804 of the City's General Funds to pay Bancorp South for use of the General Obligation Warrant, Series 2014, dated December 19, 2014 (the "Series 2014 Warrant") for the following purposes:
- 1) 2 Fire Rescue Pumpers
 - 2) 2 Brush Trucks
 - 3) 1 Public Works Bucket Truck
 - 4) Cultural Center Parking Lot Paving
 - 5) Bodenhamer & Kid's Park Improvements
 - 6) Street Resurfacing
 - 7) Waterway East Connector Parkway Study
 - 8) Branding/Wayfinding/Signage
 - 9) Allen Property
- (b) Ordinance No. 1768, which authorized the original issuance of the Series 2014 Warrant, was adopted on December 15, 2014 for the expenditure of funds described hereinabove.

Section 2. Direction to Repay Funds. The Mayor, City Clerk and Finance and Administration Director are hereby authorized to take such action as may be necessary to effect the actions contemplated herein and are further directed to execute and deliver all such requisite documentation.

Passed and adopted this 14th day of November, 2016.

Mayor

CITY SEAL

Attest: _____
City Clerk

RESOLUTION NO. -16

**A RESOLUTION
ACCEPTING THE BID OF
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)
IN THE AMOUNT OF \$12,110.00 FOR
LIGHT BOLLARDS FOR HWY 59 SIDEWALK PROJECT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN SPECIAL SESSION ON NOVEMBER 14, 2016, as follows:

Section 1. That the bid of Consolidated Electrical Distributors in an amount of \$12,110.00 for light column bollards for the Highway 59 Sidewalk Project be and the same is hereby accepted, being the most conforming and responsible among sealed bids opened on November 2, 2016.

Section 2. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a contract between the City of Gulf Shores and Consolidated Electrical Distributors (CED) and in substantially the form presented to Council this date.

Section 3. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

ATTEST:

Wanda Parris, MMC
City Clerk

C E R T I F I C A T E

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. -16 (prepared by City Clerk), which Resolution was duly and legally adopted at a special meeting of the City Council on November 14, 2016.

City Clerk

RESOLUTION NO. -16

**A RESOLUTION REAPPOINTING
STEPHEN E. JONES
TO THE
COASTAL ALABAMA BUSINESS CHAMBER
BOARD OF DIRECTORS
TO SERVE A FULL TERM OF FOUR YEARS
ENDING ON OCTOBER 1, 2020**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON NOVEMBER 14, 2016, as follows:

Section 1. That Stephen E. Jones be and he hereby is reappointed to the Coastal Alabama Business Chamber Board of Directors to serve a four-year term ending on October 1, 2020.

Section 2. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

ATTEST:

Wanda Parris, MMC, City Clerk

C E R T I F I C A T E

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. -16 (prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on November 14, 2016.

City Clerk

RESOLUTION NO. -16

**A RESOLUTION REAPPOINTING
PAULA TEIPEL
TO THE LIBRARY ADVISORY BOARD AND
STEPHEN E. JONES TO THE LIBRARY BOARD
TO EACH SERVE A FULL TERM OF FOUR YEARS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON NOVEMBER 14, 2016 as follows:

Section 1. That Paula Teipel be and she hereby is reappointed to the Library Advisory Board to serve a full term of four years ending on November 1, 2020.

Section 2. That Stephen E. Jones be and he hereby is reappointed to the Library Board to serve a full term of four years ending on November 9, 2020.

Section 3. That this Resolution shall become effective upon its adoption.

ADOPTED this 14th day of November, 2016.

Robert Craft, Mayor

ATTEST:

Wanda Parris, MMC
City Clerk

C E R T I F I C A T E

I, Wanda Parris, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. -16 (prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on November 14, 2016.

City Clerk