



AGENDA
GULF SHORES CITY COUNCIL
COUNCIL WORK SESSION MEETING
JUNE 15, 2020
4:00 P.M.

1. Councilmember Discussion Period

- A. Councilman Joe Garris, Jr.

2. Finance And Administrative Services Department

- A. 2019 Comprehensive Annual Financial Report (Audit)

Documents:

[FIN - AGENDA ITEM SUMMARY - COMPREHENSIVE ANNUAL FINANCIAL REPORT \(AUDIT\).PDF](#)

3. Planning And Community Development

- A. PUD Amendment Request - The Retreat At Bon Secour West

Documents:

[ZA - AGENDA ITEM SUMMARY - THE RETREAT AT BON SECOUR WEST PUD AMENDMENT.PDF](#)
[ZA - THE RETREAT AT BON SECOUR WEST PUD MOD STAFF REPORT.PDF](#)
[ZA - THE RETREAT AT BON SECOUR WEST PUD AMENDMENT APPLICANT NARRATIVE.PDF](#)
[ZA - THE RETREAT AT BON SECOUR WEST PUD AMENDMENT PLANS.PDF](#)

4. Public Works Department

- A. Award Heavy Equipment Rental Bid

Documents:

[PW - AGENDA ITEM SUMMARY - EQUIPMENT RENTAL BID.PDF](#)
[PW - HEAVY EQUIPMENT RENTAL BID TAB.PDF](#)

5. Zoning Administrator

- A. Bicycle & Pedestrian Advisory Committee Appointment - Dey, Coleman

Documents:

6. Mayor Updates

7. Adjourn



SMALL TOWN, BIG BEACH

COUNCIL AGENDA SUMMARY

TO: Mayor Craft & Members of the City Council
FROM: Cindy King, Finance & Administration Director
SUBJECT: 2019 Comprehensive Annual Financial Report (Audit)
DATE: June 12, 2020

ISSUE: Annual City financial audit results: Revenues exceeded expenditures by **\$3,028,947**. The \$3,028,047 added to the City General Fund balance of \$36,624,645 resulting in a fund balance at 2019 year-end of \$39,653,492. The City's fund balance goal is 70% of revenues or expenditures. The fund balance of \$39,653,492 represents the following for 2019:

85% of expenditures of \$46,694,683 (includes transfers out for debt service)
80% of revenues of \$49,723,630 (includes transfers in from the Beach fund)

No major findings were reported for the City.

Assets exceeded liabilities by \$105,255,566 and increased by \$11,686,206 from 2018 year end. The assets increased by the payoff of \$2 million for East Gulf Place parking, \$8.5 million for school improvements to be repaid by the school and \$4.35 million for property for a future medical facility offset by future debt service payments.

Governmental Revenues increased by \$8.49 million to \$53,855,862 reflecting:
Full year's collection of the increase in Lodging Tax from 5% to 7% = \$3 million
Other local tax (Sales, Alcohol, Gas) increases in collections of \$1 million
State of Alabama tax increase of \$2.955 million mainly for NRDA/Laguna Cove grant
Licenses & Permits increase of \$606,475 reflecting increased construction permits
Impact Fee increase of \$493K; Property Tax increase of \$134K; and \$303K Interest increase

Governmental Expenses decreased by \$1.285 million due to reduced principal and interest recorded.

BACKGROUND: The City Financial Audit is conducted annually by the accounting firm Grant, Sanders & Taylor with an extensive review of city accounting records and procedures.

PREVIOUS COUNCIL ACTION: None

BUDGET IMPLICATIONS: Annual Audit Expense of \$76,000 included in 2020 budget.

RELATED ISSUES: The City has received the Government Finance Officers Association **Certificate of Achievement for Excellence in Financial Reporting for 9 consecutive years** and will apply for the award for the 2019 audit as well.

ATTACHMENTS: 2019 Comprehensive Annual Financial Report excerpts

DEPARTMENT: Finance & Administration

STAFF CONTACT: Cindy King

THE CITY OF GULF SHORES, ALABAMA
STATEMENT OF NET POSITION
DECEMBER 31, 2019

DRAFT

	Primary Government			Component Units		
	Governmental Activities	Business-Type Activities	Total	Gulf Shores City School System	Jack Edwards Airport	Airport Authority
ASSETS						
Current Cash and Cash Equivalents	\$ 16,818,633	\$ 2,780	\$ 16,821,413	\$ 1,782,624	\$ -	\$ 538,846
Reserve Current Cash and Cash Equivalents	18,804,442	-	18,804,442	-	-	-
Receivables (Net)	4,982,966	-	4,982,966	246,068	54,465	17,344
Due from component units	10,049,218	-	10,049,218	-	-	-
Inventories	101,395	-	101,395	40,488	718,623	-
Prepays and Other Assets	476,965	-	476,965	-	-	5,201
Restricted Assets:						
Cash and Cash Equivalents	19,898,151	508,414	20,406,565	-	621,036	-
Capital Assets:						
Non - Depreciable	52,971,569	3,792,843	56,764,412	6,079,353	6,346,391	93,938
Depreciable (Net)	72,409,077	8,485,662	80,894,739	21,383,525	9,759,927	50,817
Total Assets	196,512,416	12,789,699	209,302,115	29,532,058	17,500,442	706,146
DEFERRED OUTFLOW OF RESOURCES						
Defeasance cost, net	1,852,684	-	1,852,684	-	-	-
Deferred OPEB outflows	-	-	-	544,781	-	-
Deferred employer pension contributions	2,600,179	-	2,600,179	-	-	-
Total Deferred Outflow of Resources	4,452,863	-	4,452,863	544,781	-	-
LIABILITIES						
Accounts Payable	\$ 2,187,111	\$ 52	\$ 2,187,163	\$ 429,274	\$ 55,558	\$ -
Accrued Liabilities	1,492,137	-	1,492,137	-	-	-
Accrued Interest Payable	83,834	314,399	398,233	-	-	-
Non - Current Liabilities						
Due Within One Year:						
Compensated absences	89,716	-	89,716	-	-	-
Bonds Payable	6,455,555	190,000	6,645,555	-	-	-
Lease payable	106,405	-	106,405	-	-	-
Due In More than One Year:						
Compensated absences	1,424,542	-	1,424,542	-	-	-
Proportionate share of OPEB liability	-	-	-	129,774	-	-
Lease payable	100,728	-	100,728	-	-	-
Net Pension Liability	6,176,891	-	6,176,891	-	-	-
Bonds Payable	76,860,147	10,313,401	87,173,548	13,760,043	-	-
Total Liabilities	94,977,066	10,817,852	105,794,918	14,319,091	55,558	-
DEFERRED INFLOW OF RESOURCES						
Deferred Revenue	517,958	-	517,958	16,136	-	-
Proportionate share of collective inflows related to OPEB liability	-	-	-	7,016	-	-
Deferred employer pension contributions	2,186,537	-	2,186,537	-	-	-
Total Deferred Inflow of Resources	2,704,495	-	2,704,495	23,152	-	-
NET POSITION:						
Net Investment in Capital Assets	31,547,784	2,283,518	33,831,302	13,702,835	16,106,318	144,755
Restricted for:						
Debt service	651	-	651	-	-	-
Beach restoration	3,010,399	-	3,010,399	-	-	-
Unrestricted	68,724,885	(311,671)	68,413,214	2,031,761	1,338,566	561,391
Total Net Position	103,283,719	1,971,847	105,255,566	15,734,596	17,444,884	706,146

The accompanying notes are an integral part of the financial statements.

THE CITY OF GULF SHORES, ALABAMA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

Functions/Programs	Program Revenues				Primary Government			Component Units		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business type Activities	Total	City School System	Jack Edwards Airport	Airport Authority
PRIMARY GOVERNMENT:										
Governmental Activities:										
Executive	\$ 5,516,039	\$ 21,350	\$ 265,147	\$ -	\$ (5,229,542)	\$ -	\$ (5,229,542)			
Municipal Court	463,210	675,712	-	-	212,502	-	212,502			
Police	6,977,146	83,898	51,028	-	(6,842,220)	-	(6,842,220)			
Fire	6,069,504	106,012	386,334	-	(5,577,158)	-	(5,577,158)			
Community and Economic Affairs	11,814,216	6,455,422	2,465,257	-	(2,893,537)	-	(2,893,537)			
Public Works	9,299,293	1,242,931	4,372,226	-	(3,684,136)	-	(3,684,136)			
Interest on Long - Term Debt	2,593,443	-	-	-	(2,593,443)	-	(2,593,443)			
Total governmental activities	42,732,851	8,585,325	7,539,992	-	(26,607,534)	-	(26,607,534)			
Business-type activities:										
Public Education Building Authority	549,754	609,050	-	-	-	59,296	59,296			
Total primary government	43,282,605	9,194,375	7,539,992	-	(26,607,534)	59,296	(26,548,238)			
COMPONENT UNITS:										
Gulf Shores City School System	\$ 5,318,117	\$ 685,260	\$ 247,507	\$ -				\$ (4,385,350)	\$ -	\$ -
Jack Edwards Airport	802,379	-	-	154,033				-	(648,346)	-
Airport Authority	489,382	564,061	35,000	-				-	-	-
Total component units	\$ 6,609,878	\$ 1,249,321	\$ 282,507	\$ 154,033				\$ (4,385,350)	\$ (648,346)	\$ 109,679
General revenues:										
Property Taxes					\$ 3,521,657	\$ -	\$ 3,521,657	\$ -	\$ -	\$ -
Local Taxes:										
Sales taxes					16,390,420	-	16,390,420	-	-	-
Lodging taxes					14,198,621	-	14,198,621	-	-	-
Other local taxes					3,538,571	-	3,538,571	-	-	-
Franchise Taxes					1,756,512	-	1,756,512	-	-	-
Interest Income					472,515	36,559	509,074	3,209	4,055	1,033
Miscellaneous					143,677	-	143,677	20,048,968	-	-
Loss on Disposal of Assets					(1,824,088)	-	(1,824,088)	-	-	-
Transfers										
Total general revenues, special items and transfers					38,197,885	36,559	38,234,444	20,052,177	145,129	(145,129)
Change in net position					11,590,351	95,855	11,686,206	15,666,827	(499,162)	(34,417)
Net position - beginning (restated)					91,693,368	1,875,992	93,569,360	67,769	17,944,046	740,500
Net position - ending					\$ 103,283,719	\$ 1,971,847	\$ 105,255,566	\$ 15,734,596	\$ 17,444,884	\$ 706,100

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THE CITY OF GULF SHORES, ALABAMA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019

	General Fund	Debt Service Fund	2014B GO Warrant Fund	2016B GO Warrant Fund	2018B GO Warrant Fund	Other Governmental Funds	Total
ASSETS							
Current Cash and Equivalents	\$ 16,818,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,818,633
Reserved Cash and Equivalents	18,804,442	-	-	-	-	-	18,804,442
Restricted Cash and Equivalents	92,726	651	826,308	983	13,586,018	5,391,466	19,898,152
Receivables (Net)							
Accounts	344,015	-	-	-	-	-	344,015
Taxes	3,814,237	-	-	-	-	-	3,814,237
Due From Other Funds	693,894	-	-	-	-	-	693,894
Due From Other Governments	325,106	-	452,792	-	-	185,461	879,355
Due From Component Units	599,302	-	-	-	-	46,817	824,715
Prepays and Other Assets	373,602	-	-	863,817	-	8,586,099	10,049,218
Inventories	101,395	-	-	-	-	103,363	476,965
Total Assets	41,967,352	651	1,279,100	864,800	13,586,018	14,313,206	72,011,127
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 652,086	\$ -	\$ -	\$ -	\$ 1,216,174	\$ 318,852	\$ 2,187,112
Payroll taxes & benefits payable	335,403	-	-	-	-	27,492	362,895
Accrued wages	604,139	-	-	-	-	-	604,139
Other liabilities	350,103	-	-	-	-	175,000	525,103
Due to other funds	185,461	-	-	-	-	693,893	879,354
Total Liabilities	2,127,192	-	-	-	1,216,174	1,215,237	4,558,603
DEFERRED INFLOW OF RESOURCES							
Deferred revenue	186,568	-	-	-	194,219	137,171	517,958
Fund Balances:							
Nonspendable	474,997	-	-	-	-	-	474,997
Spendable:							
Restricted	320,765	651	1,279,100	864,800	12,175,625	10,143,474	24,784,415
Committed	18,804,442	-	-	-	-	3,010,399	21,814,841
Unassigned	20,053,388	-	-	-	-	(193,075)	19,860,313
Total Fund Balances	39,653,592	651	1,279,100	864,800	12,175,625	12,960,798	66,934,566
Total Liabilities, Deferred Outflows and Fund Balance	\$ 41,967,352	\$ 651	\$ 1,279,100	\$ 864,800	\$ 13,586,018	\$ 14,313,206	\$ 72,011,127

The accompanying notes are an integral part of the financial statements.

THE CITY OF GULF SHORES, ALABAMA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	General Fund	Debt Service Fund	2014B GO Warrant Fund	2016B GO Warrant Fund	2018B GO Warrant Fund	Other Governmental Funds	Total
REVENUES							
Property taxes	\$ 3,521,657	-	-	-	-	-	\$ 3,521,657
Local taxes	30,094,696	-	-	-	-	4,032,916	34,127,612
Licenses and permits	4,088,484	-	-	-	-	-	4,088,484
Fines and forfeitures	485,660	-	-	-	-	-	485,660
Utility tax equivalents	1,756,512	-	-	-	-	-	1,756,512
Intergovernmental:							
State of Alabama taxes	3,677,291	-	-	-	-	566,771	4,244,062
Federal and State grants	484,356	-	452,792	-	54,366	136,484	1,127,998
Interest income	296,910	1,384	-	-	158,034	16,188	472,516
Impact fees	-	-	-	-	-	1,363,358	1,363,358
Other receipts	1,998,199	-	-	-	-	669,804	2,668,003
Total Revenues	46,403,765	1,384	452,792	-	212,400	6,785,521	53,855,862
EXPENDITURES							
Current Operating:							
Executive Department	4,957,019	-	-	-	-	-	4,957,019
Municipal Court	462,119	-	-	-	-	-	462,119
Police Department	6,371,388	-	-	-	-	394,985	6,766,373
Fire and Emergency Services	5,216,182	-	-	-	-	94,157	5,310,339
Community and Eco. Affairs	7,342,135	-	-	-	-	334,145	7,676,280
Public Works	6,959,766	-	-	95,275	-	1,424,204	8,479,245
Appropriations	3,548,574	-	-	-	-	-	3,548,574
Capital outlay	3,644,219	-	862,048	9,215,536	5,902,993	275	19,625,071
Transportation improvements	-	-	-	-	-	-	-
Principal and interest	-	8,170,792	-	-	-	-	8,170,792
Bond issuance costs	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Expenditures	38,501,402	4,099	862,127	9,310,811	288,218	-	292,396
Excess (Deficiency) of Revenues Over Expenditures	\$ 7,902,363	\$(8,173,507)	\$(409,335)	\$(9,310,811)	\$(5,690,593)	\$ 4,249,537	\$(11,432,346)
OTHER FINANCING SOURCES (USES)							
Issuance of Debt	-	-	-	10,000,000	-	8,598,823	18,598,823
Proceeds from sale of capital assets	85,449	-	-	-	-	-	85,449
Transfers In	3,234,416	8,172,898	450,677	308,767	-	598,850	12,765,608
Transfers Out	(8,193,281)	-	-	-	(762,276)	(3,810,050)	(12,765,607)
Total Other Financing Sources and (Uses)	\$(4,873,416)	8,172,898	450,677	10,308,767	(762,276)	5,387,623	18,684,273
Net Change in Fund Balance	3,028,947	(609)	41,342	997,956	(6,452,869)	9,637,160	7,251,927
Fund Balances - Beginning	36,624,645	1,260	1,237,758	(133,156)	18,628,494	3,323,638	59,682,639
Fund Balances - Ending	39,653,592	651	1,279,100	864,800	12,175,625	12,960,798	66,934,566

The accompanying notes are an integral part of the financial statements.

THE CITY OF GULF SHORES, ALABAMA
 ALL PROPRIETARY FUND TYPES
 STATEMENT OF NET POSITION
 AS OF DECEMBER 31, 2019

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	Business-type Activities
	Enterprise Funds
	Primary Government
	Non-major Fund
	Public Education
	Building Authority
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 2,780
Restricted cash and cash equivalents	508,414
Total Current Assets	511,194
Capital Assets:	
Land	3,792,843
Land improvements	203,087
Buildings	9,174,654
Furniture and equipment	261,893
Construction in progress	-
Less: accumulated depreciation	(1,153,972)
Total Non-Current Assets	12,278,505
Total Assets	\$ 12,789,699
LIABILITIES	
Current Liabilities:	
Construction cost payable	\$ 52
Bonds payable	190,000
Accrued interest payable	314,399
Total Current Liabilities	504,451
Non-Current Liabilities:	
Due within one year:	
Bonds payable	10,313,401
Total Liabilities	10,817,852
NET POSITION	
Net Investment in Capital Assets	2,283,518
Restricted	-
Unrestricted	(311,670)
Total Net Position	\$ 1,971,848

The accompanying notes are an integral part of the financial statements.

THE CITY OF GULF SHORES, ALABAMA
 ALL PROPRIETARY FUND TYPES
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
 FOR THE YEAR ENDED DECEMBER 31, 2019

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	Business-type Activities
	Enterprise Funds
	Primary Government
	Non-major Fund
	Public Education
	Building Authority
Operating Revenues	
Auburn rent	\$ 609,050
Operating Expenses	
Depreciation	21,480
Operating Income (Loss)	587,570
Non-Operating Revenues (Expenses)	
Interest & dividend income	6,080
Amortization of bond premium	30,479
Interest expense	(528,274)
Total Non-Operating Expenses	(491,715)
Change in Net Position	95,855
Net Position - Beginning	1,875,993
Net Position - Ending	\$ 1,971,848

THE CITY OF GULF SHORES, ALABAMA
 ALL PROPRIETARY FUND TYPES
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2019

DRAFT

	Business-type Activities
	Enterprise Funds
	Primary Government
	Non-major Fund
	Public Education
	Building Authority
CASH FLOWS FROM OPERATING ACTIVITIES	
Payments from leases and other operating activities	\$ 609,050
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(69,139)
Construction cost payable	(237,075)
Decrease in restricted bond funds	301,739
Principal payment	(185,000)
Accrued interest	(425,900)
Net cash provided (used) by financing activities	(615,375)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest payments received	6,080
Net cash provided (used) by investing activities	6,080
Net increase (decrease) in cash and cash equivalents	(245)
Cash balance - beginning of year	3,025
Cash balance - end of year	\$ 2,780
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 587,570
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation	21,480
Net cash provided (used) by operating activities	\$ 609,050
Noncash Investing, Capital and Financing Activities: None	

THE CITY OF GULF SHORES, ALABAMA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 DECEMBER 31, 2019

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	Special Revenue Funds				Capital Projects Funds				Total Nonmajor Governmental Funds
	2% Lodgings Tax Fund	Designated Taxes Fund	Impact Fees Fund	Library Board Fund	Beach Restoration Fund	Capital Improvements Fund	Storm Damage Fund		
ASSETS									
Restricted Cash and Cash Equivalents	\$ 2,835,399	\$ 243,959	\$ 1,693,651	\$ 22,497	\$ 239,230	\$ 171,451	\$ 185,279	\$ 5,391,466	
Due From Other Funds	175,000	10,461	-	-	-	-	-	185,461	
Due From Other Governments	-	-	-	-	-	12,114	34,703	46,817	
Due From Component Units	-	-	-	-	-	8,586,099	-	8,586,099	
Prepays and Other Assets	-	-	-	-	103,363	-	-	103,363	
Total Assets	\$ 3,010,399	\$ 254,420	\$ 1,693,651	\$ 22,497	\$ 342,593	\$ 8,769,664	\$ 219,982	\$ 14,313,206	
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ -	\$ -	\$ 270,427	\$ -	\$ 40,062	\$ 8,363	\$ -	\$ 318,852	
Payroll taxes & benefits payable	-	-	-	-	27,492	-	-	27,492	
Other liabilities	-	-	-	-	-	175,000	-	175,000	
Due to other funds	-	-	-	-	366,567	5,797	321,529	693,893	
Total Liabilities	-	-	270,427	-	434,121	189,160	321,529	1,215,237	
DEFERRED INFLOW OF RESOURCES									
Deferred revenue	-	-	-	-	-	137,171	-	137,171	
Fund Balances:									
Spendable:									
Restricted	-	254,420	1,423,224	22,497	-	8,443,333	-	10,143,474	
Committed	3,010,399	-	-	-	-	-	-	3,010,399	
Unassigned	-	-	-	-	(91,528)	-	(101,547)	(193,075)	
Total Fund Balances	3,010,399	254,420	1,423,224	22,497	(91,528)	8,443,333	(101,547)	12,960,798	
Total Liabilities, Deferred Inflow of Resources and Fund Balance	\$ 3,010,399	\$ 254,420	\$ 1,693,651	\$ 22,497	\$ 342,593	\$ 8,769,664	\$ 219,982	\$ 14,313,206	

The accompanying notes are an integral part of the financial statements.

THE CITY OF GULF SHORES, ALABAMA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

DRAFT

	Special Revenue Funds					Capital Projects Funds				Total Nonmajor Governmental Funds
	2% Lodgings Tax Fund	Designated Taxes Fund	Impact Fees Fund	Library Board Fund	Beach Restoration Fund	Capital Improvements Fund	Storm Damage Fund			
REVENUES										
Local taxes	\$ 4,032,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,032,916
Intergovernmental:										
State of Alabama taxes	-	566,771	-	-	-	-	-	-	-	566,771
Federal and State grants	-	-	-	-	136,484	-	-	-	-	136,484
Interest income	2,697	1,480	7,815	345	410	3,441	-	-	-	16,188
Impact fees	-	-	1,363,358	-	-	-	-	-	-	1,363,358
Other receipts	-	-	-	-	669,604	200	-	-	-	669,804
Total Revenues	4,035,613	568,251	1,371,173	345	806,498	3,641	-	-	-	6,785,521
EXPENDITURES										
Current Operating:										
Police	-	-	91,752	-	303,233	-	-	-	-	394,985
Fire	-	-	94,157	-	-	-	-	-	-	94,157
Community and Economic Affairs	-	-	334,145	-	-	-	-	-	-	334,145
Public Works	-	-	300,000	-	1,095,606	-	-	28,598	-	1,424,204
Capital Outlay	-	-	-	-	275	-	-	-	-	275
Miscellaneous	-	288,148	-	-	70	-	-	-	-	288,218
Total Expenditures	-	288,148	820,054	-	1,399,184	-	-	28,598	-	2,535,984
Excess (Deficiency) of revenues Over Expenditures	4,035,613	280,103	551,119	345	(592,686)	3,641	(28,598)	-	4,249,537	
OTHER FINANCING SOURCES (USES)										
Bond Proceeds	-	-	-	-	-	8,598,823	-	-	-	8,598,823
Transfers In	-	-	-	-	575,772	-	23,078	-	-	598,850
Transfers Out	(3,290,050)	(490,000)	-	-	-	(30,000)	-	-	-	(3,810,050)
Total Other Financing Sources (Uses)	(3,290,050)	(490,000)	-	-	575,772	8,568,823	23,078	-	23,078	5,387,623
Net Change in Fund Balance	745,563	(209,897)	551,119	345	(16,914)	8,572,464	(5,520)	(96,027)	9,637,160	
Fund Balances - Beginning	2,264,836	464,317	872,105	22,152	(74,614)	(129,131)	(96,027)	3,323,638	3,323,638	
Fund Balances - Ending	\$ 3,010,399	\$ 254,420	\$ 1,423,224	\$ 22,497	\$ (91,528)	\$ 8,443,333	\$ (101,547)	\$ 12,960,798	\$ 12,960,798	

The accompanying notes are an integral part of the financial statements.



TO: Mayor Craft & Members of the City Council
FROM: Lee Jones, Director of Planning & Community Development
SUBJECT: ZA19-000071 The Retreat at Bon Secour West PUD Amendment
DATE: June 15, 2020

REQUEST: The applicant seeks to amend the Bon Secour Village PUD Master Plan to:

- Increase the approved number of lots in the western portion of Bon Secour Village from 21 to 28 lots.

This application is being processed as a PUD Modification, and requires public hearings before both the Planning Commission and City Council.

SITE LOCATION: The 7.31 acre property is located on Waterway West Boulevard directly west of existing residential development along Bienville Avenue. The primary land uses in the vicinity of this development are the existing single family houses associated with Bon Secour Village.

BACKGROUND:

2005 – The property was rezoned from ICW Intracoastal Waterway zoning district to RPC Residential Planned Community. RPC approval was granted to construct an 83-lot, single family subdivision.

2012 – The subject 7.31 acre parcel was rezoned to R-4 as part of a larger rezoning that affected 320 acres of the Bon Secour Village property.

2017 – The City applied a PUD Overlay to the property, and combined it with the Bon Secour Village PUD. Preliminary subdivision plat was also granted by the Planning Commission for a 21 lot single family house subdivision named The Retreat at Bon Secour Village.

PLANNING COMMISSION: At the January 28, 2020 meeting the Commission voted 8-0 to recommend approval of the Bon Secour Village PUD Amendment application with conditions.

RECOMMENDATION: Staff recommends approval of the PUD amendment with the following conditions:

1. A waiver is granted to allow the brick paver sidewalks to be 5' in width instead of the standard 6'.
2. The City will not take over maintenance of the brick paver sidewalks.
3. The applicant shall record and reference on the final plat covenants and restrictions with

standards for Lots 1-4, requiring architectural treatments so the houses on these lots “front” on the street and Intracoastal Waterway.

4. A separate construction entrance shall be provided from the development to Waterway West Boulevard to prevent construction traffic from traversing Bienville Avenue. The construction entrance from Waterway West Boulevard shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.
5. The existing alley way west of lots 1-9 shall not connect to the proposed cul-de-sac.
6. The cul-de-sac be shifted a minimum 6 feet northward and the area between the cul-de-sac and the existing Lot 1 of Bon Secour Village shall be landscaped.

ATTACHMENTS: Staff Report and Plans

The Retreat at Bon Secour West – PUD Amendment

Staff Report: Lee Jones
Application #: ZA19-000071

COW Meeting Date: June 15, 2020
Applicant: GCOF Bon Secour LLC

Property Location: Waterway West Blvd

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF REQUEST

The applicant seeks to amend the Bon Secour Village PUD Master Plan to increase the approved number of lots in the western portion of Bon Secour Village from 21 to 28 lots.

SURROUNDING CONTEXT

The 7.31 acre property is located on Waterway West Boulevard directly west of existing residential development along Bienville Avenue. The primary land uses in the vicinity of this development are the existing single family houses associated with Bon Secour Village.

- East - the original 83-lot single family subdivision, Bon Secour Village Phase 1, and southeast is a small portion of R-2 zoning that is outside of the Bon Secour Village PUD
- North - a large undeveloped BN zoned property
- South - the Intracoastal Waterway
- West - undeveloped R-4 zoned land

BACKGROUND

2005 – The property was rezoned from ICW Intracoastal Waterway zoning district to RPC Residential Planned Community. RPC approval was granted to construct an 83-lot, single family subdivision. The RPC master plan utilized Traditional Neighborhood Development principles, such as narrow lots, front porches, raised finish floors, alley access, reduced setbacks, formal open spaces, and a system of well-connected streets and blocks. A SmartCode development handbook was adopted with the RPC containing standards for the development of the property.

2012 – The subject 7.31 acre parcel was rezoned to R-4 as part of a larger rezoning that affected 320 acres of the Bon Secour Village property.

2017 – The City applied a PUD Overlay to the property, and combined it with the Bon Secour Village PUD. Preliminary subdivision plat was also granted by the Planning Commission for a 21 lot single family house subdivision named The Retreat at Bon Secour Village. The Retreat was designed to be more of a suburban type subdivision as opposed to the original design of Bon Secour Village with larger front loaded lots and a looped cul-de-sac roadway.

January 28, 2020: Planning Commission Meeting - The Planning Commission recommended that Council approve the applicant's request to amend this section of the Bon Secour Village PUD from a 21-lot subdivision along a cul-de-sac street to a 28-lot subdivision. The Commission added two conditions to the recommendation: 1.) provide a separate construction entrance from Waterway West; and 2.) the cul-de-sac shall not connect to the existing alley behind existing lots along Bienville.

There were a number of residents from Bon Secour Village at the Planning Commission meeting who had questions and/or voiced concerns about the PUD amendment. The Planning Commission encouraged the developer to meet with the residents and try to address some of the concerns.

March 12, 2020: Developer and Bon Secour Village Homeowners Meeting. Representatives of the developer held a meeting with the homeowners of Bon Secour Village. Planning and Zoning staff attended the meeting. Major topics of discussion included providing a separate construction entrance from Waterway West to the new 28-lot subdivision and replacing the cul-de-sac with a northern roadway connection to Bienville Avenue.

May 27, 2020: Planning Commission Meeting – The Planning Commission approved The Retreat at Bon Secour West Preliminary Subdivision Plat with a condition the cul-de-sac be shifted a minimum 6 feet northward and the area between the cul-de-sac and the existing Lot 1 of Bon Secour Village be landscaped. Staff recommends this condition be added to the PUD Amendment application.

FUTURE LAND USE PLAN

High Density Residential - The Future Land Use Plan designates this property as High Density Residential (11-25 dwelling units per acre). High-density residential uses are mostly multi-family condominiums located within the beach area and in more limited instances adjacent to the larger commercial, institutional and employment activity centers and corridors.

PROPOSED PUD AMENDMENT

The applicant proposes to modify the Bon Secour Village PUD to increase the number of lots within this phase of the development. The Zoning Ordinance designates any increase in density within an approved PUD as a “Major Amendment.” Major Amendments may only be made through the rezoning process, therefore the proposed amendment will require public hearings before the both the Planning Commission and City Council.

Details of the request are as follows.

- Number of Lots: 28
- Lot Sizes: 5,222sf to 9,966sf
- Setbacks: 12’ to 18’ front yard, 12’ total for the side yards, and 15’ rear yard setbacks
- Dedicated Open Space: .81 acres (11%)
- Extension of Bienville Avenue to terminate in a cul-de-sac
- Front-loaded lots (driveway in the front of the house) as opposed to rear-loaded (access from the rear of the house)
- Requested waiver to allow a 5’ sidewalk instead of the required 6’ sidewalk, in order to match the existing sidewalk width within Bon Secour Village
- Intracoastal Waterway Pedestrian Path extension to the western property line with this phase

ANALYSIS

Plan Review

Development Form. As stated above, the applicant seeks to amend the approved Bon Secour Village PUD to increase the number of lots in the western phase from 21 to 28 lots. The original Bon Secour Village Phase 1 Subdivision was designed to be a traditional neighborhood development with a wide range of lot sizes and building types. Traditional neighborhood developments are intended to decrease in intensity from the center to the edge. The center of the current development contains a more urban form of development with small lots and minimal setbacks to allow the houses to front on the streets and cover a majority of the lot. The proposed lots are on average larger than existing lots, and the housing types are more typical of a suburban subdivision. The transition to a more suburban housing type along the edge of the development is consistent with the original TND concept.

The proposed addition to Bon Secour Village is designed with some suburban characteristics, e.g. larger lots, a cul-de-sac street, while keeping some of the original design components such as small building setbacks, large building coverage allowances, and brick paver sidewalks. All of the proposed lots within The Retreat at Bon Secour are separated from the existing lots in Bon Secour Village Phase 1 either by landscape buffers or existing alleys and streets. These design elements provide a transition between the urban form of Bon Secour Village Phase 1 Subdivision and the proposed suburban lots. The applicant indicates the proposed housing types will be similar in style and size as the existing housing within Bon Secour Village.

Waterfront Lots. Lots 1-4 of the proposed subdivision front on both Bienville Avenue and the common area along the Intracoastal Waterway. In order to avoid having a situation where these houses front on the ICW and have the rear of each house on Bienville Avenue, staff has included a condition that these lots shall be architecturally designed to have two “fronts.” The expectation is that the homes will be oriented to both the ICW and the street through the integration of architectural treatments, porches, balconies, doors, and windows along both frontages. Any fencing proposed along the ICW shall be a maximum of 4’ in height and shall otherwise meet all standards of the development. This condition will avoid having the rears of houses facing the fronts of houses across the street, as well as placing the “face” of the houses along the waterway.

Density. The proposed density of the subdivision is 3.8 units per acre. The proposed land use is single family residential. Both the density and land use are far less dense and intense than is envisioned by the High-Density Residential land use category for this area, as designated by the Future Land Use Plan.

Traffic Circulation. Prior to the January 28th Planning Commission meeting, Planning and Zoning staff recommended several alternatives to the applicant for providing additional street connections and eliminating the proposed cul-de-sac. Alternatives included: 1.) a street connection through the existing platted common area, in line with Orleans St; 2.) a new street connection into the proposed subdivision from Waterway West; and 3.) a “close” (loop street) that included open space in its center. The applicant chose to move forward with the currently proposed cul-de-sac.

At the January 28th Planning Commission meeting, Bon Secour Village residents expressed concerns about the proposed cul-de-sac. Many residents voiced support for eliminating the cul-de-sac, requesting an additional street connection to Bienville, similar to the Orleans St. connection to the east. This connection would cross an existing common area, eliminate the proposed cul-de-sac, and provide an additional access to the proposed 28 lots. This request was made by the neighbors in order to reduce traffic generated from the proposed subdivision along Bienville.

During the Planning Commission meeting, the applicant indicated the connection was not possible because of legal issues with the existing common area. These legal issues would prohibit the roadway connection across the common area. Donald Stewart, the City Attorney, reviewed the legal issues regarding the street connection at staff’s request. Mr. Stewart was unable to find any legal issues prohibiting the street connection.

Staff has continued to work with the applicant to find a solution that achieves the developer’s goals while addressing the neighbors’ concerns about increased traffic on an existing street, but that solution has remained elusive. The proposed subdivision and cul-de-sac, as designed, are consistent with the requirements of the Subdivision Regulations, with the exception of sidewalk widths and material.

Construction Entrance. Staff has worked with the developer to determine a location for a construction entrance from Waterway West Boulevard into the proposed subdivision. The construction entrance will eliminate construction traffic from utilizing the existing roads within Bon Secour Village. Staff recommends that the construction entrance from Waterway West Boulevard remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.

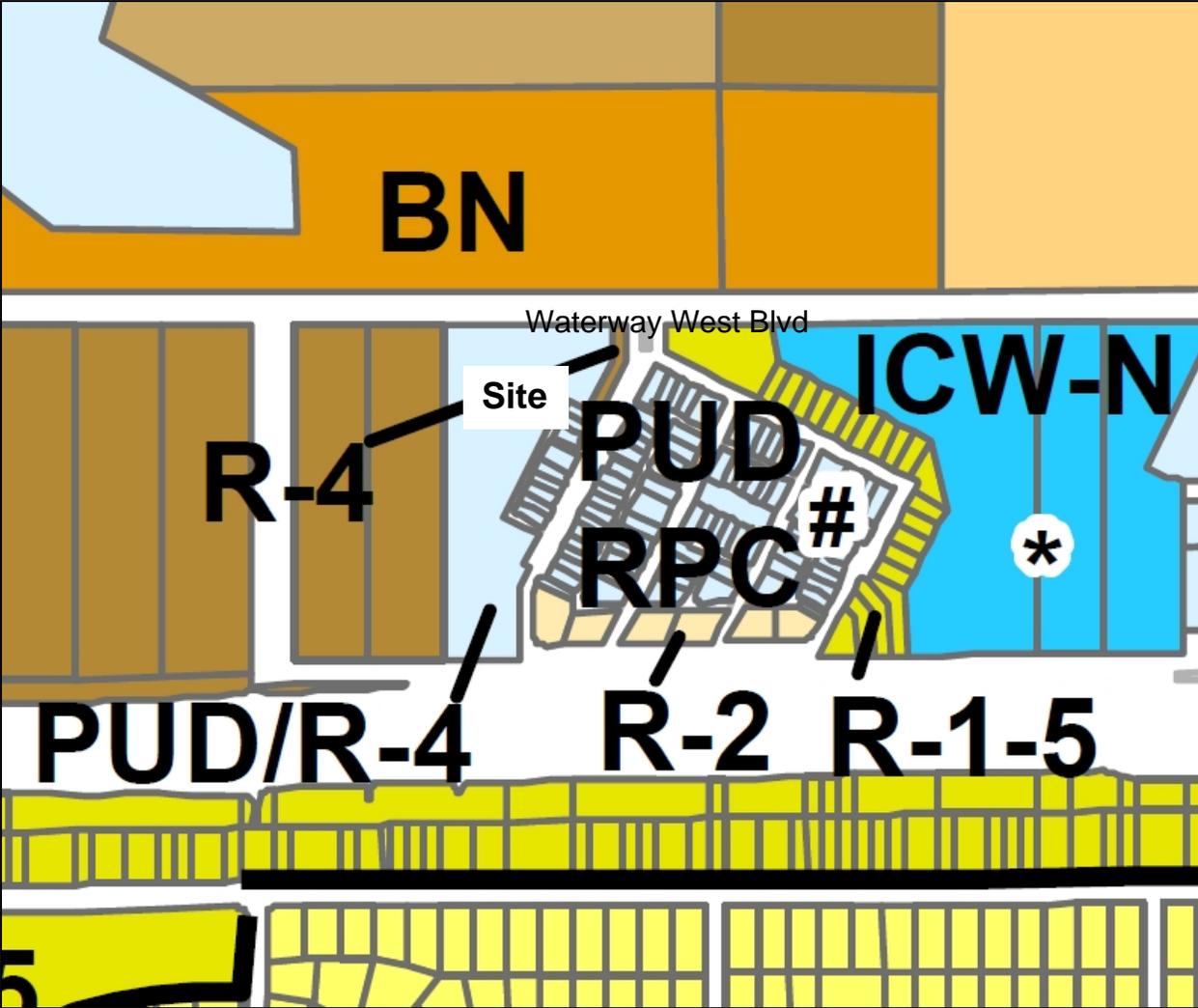
A comparison of Bon Secour Village Phase 1, the 2017 PUD modification, and the proposed amended plan is provided below.

COMPARISON OF REQUEST VERSUS PREVIOUS APPROVALS			
	Bon Secour Village Ph. 1	2017 Approval	Proposed Plan
Lot Sizes	2,720sf – 9,660sf	4,542sf -22,156sf	5,222sf-9,966sf
Setbacks	Front- 12'-18', Sides-12' total, Rear – 3'	Front – 12'-18', Sides – 12' total, Rear -15'	Front – 12'-18', Sides – 12' total, Rear - 15'
Lot Widths	27'-103'	40' -85'	52'-98'
Number of Lots	83	21	28
Density	5.3 units per acre	2.8 units per acre	3.8 units per acre
Building Height	60' principle bldg, 40' accessory bldg	30' for both principal and accessory bldgs	30' for both principal and accessory bldgs
Housing Access	Rear alley loaded	Front loaded	Front loaded
Building Coverage	75%	75%	75%
Open Space	.38 acres (2.45%)	.99 acres (13.5%)	.80 acres (11%)

RECOMMENDATION

Staff recommends the City Council approve the PUD Amendment with the following conditions.

1. A waiver is granted to allow the brick paver sidewalks to be 5' in width instead of the standard 6'.
2. The City will not take over maintenance of the brick paver sidewalks.
3. The applicant shall record and reference on the final plat covenants and restrictions with standards for Lots 1-4, requiring architectural treatments so the houses on these lots “front” on the street and Intracoastal Waterway.
4. A separate construction entrance shall be provided from the development to Waterway West Boulevard to prevent construction traffic from traversing Bienville Avenue. The construction entrance from Waterway West Boulevard shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.
5. The existing alley way west of lots 1-9 shall not connect to the proposed cul-de-sac.
6. The cul-de-sac be shifted a minimum 6 feet northward and the area between the cul-de-sac and the existing Lot 1 of Bon Secour Village shall be landscaped.



**BON SECOUR VILLAGE
PUD STANDARDS
(Revised 12-9-19)**

Bon Secour Village West is the 7.31 acre site that was approved in September, 2017 as an addition to the existing Bon Secour Village Planned Unit Development (PUD). This is a modification to that portion of the PUD.

The original Bon Secour Village Phase 1 of the PUD, approved in 2005, consisted of 83 single family lots. In September, 2017, the original PUD was modified to add Bon Secour Village West, adding 21 single family lots, bringing the overall total to 104 lots. Recently a request was made for an administrative approval to resubdivide 15 lots in Bon Secour Village Phase 1 to 10 lots, reducing the total number of lots in Phase 1 from 83 to 78 lots. This modification is a request to increase the number of lots in Bon Secour Village West from 21 lots to 28 lots. The result of the administrative request and this modification request is an addition of 2 lots to the overall PUD, with the proposed total being 106 lots.

In 2012, Bon Secour Village South, adjacent to but not zoned as a part of the original PUD, was approved with 19 single family lots and 6 duplex lots. The total number of lots within the proposed PUD modification and Bon Secour Village South will now be 137 lots/units. There was also a revision made to the Bon Secour Village South subdivision to increase the amenity area to 1.34 acres. The amenity area consists of a pool/cabana and parking area and is for the use of the Bon Secour Village PUD and Bon Secour Village South residents.

The lot sizes for the 28 lots in the revised Bon Secour Village West, range from 5,222 square feet to 9,966 square feet. The total area for the Bon Secour Village PUD and Bon Secour Village South is 32.78 acres. The total open/green space for the Bon Secour Village PUD and Bon Secour Village South is 3.87 acres or 11.81% of the total 32.78 acres.

All the following PUD standards that were part of the previously approved PUD modification remain unchanged and still apply to this modification.

The residential lots shall have the following standards: The setbacks will be 12' minimum or 18' maximum for the front, 15' minimum for the rear, 12' total or 0' attached for the side, and 12' street side. The maximum height for principal buildings for all residential lots is to be 30'. The maximum building coverage of each residential lot is to be 75%. Accessory buildings are allowed with a maximum building height of 30'.

The roadway within the development will be public and will be constructed in accordance with City design standards. The City of Gulf Shores Subdivision Regulations requires 6' wide sidewalks. A waiver is requested from this requirement to allow 5' wide brick sidewalks, to match the existing sidewalks within the existing PUD. Sidewalks will be located on both sides of the proposed roadway, required to be ADA compliant and constructed in accordance to the standards of the City of Gulf Shores. Sidewalks will be installed during subdivision construction

of the infrastructure and will be maintained by the property owners association and not the City of Gulf Shores.

All utilities will be constructed underground and in accordance to the standards of the respective utility companies. Street lights will be maintained by the property owners association and not the City of Gulf Shores.

The stormwater management system will be designed in accordance with the standards of the City of Gulf Shores. All stormwater facilities and structures outside of public right-of-ways will be maintained by the property owners association and not the City of Gulf Shores.

Landscape plans are provided with this PUD application. All landscaping will be installed during construction of the infrastructure unless bonding of the street trees are allowed by the City.

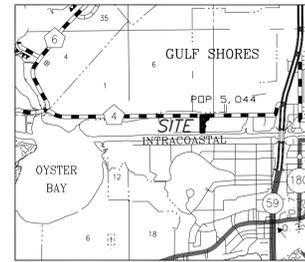
A Declaration to amend the existing Covenants and Restrictions will provide for the addition of this phase of development to provide for maintenance responsibilities of the drainage infrastructure outside of public roadways, and maintenance of the common areas.

The original Bon Secour Village PUD was designed with the Bon Secour West property to eventually be a part of the overall PUD. With the changes in the market and changes in ownership those plans ultimately went away. This revision to add this to the existing PUD is in keeping with the original plan. Lot sizes and design standards are very similar to the existing development.

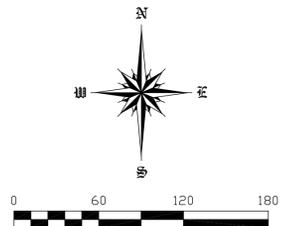


25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.990.9910 info@dewberry.com

PROPERTY IS LOCATED IN THE XX OF SECTION XX,
TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE



BON SECOUR VILLAGE (A PLANNED UNIT DEVELOPMENT)

ORIGINAL PUD APPROVED: 2005
BON SECOUR VILLAGE SOUTH APPROVED: 2012
MODIFICATION APPROVED: SEPT. 25, 2017
PROPOSED MODIFICATION: DEC. 9, 2019
BON SECOUR VILLAGE SOUTH APPROVED: 2012

BALDWIN COUNTY RD 4 (AKA BON SECOUR AVENUE) 100' R.O.W.



SITE DATA (BON SECOUR VILLAGE WEST ONLY)

ZONING: PUD
PROPOSED USE: SINGLE FAMILY
LIN. FT. STREETS: 1,098 LF
NUMBER OF LOTS: 28
SMALLEST LOT: 5,222 SF (LOT 28)
LARGEST LOT: 9,966 SF (LOT 23)
MAX. BLDG. COVERAGE: 75%
MAX. PRINCIPAL BLDG. HEIGHT: 30'
MAX. ACCESSORY BLDG. HEIGHT: 30'
COMMON AREAS: 1.66 AC (22.7%)
OPEN SPACE: 0.80 AC (11%)
TOTAL AREA: 7.31 AC

REQUIRED SETBACKS:
FRONT: 12' MIN./18' MAX.
REAR: 15' MIN.
SIDE: 12' TOTAL/0' ATTACHED
SIDE STREET: 12 FEET

PUD MODIFICATIONS

WEST:
28 LOT SINGLE-FAMILY DEVELOPMENT (21 PREVIOUSLY)
PHASE I:
15 SINGLE-FAMILY LOTS TO 10 SINGLE-FAMILY LOTS
(APPROVED ADMINISTRATIVELY)

OWNER/DEVELOPER
GCOF BON SECOUR LLC
29891 WOODROW LANE
SPANISH FORT, AL 36527

INTRACOASTAL WATERWAY

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.81'	25.00'	S 44°20'56" W	35.74'
C2	23.56'	15.00'	S 45°01'46" E	21.21'
C3	62.83'	40.00'	S 45°01'46" E	56.57'
C4	51.55'	107.13'	N 13°45'24" E	51.06'
C5	63.58'	132.13'	N 13°45'24" E	62.97'
C6	75.61'	157.13'	N 13°45'24" E	74.89'
C7	81.26'	125.00'	S 58°34'48" W	77.34'
C8	34.83'	25.00'	N 50°27'55" W	32.08'
C9	109.34'	100.00'	S 58°34'48" W	103.12'
C10	34.64'	125.00'	N 35°28'53" E	34.53'
C11	47.73'	125.00'	N 54°21'36" E	47.45'
C12	47.22'	125.00'	S 76°02'23" W	46.94'
C13	42.88'	60.00'	S 68°28'20" E	41.97'
C14	1.91'	60.00'	S 89°11'19" E	1.91'
C15	34.41'	60.00'	N 31°34'04" W	33.94'
C16	5.83'	125.00'	N 88°16'54" E	5.83'
C17	159.30'	60.00'	N 60°55'27" E	116.47'
C18	34.00'	60.00'	N 26°46'54" W	33.55'

LINE	BEARING	DISTANCE
L1	N 42°00'03" E	19.37'
L2	N 90°00'00" E	23.07'
L3	N 27°32'35" E	10.08'
L4	N 89°37'02" E	13.00'
L5	N 27°32'35" E	14.26'

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Revisions / Submissions
12.12.19	CITY SUBMITTAL
01.10.20	CITY RE-SUBMITTAL

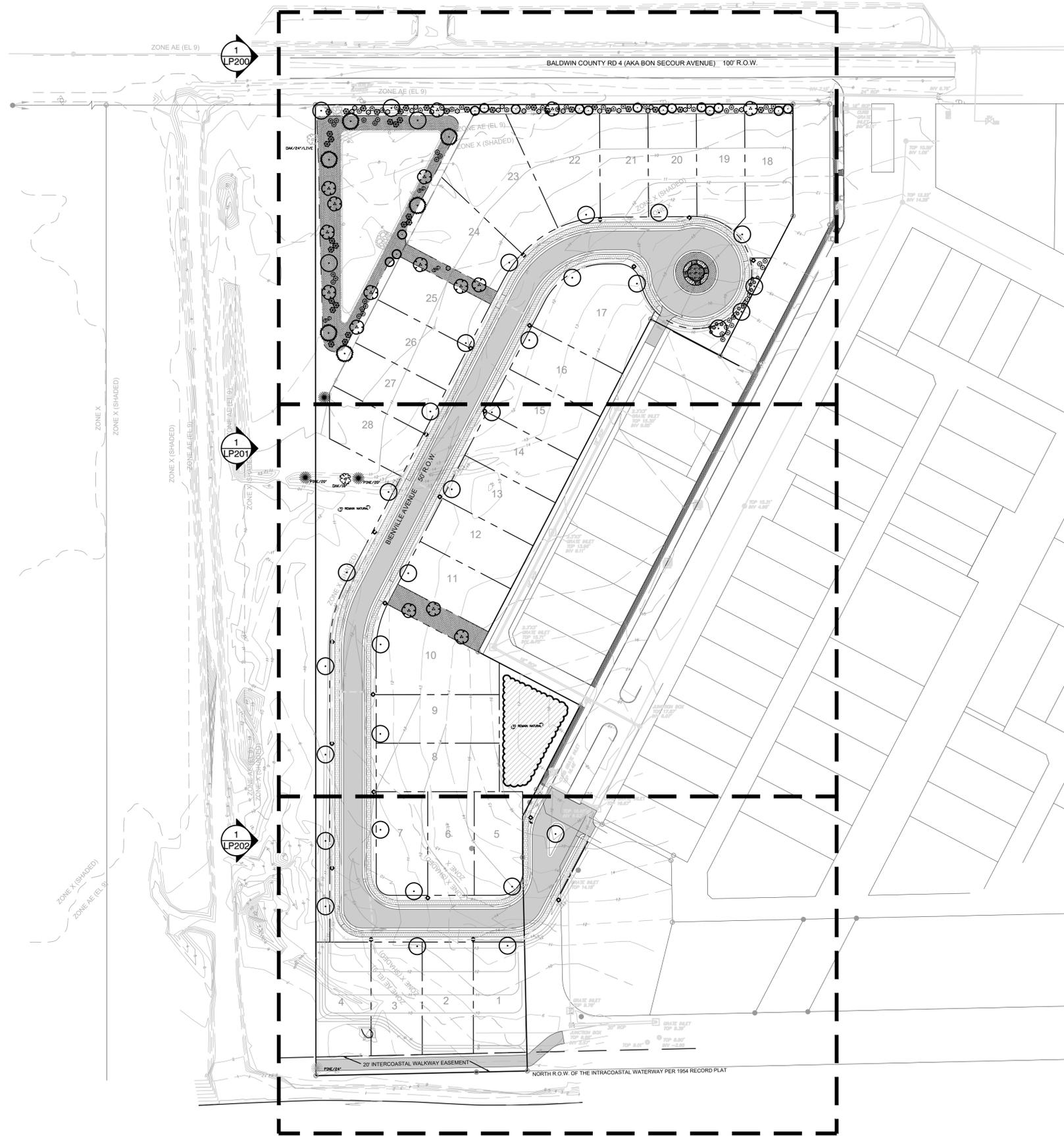
VITW Drawn LCW Checked 173163-038 Project No. 02.27.17 Date	Registration 
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Sheet Title

OVERALL SITE PLAN

Sheet No.

SP100



NOT FOR CONSTRUCTION
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 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Date
12.12.19	CITY SUBMITTAL
01.10.20	CITY RE-SUBMITTAL

Drawn	VTW
Checked	LCW
Project No.	173163-038
Date	02.27.17

Registration
 STATE OF ALABAMA
 LESTER CHAD WATKINS
 REGISTERED LANDSCAPE ARCHITECT
 MEMBER
 518

Sheet Title

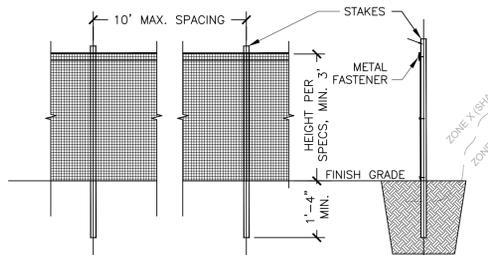
**TREE
 PRESERVATION &
 REMOVAL PLAN**

Sheet No.

TP100



ALL TREES TO BE REMOVED
 ARE REPRESENTED BY AN "X"



- NOTES:
1. THE FENCE SHALL BE LOCATED AS INDICATED ON DRAWINGS AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
 2. REFER TO SPECS FOR FENCING TYPE.
 3. ALL TREES TO BE SAVED SHALL RECEIVE TREE PROTECTION FENCING AS INDICATED.
 4. FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION.
 5. FENCING TO BE REMOVED UPON REQUEST OF OWNER BY INSTALLING CONTRACTOR.

2 TREE PROTECTION FENCE
 1/2" = 1'-0" 015639-01

1 TREE PRESERVATION & REMOVAL PLAN
 Scale: 1" = 60'



NOT FOR CONSTRUCTION
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 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Date
	Revisions / Submissions
	12.12.19 CITY SUBMITTAL
	01.10.20 CITY RE-SUBMITTAL

Drawn: VTW
 Checked: LCW
 Project No.: 173163-038
 Date: 02.27.17

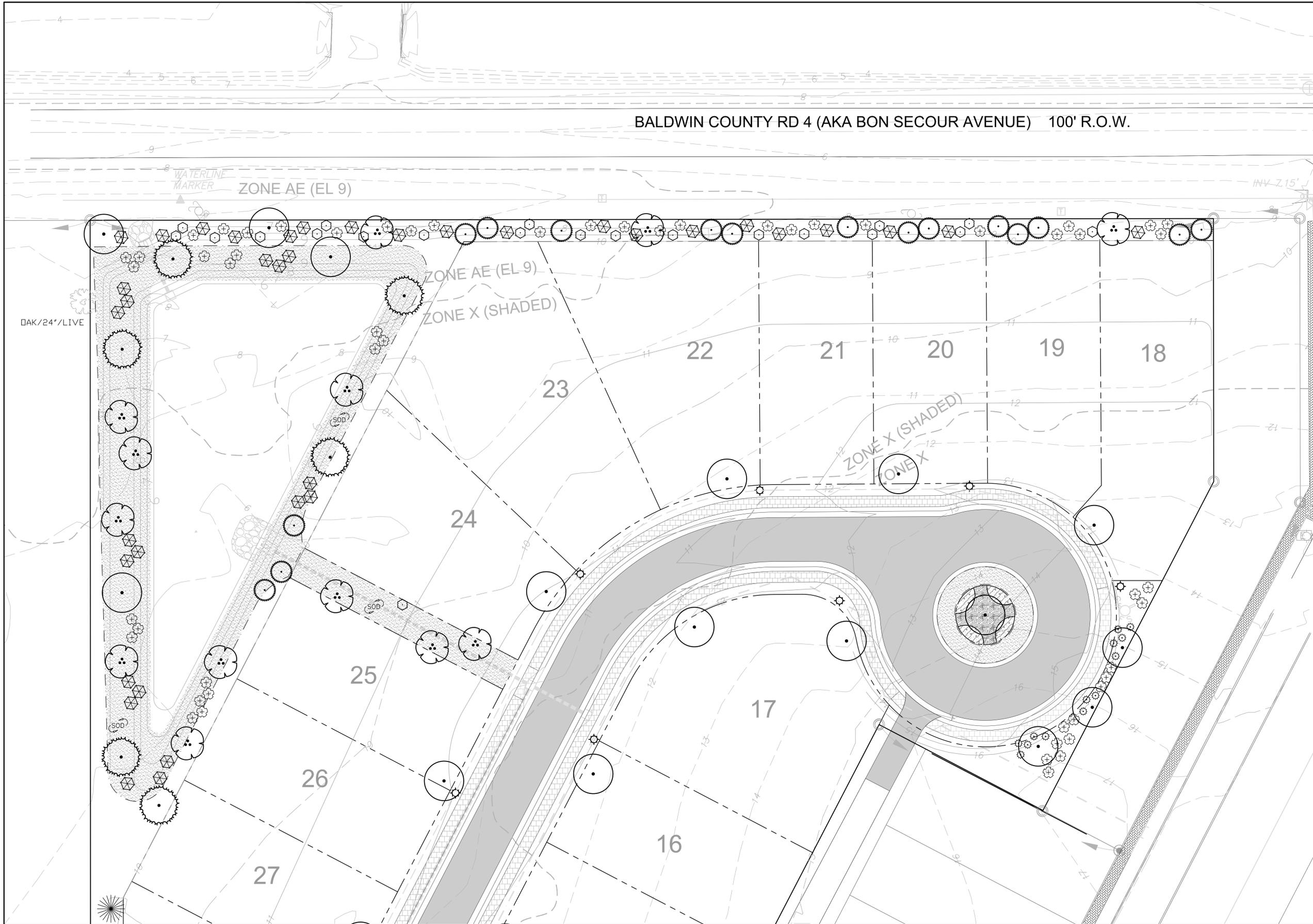
Registration
 STATE OF ALABAMA
 LESTER CHAD WATKINS
 REGISTERED LANDSCAPE ARCHITECT
 MEMBER 518

Sheet Title

**LANDSCAPE
 PLANTING PLAN**

Sheet No.

LP200





1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Date
12.12.19	CITY SUBMITTAL
01.10.20	CITY RE-SUBMITTAL

Drawn: VTW
 Checked: LCW
 Project No.: 173163-038
 Date: 02.27.17

Registration
 STATE OF ALABAMA
 LESTER CHAUDREY
 REGISTERED LANDSCAPE ARCHITECT
 MEMBER 518

Sheet Title

**LANDSCAPE
 PLANTING PLAN**

Sheet No.

LP201



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Date
	Revisions / Submissions
12.12.19	CITY SUBMITTAL
01.10.20	CITY RE-SUBMITTAL

Drawn: VTW
 Checked: LCW
 Project No.: 173163-038
 Date: 02.27.17

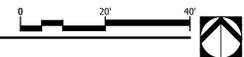
Registration
 STATE OF ALABAMA
 LESTER CHAUDREY
 REGISTERED LANDSCAPE ARCHITECT
 MEMBER 518

Sheet Title

**LANDSCAPE
 PLANTING PLAN**

Sheet No.

LP202



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

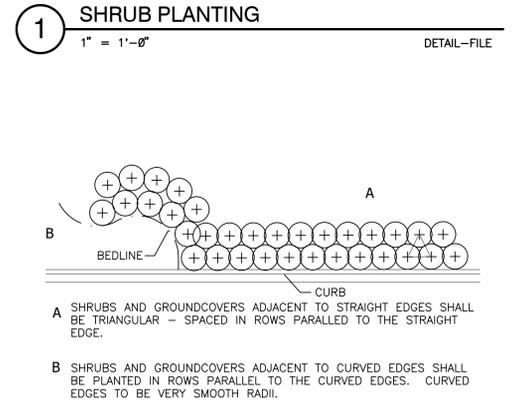
A Landscape Development Plan for
Retreat at Bon Secour West
 Gulf Shores, Alabama

Revisions	
No.	Revisions / Submissions
12.12.19	CITY SUBMITTAL
01.10.20	CITY RE-SUBMITTAL

Drawn by **VTW**
 Checked by **LCW**
 Project No. **173163-038**
 Date **02.27.17**

Registration
STATE OF ALABAMA
LESTER CHAD WATKINS
 REGISTERED LANDSCAPE ARCHITECT
 NUMBER **518**

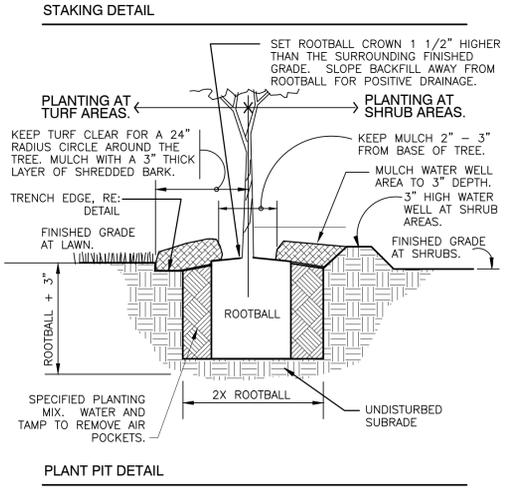
PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	BH	17	Betula nigra	River Birch	N/A		12'	Min.3 trunks
	MGC	16	Magnolia grandiflora 'Claudia Wannamaker'	Claudia W. Magnolia	N/A	3'Cal	12'	Full to Ground
	QV	34	Quercus virginiana	Southern Live Oak	N/A	3'Cal	12'	Full head, specimen quality
	TD	6	Taxodium distichum	Bald Cypress	N/A	3'Cal	12'	Full head, specimen quality
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	LJ	21	Ligustrum japonicum	Japanese Ligustrum	3 gal		60" o.c.	Full to ground
	MC3	37	Myrica cerifera	Common Wax Myrtle	3 gal		72" o.c.	Shrub form, full to ground
	SB3	13	Spartina bakeri	Sand Cord Grass	1 gal		42" o.c.	
	SB	54	Viburnum odoratissimum	Sweet Viburnum	3 gal		60" o.c.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	JD	40	Juniperus chinensis 'Parsonii'	Parson's Juniper	3 gal		30" o.c.	
	MS	29	Miscanthus sinensis 'Adagio'	Adagio Miscanthus Grass	3 gal		42" o.c.	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SOD	28,062 sf	Cynodon dactylon 'Tifway 419'	Tifway 419 Bermuda Grass	sod			



1 SHRUB PLANTING
 1" = 1'-0" DETAIL-FILE

A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

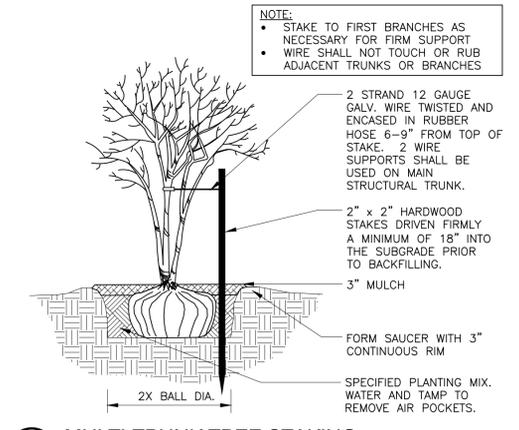
B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.



3 TREE PLANTING - GUY STRAP
 1" = 1'-0" 329343.26-02

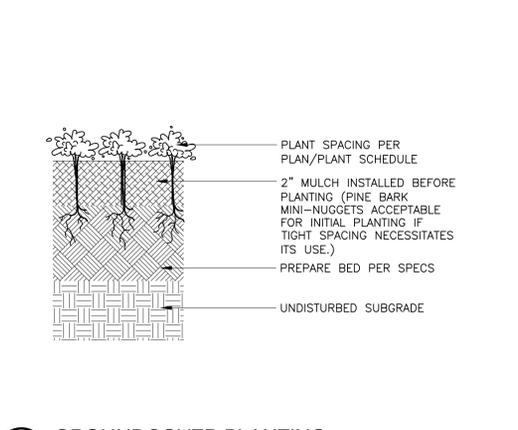
PLANTING AT TURF AREAS. KEEP TURF CLEAR FOR A 24" RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 3" THICK LAYER OF SHREDDED BARK.

PLANTING AT SHRUB AREAS. KEEP MULCH 2" - 3" FROM BASE OF TREE. MULCH WATER WELL AREA TO 3" DEPTH. 3" HIGH WATER WELL AT SHRUB AREAS.



4 MULTI-TRUNK TREE STAKING
 1/2" = 1'-0" 329343-01

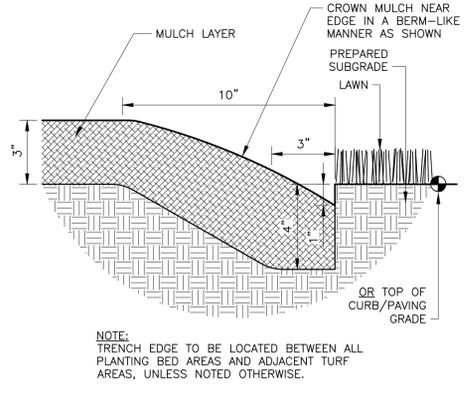
NOTE:
 • STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
 • WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



5 GROUNDCOVER PLANTING
 3" = 1'-0" 329343.26-02

PLANT MATERIAL AND PLANTING

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC. FOR NURSERY STOCK.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.



6 TRENCH EDGE
 3" = 1'-0" 329413.23-02

NOTE:
 TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

7 GENERAL PLANTING NOTES
 1" = 1" 329413.23-02

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.



SMALL TOWN, BIG BEACH™

TO: Mayor Craft & Members of the City Council

FROM: Noel Hand, Public Works Director

SUBJECT: Heavy Equipment Rental Bid

DATE: June 10, 2020

RECOMMENDATION: Award bid for Heavy Equipment Rental to 1 Source Power & Equipment, Herc Rentals, Robertsdale RentAll, Sunbelt, Beard Equipment, United Rentals, and Ahern; based upon the lowest daily, weekly, and monthly rental rate and availability. The term of the rental agreement shall be one year from the date of award, with an option by the City to renew each year for two additional years.

BACKGROUND: Bids were opened on June 3, 2020. After reviewing the submitted bids, several vendors have the lowest bid depending upon availability and size of equipment. The award will be based on the vendor with the lowest price and availability at the time of need.

PREVIOUS COUNCIL ACTION: This is an annual heavy equipment rental bid that comes to council each year. Council has awarded this bid to multiple vendors in years previous.

BUDGET IMPLICATIONS: This rental contract would be available for any City department's use. Funding for Public Works is provided for in the 2020 operating budget of \$15,000.00 in Account #01-563-64421, Equipment Rental.

RELATED ISSUES: None

ATTACHMENTS:

- Bid Tabulation

DEPARTMENT: Public Works

STAFF CONTACT: Noel Hand

Vendor		1 Source Power & Equipment			Herc Rentals			Robertsdale Rental			SUNBELT			Beard Equipment			United Rentals			Ahern		
48 in.	8 in.	NO BID	NO BID	NO BID	\$383	\$960	\$2,170	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$298	\$578	\$1,398	NO BID	NO BID	NO BID
60 in.	8 in.	NO BID	NO BID	NO BID	No Bid	No Bid	No Bid	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$318	\$798	\$1,508	NO BID	NO BID	NO BID
Towable Air Compressors		Towable Air Compressors			Towable Air Compressors			Towable Air Compressors			Towable Air Compressors			Towable Air Compressors			Towable Air Compressors			Towable Air Compressors		
Minimum HP	CFM (self-entry)	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
	185	\$375	\$500	\$1,000	\$115	\$220	\$565	NO BID	NO BID	NO BID	\$110	\$350	\$550	NO BID	NO BID	NO BID	\$130	\$288	\$478	\$150	\$449	\$775
	375**	\$425	\$800	\$1,600	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$195	\$610	\$1,325	NO BID	NO BID	NO BID	\$228	\$518	\$978	\$190	\$649	\$1,350
	750**	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
4X4 Diesel Utility Vehicle (Gator, Mule or equivalent)					4X4 Diesel Utility Vehicle			4X4 Diesel Utility Vehicle			4X4 Diesel Utility Vehicle			4X4 Diesel Utility Vehicle			4X4 Diesel Utility Vehicle			4X4 Diesel Utility Vehicle		
Minimum HP		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
2 Seater***																	\$108	\$208	\$398			
4 Seater***																	\$128	\$258	\$498			
18 hp		NO BID	NO BID	NO BID	\$155	\$360	\$850	NO BID	NO BID	NO BID	\$100	\$195	\$350	NO BID	NO BID	NO BID				\$150	\$360	\$695
Street Sweeper with Broom and Cab					Street Sweeper			Street Sweeper			Street Sweeper			Street Sweeper			Street Sweeper			Street Sweeper		
		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
8" Broom***																	\$341	\$878	\$2,098	\$300	\$795	\$1,995
		NO BID	NO BID	NO BID	\$279	\$664	\$1,515	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$400	\$1,200	\$3,600	-	-	-			
Telehandler Forklift					Telhandler			Telhandler			Telhandler			Telhandler			Telhandler			Telhandler		
5000-14,000 lbs.		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
5000		NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$258	\$658	\$1,498	\$325	\$990	\$1,699
5500		NO BID	NO BID	NO BID	\$295	\$770	\$1,730	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$0	\$0	\$0
6000		NO BID	NO BID	NO BID	\$360	\$850	\$1,950	NO BID	NO BID	NO BID	\$295	\$850	\$1,625	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$375	\$1,036	\$1,999
8000		NO BID	NO BID	NO BID	\$390	\$1,045	\$2,295	NO BID	NO BID	NO BID	\$395	\$950	\$1,820	NO BID	NO BID	NO BID	\$298	\$698	\$1,498	\$425	\$1,150	\$2,300
10,000		\$750	\$1,750	\$3,000	\$495	\$1,385	\$3,250	NO BID	NO BID	NO BID	\$495	\$1,105	\$2,850	NO BID	NO BID	NO BID	\$498	\$1,398	\$2,898	\$525	\$1,395	\$3,333
12,000		NO BID	NO BID	NO BID	\$625	\$1,995	\$4,225	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$625	\$1,596	\$3,789
15,000																	\$702	\$1,998	\$5,028	\$0	\$0	\$0
Rotary Forestry Mulcher Attachment					Rotary Forestry Mulcher Attachment			Rotary Forestry Mulcher Attachment			Rotary Forestry Mulcher Attachment			Rotary Forestry Mulcher Attachment			Rotary Forestry Mulcher Attachment			Rotary Forestry Mulcher Attachment		
Drum Style		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
		NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
Diesel Driven Pump					Diesel Driven Pump			Diesel Driven Pump			Diesel Driven Pump			Diesel Driven Pump			Diesel Driven Pump			Diesel Driven Pump		
w/t 6" hoses		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
		NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	\$258	\$698	\$1,458	NO BID	NO BID	NO BID
Motorized Tracked Concrete Buggy					Concrete Buggy			Concrete Buggy			Concrete Buggy			Concrete Buggy			Concrete Buggy			Concrete Buggy		
1.5-1.9 Cubic Yards		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
		NO BID	NO BID	NO BID	\$167	\$592	\$1,249	\$175	\$750	\$1,500	\$90	\$275	\$695	NO BID	NO BID	NO BID	\$148	\$508	\$918	NO BID	NO BID	NO BID
Delivery & Pickup Fee		Included in Rates			\$100 Each Way			N/A			\$125			N/A			\$78 Each Way			\$125 EACH WAY OR \$250.00 ROUNDTRIP (PER TRUCKLOAD)		



SMALL TOWN, BIG BEACH™

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Zoning Administrator

SUBJECT: Bicycle and Pedestrian Advisory Committee Appointments

DATE: June 15, 2020

RECOMMENDATION: Appoint Kerry Dey and a designee of the Police Department, Josh Coleman, to the Bicycle and Pedestrian Advisory Committee. The Bicycle and Pedestrian Advisory Committee members serve 4 year terms.

Kerry Dey is an elementary school teacher and will replace Frank Malone and Josh Coleman is the current Police Department Community Service Officer and will replace Josh Hoguet who was re-assigned to patrol duty.

BACKGROUND: In 2017 the City Council approved the formation of an 8 member Bicycle Pedestrian Advisory Committee. The committee meets a minimum of every quarter to discuss City projects and members provide valuable input on the City's bicycle and pedestrian facilities.

ATTACHMENTS: No Attachments