



A G E N D A
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
SEPTEMBER 25, 2023
4:00 P.M.

1. Call to Order
2. Invocation – Pastor Larry Wood, Saint Andrew by the Sea
3. The Pledge of Allegiance
4. Roll Call
5. Approval of Minutes
 - A. September 11, 2023 - Special Meeting
 - B. September 11, 2023 - Regular Council Meeting
 - C. September 18, 2023 - Council Work Session Meeting
6. Approval of Expense Vouchers
7. Presentation of Petitions, Requests & Communications
 - A. Proclamation - GFWC Gulf Shores Woman's Club
 - B. Public Assembly Permit Application - Meeting of the Minds Event
 - C. Public Assembly Permit Application - Skippin & Sippin Meeting of the Minds Breast Cancer 5K & 1 Mile Walk
8. Public Hearing
 - A. Ordinance - Amend Code - Mixed-Use Condominium
 - B. ABC License - Elite Restaurant Group, LLC d/b/a The Galway Irish Public House
 - C. ABC License - Isla Wine, LLC d/b/a Isla
 - D. ABC License - Agave of Gulf Shores Mexican Restaurant, LLC d/b/a Agave of Gulf Shores Mexican Restaurant
9. New Business
 - A. Resolution - Amend Professional Services Contract - Dix.Hite + Partners
 - B. Resolution - Approve Municipal Court Dates 2024
10. Committee Report
11. Staff Reports
12. Hearing of Persons Not Listed on Formal Agenda
13. Adjourn

**MINUTES OF
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
SEPTEMBER 25, 2023**

Mayor Robert Craft called the meeting to order at 4:00 p.m. at the Gulf Shores City Hall Council Chambers.

The invocation was delivered by Pastor Larry Wood, Saint Andrew by the Sea.

Upon roll call, the following officials answered "present": Councilman Joe Garris, Jr., Councilman Gary M. Sinak, Councilman Philip Harris, Councilman Jason Dyken, M.D., Councilman Stephen E. Jones and Mayor Robert Craft.

Councilman Jason Dyken, M.D. moved to approve the minutes of the Special Meeting of September 11, 2023, as presented; seconded by Councilman Joe Garris, Jr.; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr. "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Councilman Joe Garris, Jr. moved to approve the minutes of the Regular Council Meeting of September 11, 2023, as presented; seconded by Councilman Gary M. Sinak; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

Furthermore, Councilman Gary M. Sinak moved to approve the minutes of the Council Work Session of September 18, 2023, as presented; seconded by Councilman Joe Garris, Jr.; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

Councilman Stephen E. Jones moved to approve the expense vouchers in the amount of \$2,707,518.31; seconded by Councilman Philip Harris; and the vote of those officials present was unanimously in favor of the motion.

The City Clerk noted that the complete list of vouchers to be paid, as reflected on a computer printout, had been made a permanent record in the Clerk's office.

At this time, Public Engagement Officer Lindsey Hart presented a Proclamation declaring Saturday, September 30th as Gulf Shores Woman's Club National Day of Service to Battle Food Insecurity in Gulf Shores. The organization is currently holding a peanut butter & jelly food drive to benefit the Christian Service Center in Gulf Shores.

Furthermore, Recreation & Cultural Affairs Director Grant Brown introduced and recommended approval of a Public Assembly Permit Application from Mike Dover of the Hangout to host the Meeting of the Minds Event October 26-28, 2023.

Councilman Philip Harris moved to approve the Assembly Permit Application from Mike Dover of the Hangout to host the Meeting of the Minds Event October 26-28, 2023 as presented; seconded by Councilman Stephen E. Jones; and the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

Again, Recreation & Cultural Affairs Director Grant Brown introduced and recommended approval of a Public Assembly Permit Application from Kathy Smith to host the Skippin & Sippin Meeting of the Minds Breast Cancer 5K and 1 Mile Walk on October 28, 2023.

Councilman Gary M. Sinak moved to approve the Assembly Permit Application from Kathy Smith to host the Skippin & Sippin Meeting of the Minds Breast Cancer 5K and 1 Mile Walk on October 28, 2023

as presented; seconded by Councilman Joe Garris, Jr.; and the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

Mayor Robert Craft stated this was the time and place for a public hearing as advertised to consider the approval of a Zoning Text Amendment in order to create the Mixed-use Condominium use and standards for Mixed-use Condominium developments. The City Clerk stated that this public hearing notice had been advertised as required by law by posting of the public notice and draft Resolution at City Hall, Library, Recreation Center and the City's website for a minimum of twenty two days.

Planning Director Lee Jones presented the item and gave a brief summary of the request for approval of the Zoning Text Amendment in order to create the Mixed-use Condominium use and standards for Mixed-use Condominium developments. With no questions/concerns from the Council or meeting attendees, Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 2109

**AN ORDINANCE
TO AMEND ORDINANCE NO. 1584
(ZONING ORDINANCE) ADOPTED JANUARY 1, 2010,
AT ARTICLE 4 DEFINITIONS AND ARTICLE 11 SPECIFIC USE REGULATIONS
BY CHANGING CERTAIN LANGUAGE
AND REWRITING AS REQUIRED
(ZTA23-02)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES,
ALABAMA, WHILE IN REGULAR SESSION ON SEPTEMBER 25, 2023, as follows:

Section 1. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, be and it is hereby amended by changing certain language and rewriting as follows:

* * * *

ARTICLE 4: DEFINITIONS

* * * *

§4-2. Use Definitions_

* * * *

Mixed-use Condominium: A Building, or group of Buildings, consisting of Business Use(s) on the ground floor and Dwelling Units that are owned individually on upper floors. A Mixed-use Condominium is also subject to the standards of Article 11-28. Mixed-use Condominium.

* * * *

ARTICLE 11: SPECIFIC USE REGULATIONS

* * * *

§11-28. Mixed Use Condominium.

A. Purpose. These Mixed-use Condominium Specific Use Regulations are necessary to ensure that future development of Mixed-use Condominiums be located, arranged, and designed to further the intent of the City's Land Use Plan to support the desired scale and character of mixed-use, walkable, pedestrian-oriented developments within the Beach Area and along the Intracoastal Waterway.

ICW-S Zoning Districts, as well as in the BT-1-N, BT-2, BT-3, BT-4, and BT-5 Zoning Districts within the Walking Area Overlay District and the Beach Area Overlay District. The applicant shall comply with all other provisions of this Ordinance and all other applicable regulations, except those which may be modified as specified within this Section.

B. Applicability. The Mixed-use Condominium option is available as a use by right in the ICW-N and

C. General Provisions.

1. Conflicting Provisions. The Mixed-use

Condominium Specific Use Regulations are a supplement to the regulations of the Zoning Ordinance. Except where explicitly provided to the contrary, whenever the requirements of the Mixed-use Condominium Specific Use Regulations are at variance with the requirements of the Zoning Ordinance, Overlay District standards, or any other lawfully adopted rules, regulations, or ordinances, the requirements of the Mixed-use Condominium Specific Use Regulations shall govern. The standards within this section shall supersede those within Article 11-12. Mixed-use Development.

2. Modification of Regulations. All Mixed-use Condominium developments shall comply with the standards of this ordinance unless specifically approved by the City Council through the Conditional Use Permit process. An applicant may propose, and the Community Development Department may recommend approval of the modification of certain development standards of this chapter, if such modifications are found to comply with the goals and intent of the City's Land Use Plan. Applications requesting modifications from these Mixed-use Condominium Specific Use Regulations shall follow the Conditional Use Permit review and approval process (Article 3-4 Conditional Use Permit). In evaluating such a proposal, the Director, shall determine if the alternative design provides equivalent or superior results to that which would be required by compliance with the development standards of this chapter.

D. Area and Dimensional Requirements. Refer to Table 11-28A and the provisions herein. Table 8-5B, Table 9-3C2, and Table 9-2D2 shall not apply to Mixed-use Condominium developments.

1. Maximum Height. The number of stories shall be determined by counting all stories wholly or partially above Grade Level, regardless of use.

2. Setbacks.

a. Setbacks. Setbacks shall comply with Build-to Zone requirements in Table 11-28A.

1) Build-to-Zone

a) The Build-to Zone is the area on the lot or site where a percentage of the ground floor facade must be located, measured as a minimum and maximum setback range from the

edge of the right-of-way.

b) The required percentage specifies the amount of the building facade that must be located within the Build-to Zone, measured based on the width of the building or buildings divided by the width of the lot.

c) Vehicular openings to parking structures shall be excluded from the overall width of the building when calculating the required percentage of the building facade to be located within the Build-to Zone.

b. Side Yard Setbacks.

1) For non-Gulfside Lots, the minimum Side Yard Setback shall be five (5) feet for buildings containing five (5) Stories or less. The minimum Setback shall be ten (10) feet for Buildings containing six (6) or more Stories. Landscaping as required in §12-1 shall be provided in all Side Yard Setback areas.

2) Side Yard Setbacks for Gulfside Lots shall comply with standards within Article 8-5B.4.b.

c. Rear Yard Setbacks. The minimum Rear Yard Setback for Mixed-use Condominiums shall be twenty (20) feet. The Rear Yard Setback may be reduced to ten (10) feet with the installation of a standard Class A Landscape Buffer.

3. Building Step-backs. A building step-back is an architectural design element that is required along Primary Streets to maintain a pedestrian scale, to transition to adjacent lower-scale development, and to increase light, air, and views of surrounding areas. The percentage of building facade required to incorporate a step-back shall comply with Table 11-28A. The following step-back standards shall apply to all Mixed-use Condominium developments.

a. In addition to the step-backs required by Table 11-28A, a minimum step-back of twenty (20) feet shall be required at the second or third floor for all buildings over five stories and abutting a more restrictive zoning district.

b. If a building step-back is specified to occur between a range of stories, that range shall include the lower and upper story bounds. For example, if the Zoning District specifies a 15ft step-back between the 2nd and 7th

- stories, the required step-back can occur on the 2nd, 3rd, 4th, 5th, 6th, or 7th story.
- c. To allow for facade variation, stories within the range that do step back, may be permitted to step-back to a lesser extent, so long as the total minimum step-back depth is met by the upper story bound of the required step-back range.

Zoning District	BT-1-N	BT-2	BT-3	BT-4	BT-5	ICW-S	ICW-N
(D) Max. Bldg. Height in Stories	5	6	8	10	12	5	5
(A) Build-to zone	5' min to 20' max	10' min to 25' max	5' min to 20' max	0' min to 20' max	0' min to 15' max	5' min to 20' max	5' min to 20' max
(B) Min. % of façade In Build-to zone	70%	65%	75%	80%	85%	70%	70%
(C) Minimum Building Depth	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
(E) Step-back between	2nd & 3rd stories	2nd & 4th stories	2nd & 6th stories	2nd & 7th stories	2nd & 8th stories	2nd & 3rd stories	2nd & 3rd stories
(F) Min. Step-back depth	20 ft	25 ft	20 ft	15 ft	10 ft	20 ft	20 ft
Min. % of façade Step-back	30%	35%	40%	50%	60%	30%	30%
Min. Ground floor transparency	60%	50%	60%	65%	70%	60%	60%
Min. Upper floors transparency	20%	20%	20%	25%	25%	20%	20%
Min. Ground floor story height	12 ft	12 ft	14 ft	14 ft	14 ft	12 ft	12 ft
Min. Upper floors story height	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft

E. Parking and Access Standards.

1. Parking Required.

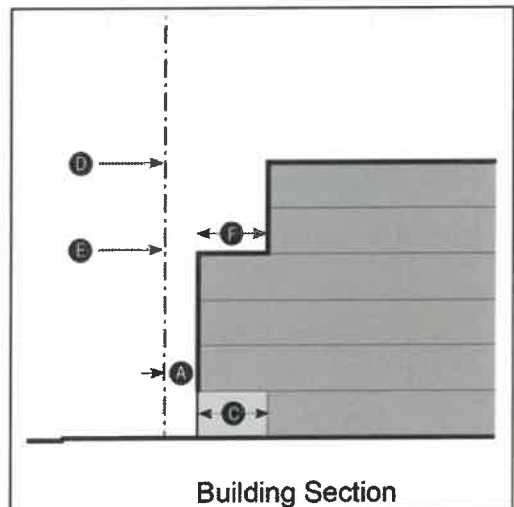
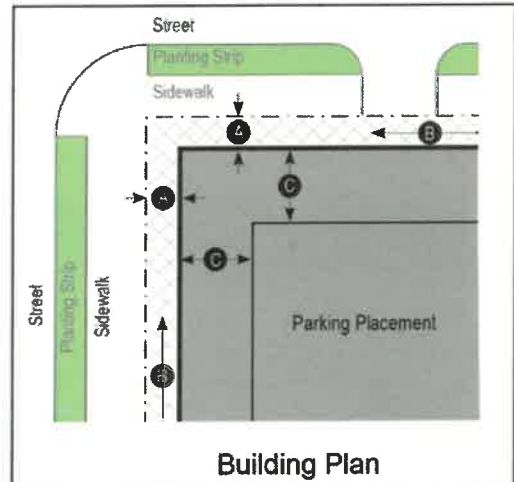
- a. Dwelling Units shall be parked at a rate of one (1) space for each bedroom. For the purposes of this section, a bedroom shall mean a room with a floor area more than

seventy (70) square feet, contains a closet, window and closeable door.

- b. Minimum parking space requirements for all permitted uses other than Dwelling Units shall be calculated at a rate of fifty percent (50%) of the standard rate as established by Article 14 of the Zoning Ordinance.

2. General Standards and Modifications.

- a. Article 14-2.B. Parking Reductions in Overlay Districts shall apply to Mixed-use Condominium developments.



*Typical Building Plan and Section. Typical Building Section illustrates BT-2 example.

- b. Public Parking Credits. The approving authority may reduce the required parking spaces for all permitted uses other than Dwelling Units, when public parking credits have been purchased from the City towards spaces located on public property within 750 feet of the subject site and in

conformance with Article 14 of the Zoning Ordinance.

c. On-street Parking. On-street public parking may be counted towards the required parking spaces for Abutting uses other than Dwelling Units. The purchase of public parking credits is not required for Abutting parking spaces.

3. Vehicular Access.

a. Vehicular openings to parking structures shall not exceed thirty-five feet in width.

4. Pedestrian Access.

a. All parking structures with parking available to the public shall have a clearly marked pedestrian entrance, separate from vehicular access, on street frontages. A publicly accessible building lobby may meet this requirement.

5. Parking Structure Location and Lining.

a. On the ground level of Primary Street frontages, parking structures shall be located behind liner buildings to achieve required minimum percentages of active uses.

b. Parking Structure liner buildings shall be a minimum of twenty-five (25) feet deep.

c. Upper level habitable liners are encouraged on all Primary Streets and are required on Beach Boulevard and Gulf Shores Parkway.

d. Upper level parking structure facade treatments /cladding is required on all public street frontages, including any facades visible from waterways.

e. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context.

f. Openings in parking structure facades shall be considered transparent, and shall meet the transparency requirements of Table 11-28A to the greatest extent practicable. The Planning Commission may approve modifications to transparency requirements when deemed necessary for structural purposes.

g. Openings for natural ventilation are permissible when integrated into the facade design. Landscape buffering may be considered as an alternative at appropriate locations, such as waterway frontages.

F. Urban Design Standards.

1. Transparency. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.

Transparency applies to all building facades that face a street or waterway.

a. The following transparency standards apply to all Mixed-use Condominium developments.

1) Ground floor transparency is measured between 3 and 12 feet above the finished floor elevation of the ground floor.

2) Upper floors transparency is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate above.

3) All ground floor exterior windows must be clear and fully transparent. Modifications may be permitted by the Planning Commission insofar as it is determined that tinting does not substantially diminish the effect of the building wall or the pedestrian character of the street. Tinted Glass may be particularly permitted in windows and glass doors on Mixed-use Condominium projects within line-of-sight of the Beach, including those Structures located north of the Marine Turtle Conservation Zone if required by the U.S. Fish and Wildlife Service at the time of Building Permit approval.

2. Active Frontage Required. Active uses are those programmed spaces that generate pedestrian street activity and interaction. An active ground floor use requirement shall mean a habitable space occupied by retail, restaurant, office, institutional, or lobby uses. Hallways, storage rooms, and other ancillary spaces are not considered active uses.

a. Primary Streets.

1) Primary Streets accommodate high levels of pedestrian activity and high levels of vehicular traffic. Beach Boulevard, Gulf Shores Parkway, E Gulf Place, E 1st Avenue, W 1st Avenue, E 2nd Avenue, W 2nd Avenue, W Lagoon Avenue, Waterway East Boulevard,

Waterway West Boulevard, E 2nd Street, E 24th Avenue, E 25th Avenue, W Canal Drive, and the Intracoastal Waterway shall all be considered Primary Streets. Any new streets constructed after the adoption of this ordinance may be considered Primary Streets. Any new Mixed-use Condominium development shall designate a Primary Street frontage and adhere to the standards herein.

2) On Primary Streets, active uses lining parking structures and on the first floor of buildings, and restricted vehicular access shall be utilized to enhance the pedestrian experience. Pedestrian comfort on these streets is of highest importance. Primary Streets contain buildings that form a continuous street wall with wide sidewalks between 10 and 20 feet to provide room for outdoor dining, street trees, and street furniture such as benches, trash receptacles, and bicycle parking.

3) The following standards apply to Primary Street frontages.

- a) An active use is required on the ground floor of all Primary streets.
- b) A minimum of 50% of the ground floor frontage located within the Build-to Zone on Primary Streets shall be composed of active uses.
- c) Vehicular openings to parking structures shall be excluded from the overall width of the building when calculating the required percentage of the ground floor composed of active uses.
- d) Where Primary Streets intersect other streets, the ground floor active uses shall wrap the corner onto the intersecting streets, continuing for a minimum distance of thirty (30) feet.
- e) Required ground floor active uses shall be provided to a depth of at least twenty-five (25) feet from the front façade.

f) The primary entrance to each street-level tenant space that has its frontage along a Primary Street shall be provided from that street. Exceptions may be permitted at the time of building permit approval for tenant spaces located at the corner of intersecting streets.

4) The Planning Commission may approve alternate uses during Site Plan approval if determined to generate pedestrian street activity and interaction.

5) The Planning Commission may approve a reduction in the minimum percentage of ground floor active uses during Site Plan approval if a project contains three or more Primary Street frontages. The Planning Commission shall consider the amount of pedestrian and vehicular activity on the Primary Streets, as well as the existing and planned context along each Primary Street being evaluated.

b. Secondary Streets.

* * * *

1) Secondary Streets have moderate levels of pedestrian activity and moderate levels of vehicular traffic. All streets that are not identified as Primary Streets above shall be considered Secondary Streets.

2) Secondary Streets may be mixed-use or more residential in character. In mixed-use areas, a continuous street wall should be maintained and sidewalks should be between 10 and 15 feet wide to accommodate pedestrian traffic.

3) The following standards apply to Secondary Street frontages.

- a) Residential units, parking, and mechanical uses are permitted on the ground level of Secondary Streets. A maximum of 50% of the ground level uses located within the Build-to Zone on Secondary Streets may be

composed of parking and mechanical uses.

b)The percentage of Building Façade in the Build-to Zone may be reduced to 50% to accommodate vehicular pick-up and drop-off at building entries located along Secondary Streets.

c)A pedestrian entrance to each street-level tenant space or residential unit shall be provided from the street.

3. Maximum Gross Floor Area.

1)The maximum gross floor area dedicated to nonresidential or commercial purposes may not exceed 35% of the overall gross floor area of the development. The gross floor area shall be the sum of the heated/cooled floor area of all the Habitable Stories of a Building, measured from the exterior faces of exterior walls, not including exterior balconies

Section 2. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Joe Garris, Jr.; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Mayor Robert Craft then declared the rules suspended.

Councilman Gary M. Sinak then moved for the adoption of Ordinance No. 2109 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 2109 was seconded by Councilman Joe Garris, Jr.; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Mayor Robert Craft declared Ordinance No. 2109 duly and legally adopted.

At this time, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on an application from Elite Restaurant Group, LLC d/b/a The Galway Irish Public House for a 020 - Restaurant Retail Liquor License.

The City Clerk reported the dates on which the required advertising was done. The departmental review is complete. There were no written objections received.

Whereupon, Councilman Jason Dyken, M.D. moved to approve the application from Elite Restaurant Group, LLC d/b/a The Galway Irish Public House for a 020 - Restaurant Retail Liquor License and to so notify the ABC Board; seconded by Councilman Stephen E. Jones; and the vote of those officials present was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "abstain", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

Again, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on an application from Isla Wine, LLC d/b/a Isla for a 070 - Retail Table Wine (off premises only).

The City Clerk reported the dates on which the required advertising was done. The departmental review is complete. There were no written objections received.

Whereupon, Councilman Philip Harris moved to approve the application from Isla Wine, LLC d/b/a Isla for a 070 - Retail Table Wine (off premises only) and to so notify the ABC Board; seconded by Councilman Joe Garris, Jr.; and the vote of those officials present was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared the motion carried.

MINUTES OF REGULAR COUNCIL MEETING – September 25, 2023.

Furthermore, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on an application from Agave of Gulf Shores Mexican Restaurant, LLC d/b/a Agave of Gulf Shores Mexican Restaurant for a 020 - Restaurant Retail Liquor License.

The City Clerk reported the dates on which the required advertising was done. The departmental review is complete. There were no written objections received.

Whereupon, Councilman Gary M. Sinak moved to approve the application from Agave of Gulf Shores Mexican Restaurant, LLC d/b/a Agave of Gulf Shores Mexican Restaurant for a 020 - Restaurant Retail Liquor License and to so notify the ABC Board; seconded by Councilman Joe Garris, Jr.; and the vote of those officials present was as follows: Councilman Joe Garris, Jr., “aye”, Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, “aye”. Whereupon, Mayor Robert Craft declared the motion carried.

Councilman Joe Garris, Jr. moved for the adoption of the following Resolution:

RESOLUTION NO. 6738 - 23

**A RESOLUTION
AUTHORIZING EXECUTION OF AN AMENDMENT
TO THE CONTRACT WITH DIX.HITE + PARTNERS
FOR ADDITIONAL PROFESSIONAL SERVICES
IN AN AMOUNT NOT TO EXCEED \$1,649,000
FOR WORK RELATED TO DEVELOPMENT OF
COASTAL GATEWAY COMMUNITY PARK PHASE 1**

WHEREAS, that on September 11, 2023, the City hosted a public presentation of the comprehensive Master Plan for the Coastal Gateway Community Park, which was well-received by the community members and stakeholders in attendance. The presentation provided an in-depth overview of the park's design, features, and its potential to serve as a vibrant hub for our community, promoting recreational activities, environmental stewardship, and social engagement; and

WHEREAS, that commencing Phase 1 construction will not only meet the immediate needs of our community but also serve as a catalyst for further engagement and support as we progress towards the realization of the full Master Plan.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON SEPTEMBER 25, 2023, as follows:

MINUTES OF REGULAR COUNCIL MEETING – September 25, 2023.

Section 1. That on October 24, 2022, the City of Gulf Shores approved a contract with Dix,Hite + Partners for Master Planning and Design Services related to the 127-acre Coastal Gateway Community Park and North/South Connector Road in an amount not to exceed \$1,768,200.00 (Resolution #6609-22).

Section 2. That the fee for the Master Plan has been paid, the roadway design/engineering has been removed from the scope of work, and the Phase 1 budget has been increased since the original Resolution (Resolution #6609-22) was approved.

Section 3. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, an amendment to the contract between the City of Gulf Shores and Dix.Hite + Partners for additional design services related to Coastal Gateway Community Park – Phase 1 in an amount not to exceed **\$1,649,000**; and in substantially the form presented to Council this date.

Section 4. That funds for this amendment with Dix.Hite + Partners will be budgeted in Recreation Impact Fees 14-879-81003 and Park Improvements 40-555-80874.

Section 5. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 6738-23 was seconded by Councilman Gary M. Sinak; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., “aye”, Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones, “aye”, and Mayor Robert Craft, “aye”. Whereupon, Mayor Robert Craft declared Resolution No. 6738-23 duly and legally adopted.

Furthermore, Councilman Stephen E. Jones moved for the adoption of the following Resolution:

RESOLUTION NO. 6739 - 23

**A RESOLUTION
ESTABLISHING THE
PLACE, DATES, AND TIMES FOR
THE GULF SHORES MUNICIPAL COURT
TO HOLD OPEN SESSION FOR THE PURPOSE OF
HEARING MATTERS WITHIN ITS JURISDICTION
DURING THE PERIOD FROM
JANUARY 4, 2024 THROUGH DECEMBER 5, 2024**

WHEREAS, Section 12-14-13, *Code of Alabama 1975*, provides that the municipal court shall hold court only at the times and place provided by the municipal governing body; and,

WHEREAS, the City Council has determined the place, dates, and times at which Court shall be held, as set forth below;

MINUTES OF REGULAR COUNCIL MEETING – September 25, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON SEPTEMBER 25, 2023, as follows:

Section 1. That the place for holding open court by the Municipal Court of the City of Gulf Shores, Alabama, during the year 2024 shall be in the Municipal Court Building, 203 Clubhouse Drive, Suite A, Gulf Shores, Alabama.

Section 2. That the time for holding Plea Docket Court (the first court date of each month) shall be at 2:00 p.m. The time for holding Trial Docket Court (the second court date of each month) shall be at 2:00 p.m.

Section 3. That the dates for holding open court by the Municipal Court of the City of Gulf Shores, Alabama, are hereby established for the year 2024 as being:

2024 COURT DATES

Court shall begin at **2:00 P.M. each date.**

The **first** date of each month shall be an **Arraignment / Plea Date Only** and the **second** date of each month shall be a **Trial Date.**

MONTH	ARRAIGNMENT/ PLEA DATE	TRIAL DATE
JANUARY	4TH	18TH
FEBRUARY	1ST	15TH
MARCH	7TH	21ST
APRIL	4TH	18TH
MAY	2ND	16TH
JUNE	6TH	20TH
JULY	11^{TH*}	18TH
AUGUST	1ST	15TH
SEPTEMBER	5TH	19TH
OCTOBER	3RD	17TH
NOVEMBER	7TH	21ST
	5TH	19TH

MINUTES OF REGULAR COUNCIL MEETING – September 25, 2023.

DECEMBER

Based on 1st and 3rd Thursday of Month unless conflict arises.

* July 4th Arraignment moved to July 11th due to conflict with Holiday.

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

The motion for the adoption of Resolution No. 6739-23 was seconded by Councilman Jason Dyken, M.D.; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Joe Garris, Jr., "aye", Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Whereupon, Mayor Robert Craft declared Resolution No. 6739-23 duly and legally adopted.

COMMITTEE REPORTS:

No report at this time.

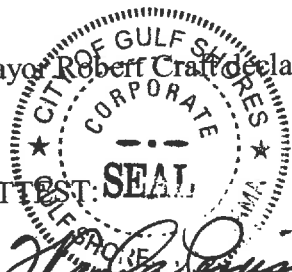
STAFF REPORT:

Dr. Matt Akin, Superintendent of Gulf Shores City Schools, issued an invitation to the community to personally participate in a guided tour through the high school on Tuesday, September 26, 2023 from 9:00 a.m. – 11:00 a.m. to see the new facilities and outstanding programs being offered to the students.

Mayor Robert Craft invited anyone that was not listed on the printed agenda and wanted to address the Council to come forward.

There being no further business to come before the Council, Councilman Gary M. Sinak moved to adjourn; seconded by Councilman Stephen E. Jones; and the vote of those officials present was unanimously in favor of the motion.

Mayor Robert Craft declared the meeting adjourned at 4:40 p.m.



ATTEST:

Wanda Parris

Wanda Parris, MMC, City Clerk

Robert Craft

Robert Craft, Mayor

City of Gulf Shores
Expense Vouchers
September 2-15, 2023

Account Number	Account Name	Amount	Category
01-1417070	Inventories-City Store	\$ 1,016.16	IT Hardware
01-2052010	State CICT Fees Payable	\$ 2,788.00	Water/Sewer
01-2286010	Performance Bonds	\$ 24,000.00	Equipment Rental
01-2296082	Deposits (Security)-SpecEvents	\$ 300.00	Supplies - Office
01-2296083	Deposits-Monroe TelecomSrvc	\$ 12,749.43	Registration Fees/Tuition
01-3130000	Sales Tax	\$ 417.15	Water/Sewer
01-3132000	Logging Tax	\$ 801.93	R & M - Equipment
01-3221010	Permits - Building	\$ 37.80	R & M - Vehicle
01-3221070	Permits - Plumbing	\$ 50.00	Equipment Rental
01-3479000	Recreation Membership Fees	\$ 90.00	Telephone
01-3479050	Youth / Adult Special Programs	\$ 150.00	Supplies - Office
01-501-63311	Professional Services	\$ 4,651.50	Supplies - Operating
01-501-63340	Legal Fees	\$ 10,000.00	Furn,Equip,Fxt,Sm Tools-\$5000
01-501-64110	Water/Sewer	\$ 337.89	Uniform Rental/Purchases
01-501-64324	R & M - Equipment	\$ 27.96	Electricity
01-501-64421	Equipment Rental	\$ 276.55	Fuel, Oil & Lubricants
01-501-65310	Telephone	\$ 463.77	Miscellaneous
01-501-65410	Legal Notices/Publications	\$ 41.00	Registration Fees/Tuition
01-501-65490	Public Relations/Advertising	\$ 600.00	Water/Sewer
01-501-65810	Meals/Lodging/Travel	\$ 1,315.14	Refuse Collection
01-501-66150	Supplies - Office	\$ 903.12	R & M - Equipment
01-501-66410	Books/Subscriptions	\$ 29.17	R & M - Vehicle
01-501-68110	Miscellaneous	\$ 18.80	Fire Hydrant Rentals
01-508-52080	Workers' Compensation	\$ 6,823.00	Telephone
01-508-52081	Recruiting	\$ 724.25	EMS Supplies
01-508-64324	Water/Sewer	\$ 68.85	Supplies - Office
01-508-65310	R & M - Equipment	\$ 10.48	Supplies - Operating
01-508-65410	Legal Notices/Publications	\$ 1,202.24	Uniform Rental/Purchases
01-514-64110	Water/Sewer	\$ 44.00	Electricity
01-514-64324	R & M - Equipment	\$ 23.49	Fuel, Oil & Lubricants
01-514-65250	Equipment Rental	\$ 60.40	Books/Subscriptions
01-514-65310	Insurance	\$ 2,398.00	Miscellaneous
01-514-66150	Supplies - Office	\$ 181.15	Water/Sewer
01-514-68110	Miscellaneous	\$ 83.68	R & M - Equipment
01-519-63311	Claims/Settlements	\$ 3.29	Telephone
01-519-64110	Professional Services	\$ 588.20	R & M - Equipment
01-519-64310	Maintenance - Software	\$ 500.00	Supplies - Office
01-519-64324	R & M - Equipment	\$ 11.43	ACAMP Expenditures<\$5,000
01-519-65310	Telephone	\$ 26,080.72	Fuel, Oil & Lubricants
01-519-65311	Internet Service	\$ 24.46	Miscellaneous
01-519-65810	Meals/Lodging/Travel	\$ 1,139.29	ACAMP Expenditures >\$5,000
01-519-66112	Computer	\$ 3,128.87	Water/Sewer
01-519-66114	Network Software	\$ 109.53	R & M - Equipment
01-519-66115	GIS	\$ 7,460.00	Telephone
01-519-66150	Supplies - Office	\$ 710.00	Public Relations/Advertising
01-519-66171	ComputerPerpns&Parts(CityWide)	\$ 27.68	Meals/Lodging/Travel
01-519-66410	Books/Subscriptions	\$ 286.26	Fuel, Oil & Lubricants
		\$ 40.55	Contract Labor
			R & M - Equipment
			Contract/Consulting Services
			R & M - Property&Facility
			Equipment Rental

01-519-66650	IT Hardware	\$ 2,787.60
01-520-64110	Water/Sewer	\$ 25.40
01-520-64421	Equipment Rental	\$ 13.98
01-520-66150	Supplies - Office	\$ 367.03
01-530-63280	Registration Fees/Tuition	\$ 700.00
01-530-64110	Water/Sewer	\$ 259.54
01-530-64324	R & M - Equipment	\$ 279.66
01-530-64363	R & M - Vehicle	\$ 985.17
01-530-64421	Equipment Rental	\$ 692.39
01-530-66310	Telephone	\$ 3,731.49
01-530-66150	Supplies - Office	\$ 401.91
01-530-66155	Supplies - Operating	\$ 356.09
01-530-66170	Furn,Equip,Fxt,Sm Tools-\$5000	\$ 513.20
01-530-66195	Uniform Rental/Purchases	\$ 2,052.10
01-530-66220	Electricity	\$ 176.46
01-530-66280	Fuel, Oil & Lubricants	\$ 6,553.36
01-530-68110	Miscellaneous	\$ 644.00
01-535-63280	Registration Fees/Tuition	\$ 1,528.00
01-535-64110	Water/Sewer	\$ 625.34
01-535-64211	Refuse Collection	\$ 670.18
01-535-64324	R & M - Equipment	\$ 6,876.00
01-535-64383	R & M - Vehicle	\$ 1,874.78
01-535-64422	Fire Hydrant Rentals	\$ 1,693.20
01-535-65310	Telephone	\$ 5,005.00
01-535-66120	EMS Supplies	\$ 3,264.01
01-535-66150	Supplies - Office	\$ 144.93
01-535-66155	Supplies - Operating	\$ 216.48
01-535-66195	Uniform Rental/Purchases	\$ 20,185.59
01-535-66220	Electricity	\$ 901.27
01-535-66280	Fuel, Oil & Lubricants	\$ 2,350.79
01-535-66410	Books/Subscriptions	\$ 55.21
01-535-68110	Miscellaneous	\$ 96.01
01-540-64110	Water/Sewer	\$ 12.70
01-540-64324	R & M - Equipment	\$ 20.97
01-540-65310	Telephone	\$ 211.81
01-540-66150	Supplies - Office	\$ 172.40
01-540-66260	Fuel, Oil & Lubricants	\$ 88.72
01-541-64110	Water/Sewer	\$ 12.70
01-541-66150	Supplies - Office	\$ 172.40
01-541-66172	ACAMP Expenditures<\$5,000	\$ 577.62
01-541-66280	Fuel, Oil & Lubricants	\$ 192.89
01-541-68110	Miscellaneous	\$ 20.97
01-541-80904	ACAMP Expenditures >\$5,000	\$ 43,968.00
01-550-64110	Water/Sewer	\$ 8.52
01-550-64324	R & M - Equipment	\$ 10.48
01-550-65310	Telephone	\$ 286.59
01-550-65460	Public Relations/Advertising	\$ 280.00
01-550-66310	Meals/Lodging/Travel	\$ 109.53
01-550-66280	Fuel, Oil & Lubricants	\$ 119.14
01-551-61088	Contract Labor	\$ 288.28
01-551-64110	Water/Sewer	\$ 152.40
01-551-64324	R & M - Equipment	\$ 27.96
01-551-64332	Contract/Consulting Services	\$ 224.40
01-551-64363	R & M - Property&Facility	\$ 99.97
01-551-64421	Equipment Rental	\$ 224.11

01-551-65310	Telephone	\$	126.35	01-560-64110	Water/Sewer	\$	12.70
01-551-65710	Programs/Special Events	\$	13,006.31	01-560-64324	R & M - Equipment	\$	17.47
01-551-65716	Entertainment/ Series	\$	400.00	01-560-66310	Telephone	\$	126.35
01-551-66150	Supplies - Office	\$	27.30	01-560-66150	Supplies - Office	\$	27.66
01-551-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	1,043.00	01-560-66220	Electricity	\$	171.27
01-551-66195	Uniform Rental/Purchases	\$	89.99	01-560-66220	Fuel, Oil & Lubricants	\$	280.34
01-551-66220	Electricity	\$	3,298.00	01-561-51068	Contract Labor	\$	2,300.82
01-552-64110	Water/Sewer	\$	166.40	01-561-64324	R & M - Equipment	\$	20.97
01-552-64324	R & M - Equipment	\$	38.44	01-561-64383	R & M - Vehicle	\$	550.26
01-552-64421	Equipment Rental	\$	292.18	01-561-66310	Telephone	\$	80.90
01-552-66150	Supplies - Office	\$	38.95	01-561-66117	Supplies - Custodial	\$	364.14
01-552-66155	Supplies - Operating	\$	558.72	01-561-66260	Fuel, Oil & Lubricants	\$	331.53
01-552-66220	Electricity	\$	244.00	01-562-51068	Contract Labor	\$	9,203.96
01-552-66411	Books,Periodicals & Other Mats	\$	1,751.84	01-562-64110	Water/Sewer	\$	4,332.89
01-553-51068	Contract Labor	\$	14,543.23	01-562-64324	Refuse Collection	\$	264.00
01-553-64110	Water/Sewer	\$	1,896.48	01-562-64324	R & M - Equipment	\$	406.24
01-553-64324	R & M - Equipment	\$	1,556.08	01-562-64383	R & M - Vehicle	\$	322.43
01-553-64363	R & M-Tennis/ Pickleball Courts	\$	98.03	01-562-65310	Telephone	\$	121.35
01-553-64363	R & M - Property & Facility	\$	161.42	01-562-66140	Supplies - Landscape	\$	1,306.50
01-553-64383	R & M - Vehicle	\$	1,260.00	01-562-66142	Supplies-Tree Maintenance	\$	1,460.00
01-553-64421	Equipment Rental	\$	398.51	01-562-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	473.89
01-553-65310	Telephone	\$	101.10	01-562-66220	Electricity	\$	14.00
01-553-65460	Member / Public Relations & Advertising	\$	331.58	01-562-66260	Fuel, Oil & Lubricants	\$	1,175.72
01-553-65710	Special Programs - Supplies	\$	1,844.57	01-562-68110	Miscellaneous	\$	164.01
01-553-65715	Athletic Programs - Supplies	\$	15,015.02	01-563-51068	Contract Labor	\$	452.00
01-553-66121	Aquatics Program - Supplies	\$	661.73	01-563-64110	Water/Sewer	\$	36.90
01-553-66130	Fitness Program - Supplies	\$	571.75	01-563-64324	R & M - Equipment	\$	52.42
01-553-66150	Supplies - Office	\$	382.71	01-563-64378	R & M-Street Lights	\$	327.41
01-553-66155	Supplies - Operating	\$	796.32	01-563-64383	R & M - Vehicle	\$	11.28
01-553-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	129.99	01-563-65310	Telephone	\$	207.75
01-553-66195	Uniform Rental/Purchases	\$	234.93	01-563-66260	Fuel, Oil & Lubricants	\$	1,819.52
01-553-66220	Electricity	\$	11,244.97	01-563-80849	Equipment	\$	1,299.00
01-553-66260	Fuel, Oil & Lubricants	\$	67.21	01-564-64324	Contract Labor	\$	780.00
01-553-66410	Books/Subscriptions	\$	205.14	01-564-64324	R & M - Equipment	\$	31.45
01-554-64110	Water/Sewer	\$	918.21	01-564-66155	R & M - Property & Facility	\$	1,631.75
01-554-64324	R & M - Equipment	\$	5,190.89	01-564-64383	R & M - Vehicle	\$	5,344.45
01-554-66150	Supplies - Operating	\$	138.19	01-564-65310	Telephone	\$	186.54
01-554-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	380.52	01-564-66170	Supplies - Operating	\$	1,302.83
01-554-66180	Tournaments	\$	956.55	01-564-66260	Furn./Equip./Fixt./Smt Tools-\$5000	\$	73.96
01-554-66260	Fuel, Oil & Lubricants	\$	775.07	01-565-64324	Fuel, Oil & Lubricants	\$	580.04
01-554-66821	Concession Stand Purchases	\$	15,810.90	01-565-64324	R & M - Equipment	\$	24.46
01-554-80874	Improvements	\$	20,295.85	01-565-64379	R & M-Street/Traffic Light	\$	400.70
01-555-51068	Contract Labor	\$	2,880.00	01-565-65310	Telephone	\$	110.76
01-555-64110	Water/Sewer	\$	862.94	01-565-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	94.99
01-555-64324	R & M - Equipment	\$	119.26	01-566-66260	Fuel, Oil & Lubricants	\$	213.87
01-555-66175	Sports Equipment	\$	1,239.92	01-566-51068	Contract Labor	\$	10,681.95
01-555-66195	Uniform Rental/Purchases	\$	297.00	01-566-64211	Refuse Collection	\$	2,804.00
01-555-66220	Electricity	\$	2,793.86	01-568-64324	R & M - Equipment	\$	1,133.20
01-555-66260	Fuel, Oil & Lubricants	\$	414.35	01-566-64383	R & M - Vehicle	\$	871.77
01-555-68110	Miscellaneous	\$	133.52	01-566-65310	Telephone	\$	120.91
01-558-64110	Water/Sewer	\$	86.14	01-566-66150	Supplies - Office	\$	27.68
01-558-64363	R & M - Property & Facility	\$	13.98	01-566-66170	Furn./Equip./Fixt./Smt Tools-\$5000	\$	249.85
01-558-66155	Supplies - Operating	\$	202.26	01-566-66260	Fuel, Oil & Lubricants	\$	2,466.60
01-558-66220	Electricity	\$	421.00	01-575-51068	Contract Labor	\$	45.00
		\$		01-575-64324	R & M - Equipment	\$	8.84

01-575-66260	Fuel, Oil & Lubricants	\$	220.38
01-679-60003	Outside Agencies	\$	3,000.00
01-679-60093	City School System	\$	620.80
01-991-94104	Transfer to Debt Service Fund	\$	46,380.49
37-550-66170	Furn,Equip,Fixt,SmTools-\$5000	\$	4,194.20
37-530-68110	Miscellaneous	\$	122.60
37-566-64383	R & M - Vehicle	\$	509.38
37-566-65310	Telephone	\$	405.60
37-556-66155	Supplies - Operating	\$	1,316.01
37-556-66170	Furn,Equip,Fixt,SmTools-\$5000	\$	89.05
37-566-66260	Fuel, Oil & Lubricants	\$	727.67
37-566-68110	Miscellaneous	\$	42.49
37-563-64110	Water/Sewer	\$	9,307.14
37-563-66170	Furn,Equip,FixtSmTools-\$5000	\$	2,246.81
38-879-84900	High School Construction (New Campus)	\$	1,464,029.29
38-879-85000	City School Improvements (Old Campus)	\$	16,893.95
40-879-65505	Justice Center	\$	238,174.50
42-501-88000	Improvements-Gulf Coast Ctr for Ecotourism	\$	319,890.65
42-879-65520	County Road 6 Improvements	\$	15,665.00
42-879-65536	Waterway East	\$	20,708.16
42-879-65540	ALDOT Capacity Project (Canal Rd)	\$	60,679.60
42-879-65545	Ft. Morgan Road Access Mngt	\$	4,800.00
42-879-60911	Land & Improvements	\$	89,250.00
	TOTAL	\$	2,707,518.31

City of Gulf Shores
 Inter-City Transfers
 September 2-15, 2023
 Due to Beach Rest & Projs Fund
\$ 20,656.70
\$ 20,656.70

01-2113700

TOTAL