



STEERING COMMITTEE

MINUTES FROM THE FEBRUARY 5, 2007 MEETING

PREPARED BY:

WilsonMiller

WITH ASSISTANCE FROM THE



Meeting Called to Order

Jim Lawson opened the meeting mentioning that this meeting would need to be kept to a maximum of 1 hour, since there was another meeting at 6:30 p.m. which he needed to attend.

Review of Minutes of January 23, 2007

Jim asked if there were any corrections that needed to be made of the January 23, 2007 minutes.

Someone pointed out that on page 4, under the First identified Goal, the reference to Bear Point Gates subdivision should be changed to Perdido Gates Subdivision to accurately indicate the neighborhood.

Additionally, on Page 4, at the bottom of the page, there was reference made to rental car restrictions. Obviously, the word “car” should be stricken from the sentence to reflect the proper discussion reference.

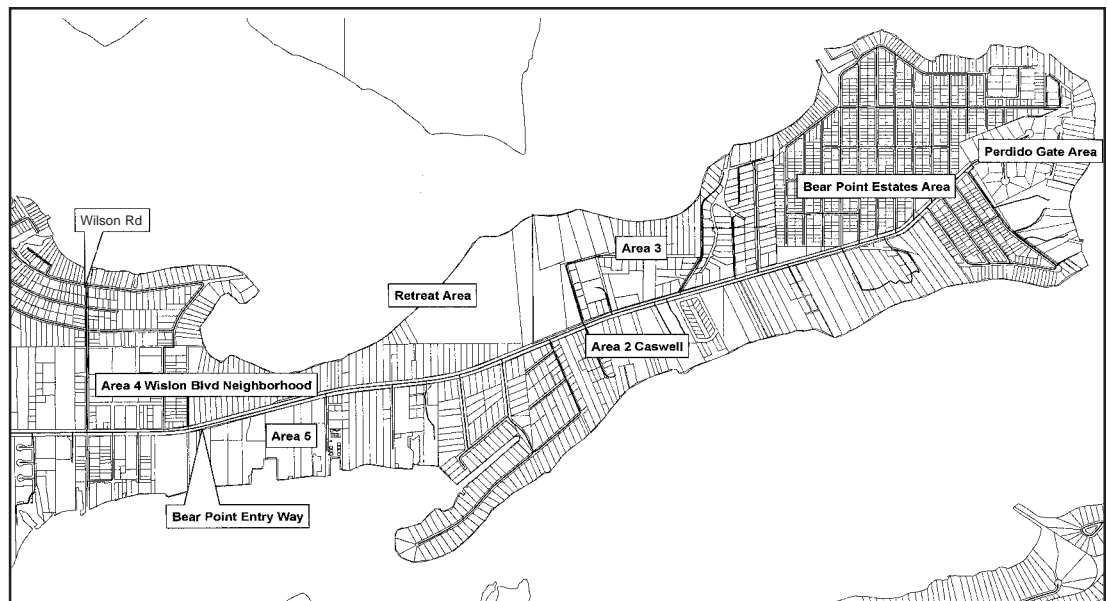
Covenant Review and Update

Jim turned the floor over to Renee Smith to share with the Committee what she had found out.

Renee pointed out that she had discovered that the Bear Point Estates Subdivision had two sets of covenants recorded at the Baldwin County Courthouse by two separate entities. She mentioned that she had talked with Jim about this and they felt comfortable that the City codes and regulations would continue to protect the residents of the area throughout this process. She would continue to explore this option but that it would most likely take awhile to get a grasp of what the covenants mean.

Planning Area Boundary Discussion

A map of the planning area boundary was passed out to each member. It was pointed out that there was a misspelling: Wilson was spelled Wislin Boulevard.



Jim pointed out that this map was prepared to show the Committee members the appropriate communities within the Bear Point Study Area. He reiterated that Canal Road should be the entry way into the Bear Point Community. Because of the variation from long lots (on the south side of Canal Road) to small lots (primarily in the Bear Point Estates subdivision), there should be some distinction between these variations. He wanted to concentrate on the entry point on Canal Road and then expand out into the Bear Point area.

Jim informed the group that the developer of the Retreat had recently been contacted by the State DOT about adding turn lanes on Canal Road (before he gets started with the Retreat). This would pose a problem for the City because such improvements would adversely impact the Bear Pointe community's character. Obviously, the City can not control the State Highway Department but plans to suggest to the developer that he consider accomplishing that task at a later date, beyond the development's initial phase. In the meantime, the City would pursue its option of taking over Canal Road from the State as a City Street.

Jim informed the group that this issue (accepting Canal Road as a city street) had been discussed at a previous City Council Retreat. The City's lobbyist suggested that the City Council talk to their legislative representatives and obtain their endorsement.

Jim suggested one approach the City could take then would be to start working with Senator Byrne and McMillan and work the issue up to the Governor. Another approach would be to start with the Governor and have the issue worked through from the top down. The lobbyist thought the best option would be to work through the local level first. Jim was not sure whether such a request had ever been done anywhere in the State of Alabama.

Council member Holiday thought that it could be a possibility because Canal Road is a dead end road that doesn't lead to another state project or road. This would be a justification for the State to give it to the City.

Kit Alexander mentioned that if the City were asking for any other portion of Canal Road, then it would probably be a futile request but this portion of Canal Road seemed like a reasonable request. She couldn't think of a reason why they would want to keep it.

The consensus of the Committee seemed to be that they wanted the City to pursue obtaining Canal Road from AL DOT. Jim also mentioned that the group will also begin looking at different design concepts for Canal Road.

Design Options.

Mike Lane presented the committee members with several items. First, he presented the members a handout which identified various design options that could be considered for the area. Streetscape, wayfinding signage, welcome signs, community signage, oak tree preservation, open



space or greenways, intersection improvements and other stuff like uniform mail boxes were highlighted on the handout.

An additional handout was also presented to everyone which basically was a reduced presentation board. It contained photos indicating the elements which make up an ideal community.

Lane also pointed out that he had brought a cd-rom for each member to take with them. He had placed 8 to 15 pdf files of what other communities were doing on the disk. Each member was encouraged to review the files because they were more detailed and contained valuable information that might provide useful insight for this effort.

Kit pointed out that a new tree ordinance was passed, last February. The ordinance protects all trees (except 6 invasive trees) 6 inches or greater. The ordinance is fairly restrictive for developers. Although, it is more lenient on single family lots, due to the nature of placing the house on the property. Heritage trees can only be removed on a single family lot if they are in conflict with the building structure. The City does not allow the removal of heritage trees for a garage, pool, shed or accessory structure. The entire ordinance is available on the City's webpage. It is known as Article 16 in the Zoning Code. She added that the City is also in the process of conducting a tree inventory.

Someone pointed out that the benches may not be practical for the area, due to the hot sun and the metal on them. The wooden benches may not last long, due to the area's humidity. Perhaps a pavilion could be built over them to provide a solution.

Jim reiterated that he wants everyone to pick up a copy of the cd-rom. It is a lot of material but it may provide some ideas which can be used in the area.

Lawson pointed out that at the next meeting, he would like the members to indicate on the maps what they would like to see in the area. We can then take the results and begin to move forward the plan's basics.

Jim also reminded the group that he was hoping to soon get an estimate on what a surveyor would charge to survey Bay La Launch and determine all of the right-of-way and utility locations. Once this could be done, it would prove useful for the group to determine what improvements could be made along the street.

Jim wants everyone to come to the next meeting ready to indicate what they would like to see in the Bear Pointe Area. Someone asked Jim if they should come with their priorities, their wish list, dreams or realistic, practical ideas. Jim asked them to come with what they would like to see in the area including their wish list, dreams, and priorities. He reminded the group not to worry about the costs at this time. He wants to consider things like benches or signs (if they work or not).

Jim mentioned that Larry Ellis, the City's Tree Expert, couldn't make tonight's meeting but that he has 25 holley trees (each about 2" in diameter) that he needs to find a home for. Could the City put some around Bay La Launch or the property that the Civic Association owns?

The City of Orange Beach does own some property at the water that it leases to the Civic Association, along with the property that the Association owns. The Bear Point Civic Association voted this past week to lease some of their property (at the end of Mississippi) to the City. The City would then come in, sod the area, convert it to a community park (where the patrons walk into, not park their cars), and add handrails to the pier. This is part of the City's Canoe Trail project. This will not be a boat or jet ski launch area but a canoe or kayak launch. The City is shooting for a mile between each canoe launch.

It was pointed out that these are the kind of public-private partnerships that the City wants to start.

The Bear Point Civic Association is trying to make this a community (walk-in) park like the one on Park Drive. The City has really improved the one on Park Drive. It is really beautiful.

Council member Holiday stressed that these parks would not have parking places but would be designed simply for walk-in residents from the surrounding community.

Renee Smith is working on the draft lease agreement now and will bring a copy of the final draft to the Committee, once it has been finalized.

First Event Discussion.

The City staff and the Bear Point Civic Association have each been talking about a "first event" in the Bear Point area. Perhaps we could identify an area where these (holly) trees could be planted. A roll off dumpster or two could be placed in the area. The City might be able to cut grass and a few things. This would serve as a neighborhood fix-up, cleanup day. Maybe there could be a cook out (hamburgers or things) at the Civic Park, afterward. Renee volunteered to head up this event. She needs to know if any of the members would be willing to assist with this endeavor.

Jim asked the members what there thoughts were about this. He mentioned that he had brought his tractor to such an event in Little Rock. He then cut the weed lots that needed mowing. He asked the members to help identify lots which need special attention during this day.

Someone suggested that the volunteers clearly define the lot boundaries in the area. If they could trim around the edges of the pavement where it touches the property that would be a significant improvement. Someone mentioned



the parking lot by the marina that has rocks spilling out into the road. After it rains, the water that has collected in the area will sit in the road until it evaporates or has a chance of filtering onto adjacent lots. Obviously, the base that is used for the parking lot at the marina needs to be clearly stabilized.

Jim suggested that the Committee get a list of what can be done, during that one day. He could then solicit assistance from the City's Public Works Department to help out in this effort. He pointed out that the worst thing that could happen would be to have such an event and not have a plan for maximizing the city's resources. That's what Renee would be trying to work up.

Renee pointed out that she was also working on a solution for the removal of dead trees on private property but this clean up day would not focus on the dead trees.

One of the goals for this event would be to help motivate the community to clean up the area. If people know that the City and volunteers would be in the area this day then maybe they could clean their own yards that day and participate in the cook out. If elderly neighbors needed some assistance with their grass, the neighborhood could help with cleaning that person's yard. That's another reason for planning ahead, we need to identify those individuals so that they can be assisted. We should also look at properties needing to be cleaned up that are owned by people who live out of town. Perhaps, a letter could be mailed to them asking them to allow individuals on their property, provided that the persons entering their property would not hold the property owner responsible if something were to happen to them while they're on the property.

Someone asked if this was for the entire Bear Pointe area or just for Bear Point Estates. Right now, it was being planned just for Bear Point Estates, both the north and south sides of Canal Road. Renee asked for those interested in helping that weekend to sign up on her list.

Jim stated that long term, they could consider events like Paint Your Heart Out, an event that he started in Little Rock which solicited free paint from Sherwin Williams and painted individual houses for elderly and disabled individuals.

The Bear Point Civic Association had a large crowd show up at their meeting, which was held last Saturday. They were really interested in getting something going in the area but they want to see what's going to come out of these meetings. We've got to keep the momentum going. The goal should be to have this clean-up day done sometime before mid-March (17th or 18th) because that's the time the spring breakers will arrive. Bear Point Civic Association always has a clean up day during this time, anyway, so we're right on target to continue the event. A Saturday event from 8 til 4 should be considered.

Someone mentioned that as Step No. 1 a survey should be done (street

by street) which identifies things that need to be considered and what properties are owned by elderly people and which ones are just out-of-towners who have no sense of community.

Someone mentioned some condemned property that are still standing that they would like the City to consider taking down. Renee asked them to let her know of the problem properties. Once a list of condemnable properties or nuisances has been completed, then Chuck Smith could be presented this list. The City could then move forward to have these structures demolished.

Renee pointed out that the state has specific notice requirements that must be followed before a structure is demolished. The process usually requires a 45 day time frame.

After Hurricane Ivan, Chuck got rid of 35 storm damaged trailers in the area.

Next Meeting Date.

The group then decided to have the next meeting on Monday, February 12, 2007 at 5:30 p.m. in the same location.

Meeting Adjourned.

**Steering Committee
Bear Point Neighborhood Meeting
Attendance Roster**

Present:

Larry Autrey	Cynthia Hollingshead
Al Bradley	Bob Jones
Mike Brantley	Susie Leatherbury
Raymond Conway	Judy Moore
John Davis	Ralph Moore
Jeanne Duffy	Stephanie Shoemaker
Renee Smith	Tracy Holiday

Staff :

Kit Alexander
Jim Lawson
Griffin Powell
Paulette Taylor

Guests:

Robert Stuart, Planning Commission Chairman
Jared L. Acy, WSA Design
Mike Lane, Wilson Miller

Respectfully submitted by:
Mike Lane, AICP
Senior Project Planner

