August 28, 2007
Regular Council Meeting
14809 Gates Ave.
Magnolia Springs, Al.
5:00 P.M.

1. Call to Order
Mayor Houser called the Council Meeting to order at 5:00 p.m.

Present – Mayor Houser, Councilmember’s: Bob Holk, Joe Sankey, Reva Hinson and Kenny Laurendine. Also present: Town Clerk, Karen S. Biel,

2. Invocation and Pledge of Allegiance
Councilmember Underwood led Invocation and Pledge of Allegiance

3. Approval of minutes from the Council Workshop on July 10, 2007
Motion by Councilmember Sankey, 2nd by Councilmember Underwood to approve the minutes from the workshop on July 10, 2007. All in favor. Motion carried.

4. Approval of minutes from Regular Council Meeting on July 24, 2007
Motion by Councilmember Hinson, 2nd by Councilmember Sankey to approve the minutes from the Regular Council Meeting on July 24, 2007. All in favor. Motion carried.

5. Committee Reports
Finance Committee: Mayor Houser stated the committee report is what was presented at the workshop with the exception of a proposal letter from Grant, Sanders & Taylor. He interviewed with four (4) firms and his choice was Grant, Sanders & Taylor, their bid was $4,200.00-$6,000.00, after speaking with the firm, and their cap would be $6,000.00.

Parks, Recreation and Beautification: Councilmember Hinson added to her report: the Garden Club has found a company to do the signs, the signs have been reworked, they’re waiting on a bid for a 4’x7’ sign. The town historian received a letter from John Jackson, with Baldwin County Archives and they are excited about working with the Town. Councilmember Hinson recommended the Town send a letter to Baldwin County Archives thanking them for this opportunity.

Roads and Rights-of-Way: The R&ROW Committee is working on the inventory of the roads, what roads we have and the condition of the road.

EMA Subcommittee: Councilmember Sankey added to his report from the workshop that he had met with LeAnn Ryals at EMA, she affirmed the debris contract is in draft form and being sent to the attorneys.

Public Safety: Councilmember Holk is going to schedule a committee meeting for the middle of September and is looking for one or two more people to be on the committee. One of the first items to consider will be contracting with the Sheriffs Department for police services and to look into a court system, fines and fees. He asked for recommendations for the committee members. He also reported on the Planning Commission, the subdivision regulations have been adopted and the first rezoning has been submitted. Planning Commission will hold a public hearing on Oct. 4th and make a recommendation to the Town Council. The Town Council will make the final decision.

Motion by Councilmember Underwood, 2nd by Councilmember Hinson to accept all committee reports as submitted. All in favor. Motion carried.

6. Approval of Treasurer’s Report
Mayor Houser report the General Fund for July is as follows: Income - $14,960.47, Expenditures - $8,866.63. The Clerk added that the final payment on the loan for $10,000.00 has been paid off.

Motion by Councilmember Sankey, 2nd by Councilmember Underwood to accept treasurer’s report as submitted. All in favor. Motion carried.

7. Public Comment
Ms. Minaan Black: inquired about the clearing on Hwy 98. Someone started clearing and she wanted to know if she needed to finish it. Councilmember Hinson told her that Asplunda was hired by Riviera to clean out by the power lines but she would check with them. Councilmember Sankey stated that he has talked with the State Highway Department and they will be taking care of it, because it is state highway.
8. Partnership with Baldwin County Economic Development Alliance
Motion by Councilmember Laurenidine, 2nd by Councilmember Sankey to partnership with Baldwin County Economic Development Alliance for the initial $500.00 fee. Discussion: Councilmember Hinson doesn't feel that their ready to enter into an agreement about economic development and asked if it is some thing that needs to be done now. Mayor Hous er stated that it was important to support the alliance. Councilmember Sankey added that the town may not be interested in economic development in the corporate limits but what the alliance can do and the businesses they can attract will have an impact on the town and to be able to have a place at the table in the alliance is worth the $500.00. All in favor. Motion carried.

9. Fee Schedule for Planning and Zoning and fee for Subdivision Regulations Book
Discussion: Councilmember Holk stated in talking with Richard Johnson that every thing in the planning jurisdiction will still have to go through the county and the county will still charge them a fee and the town can also charge a fee. He said that inside the limits he suggests the fees stay the same as the county, but in the planning jurisdiction charge half what the county charges. He also stated the rezoning fee that was adopted previously was less than what the county charges. Councilmember Hinson added that there was an article in the paper about Loxley raising their fee for rezoning. Motion by Councilmember Holk, 2nd by Councilmember Hinson to approve the fee schedule for Planning and Zoning. Discussion: Councilmember Sankey asked about an effective date, Councilmember Laurenidine pointed out the date was on the top of the schedule. Councilmember Sankey added that the rezoning fee should not be any cheaper than the county fee. Councilmember Holk amended his motion to include raising the rezoning fee from $200.00 to $500.00, 2nd by Councilmember Sankey. All in favor. Motion carried.
Motion by Councilmember Laurenidine, 2nd by Councilmember Underwood to approve $20.00 to purchase the Subdivision Regulation guide book. All in favor. Motion carried.

10. Ordinance Establishing Historic Preservation Commission
Motion by Councilmember Sankey, 2nd by Councilmember Laurenidine to introduce first reading of an Ordinance to Establish a Historic Preservation Commission. All in favor. Motion carried.
Motion by Councilmember Sankey, 2nd by Councilmember Laurenidine to dispense with the actual reading of the ordinance. All in favor. Motion carried.
Discussion: Councilmember Underwood asked that the council review the ordinance before the next work session and email him any suggestions and/or changes. Councilmember Sankey suggested having a public hearing to let the public voice their opinions and concerns. Councilmember Laurel dined suggested having it at the next workshop, the council would have the opportunity to discuss any changes before the regular council meeting. The council added the public hearing to the workshop agenda. The Mayor added that at the same meeting the Ordinance is adopted or at the next meeting the members would be appointed.
Motion by Councilmember Hinson, 2nd by Councilmember Sankey to add the Ordinance to Establish a Historic Preservation Commission to the next month's agenda. All in favor. Motion carried.

11. Outstanding Alabama Waterway Committee
Motion by Councilmember Hinson, 2nd by Councilmember Sankey to remove the item from the agenda. Discussion: Councilmember Hinson added that some other issues came up and it needs to be discussed further. Also they need to get organized on the issue of committees/subcommittees or task force before any other committees are formed. All in favor. Motion carried.

12. Council, Legal Counsel and Staff Comments
Councilmember Underwood: talked about sign placement, he asked the council to go and check the sites that he has suggested and if the council has any other suggestions to let him know.
Clerk: reminded them about the work day at the Town Hall on Saturday.

13. Form for Planning Commission
Motion by Councilmember Underwood, 2nd by Councilmember Holk to approve the forms for Planning Commission. All in favor. Motion carried.
Motion by Councilmember Laurenidine, 2nd by Councilmember Sankey to adjourn the meeting. All in favor. Motion carried. Meeting adjourned at 6:05 p.m.

Approved this the 25th of September, 2007

Karen S. Biel - Town Clerk
Charles S. Houser - Mayor