April 10, 2018
Council Workshop
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama 36555
5:00 P.M.

1. Call to Order:
   Mayor, Bob Holk, called the meeting to order at 5:00 p.m.

2. Roll Call:
   Present: Mayor, Bob Holk; Councilmember, Dotty Johnson, Arrived at 5:05 p.m.;
   Councilmember, Steve Mobley; Councilmember, Marley Gardner; Councilmember, Nick Shields;
   and Councilmember, Ben Dykema.
   Also present: Town Attorney, Brad Hicks and Town Clerk, Jenny Opal White

3. Invocation and Pledge: Mayor, Bob Holk gave invocation and led pledge.

4. Discussion of Minutes: March 2018
   Workshop Meeting, March 13, 2018
   Mayor Bob Holk, asked Council to review the Workshop Meeting minutes of March 13, 2018.
   Councilmember, Nick Shields, noted correction to Tree & Streetscape report of Workshop
   Meeting minutes; Councilmember, Nick Shields, reported dead oak tree on Oak Street.
   Councilmember, Nick Shields, noted, additional comment, Terry Underwood was going to
   review tree with report.
   Regular Council Meeting, March 27, 2018
   Mayor, Bob Holk, asked Council to review the Regular Council Meeting minutes of
   March 27, 2018. No comments. Mayor Bob Holk, asked Council to contact
   Town Clerk, Jenny Opal White for any changes or corrections prior to next meeting.

5. Discussion of Financials and Expenditures: March, 2018
   Mayor, Bob Holk reported balances as of 03/31/2018.
   - General Fund - $97,396.76
   - Income - $26,403.06
   - Expenses - $21,895.28
   - Tiered Money Market – $479,416.50
   - Capital Improvement Fund - $7,118.33
   - CD - $54,614.60
   - Special Revenue 4, 5, & 7é Gas Tax – Income $315.90
   - Balance $25,115.34
   Mayor, Bob Holk, asked for comments. Mayor, Bob Holk, noted the ad valorem tax had
   bottomed out, and sales tax is doing good. Mayor, Bob Holk, asked for additional comments. No
   further comments.

   Deputy, Greg Smith, reported 64 traffic stops, 25 citations, 28 written warnings, and 11 verbal. He
   reported two (2) arrests off traffic stops and no view arrests. Deputy, Greg Smith, reported a phone
   scam report reference prepaid visa credit card from Barnwell. Councilmember, Nick Shields,
   inquired on individual going along with prepaid visa credit card. Deputy, Greg Smith, commented, report
   was filed, no action taken due to cost. Mayor, Bob Holk, asked for any further
   comment.

7. Public Comment:
   Judith H. Miller, PhD, President of Magnolia Springs Community Association
   informed, Council, that the association met on Monday, March 12, 2018. The association voted to
   offer the Town of Magnolia Springs a three (3) year lease on the building, currently being used as
   Town Hall for $700.00/month with an option to renew and extend for two (2) years at
   $800.00/month. Judith Miller, asked, Council, to let her know by end of the week, which option is
   preferred. The association will prepare the lease and submit to town.
   Mayor, Bob Holk, acknowledged, that Magnolia Springs Community Association owned the
   building, and the lease is a good way to support the association. Mayor, Bob Holk, mentioned, he
   had a meeting with the Baldwin County School Board on Friday, April 13, 2018. This
   meeting may have a bearing on future plans that will take a couple of years. Councilmember,
   Dotty Johnson, commented on lease details of three (3) year lease for $700.00/month or extend for
two (2) years at $800.00/month. Judith Miller, noted, options as, Option 1: Three (3) year lease at $700/month; or Option 2: Extension of Two (2) years at $800/month. Judith Miller, acknowledged, improvements of building. She commented on exemption of property taxes in 2009. Judith Miller, noted, that the association is proposing to exclude exemption from lease.

Councilmember, Dotty Johnson, asked, if the association was aware that the Town of Magnolia Springs had given them $25,000.00 for historical. Judith Miller, noted, the association was aware of the donation, and aware of improvements.

Mayor Bob Holk, asked, for further comments. No, there were no additional comments.

8. Resolution: 2018-06 Back to School Sales Tax Holiday
Mayor Bob Holk, commented, on (Resolution 2018-06 Back to School Sales Tax Holiday) that the Town of Magnolia Springs participates each year. He noted we would vote on resolution at next meeting. Councilmember, Dotty Johnson, inquired on date of holiday. Town Clerk, Jenny Opal White, noted, the date is Friday, July 20, 2018, through Sunday, July 22, 2018.

Mayor Bob Holk, commented, citizens utilize the Family Dollar store for shopping on tax holiday.

9. Discussion:

Safe Span, L.L.C. Agreement
Mayor, Bob Holk, discussed the Safe Span, L.L.C. contract reference insurance requirements.

Town Attorney, Brad Hicks, commented our insurance requirements were higher, however, the submitted insurance is fine, I have no objection. Town Attorney, Brad Hicks, has no problem with Mayor, Bob Holk, moving forward with agreement with submitted insurance requirements.

Mayor, Bob Holk, commented, we would review and approve agreement at the next meeting.

Speed Limit

Town Attorney, Brad Hicks, discussed, Old Marlow Road and Magnolia Springs Highway can not be reduced without traffic study. All the other Town roads can be reduced without a traffic study. Traffic study has to support the lowering of speed limit. He reviewed past minutes, and Baldwin County conducted a traffic study. He noted if we want to reduce the speed limit on Magnolia Springs Highway and Old Marlow Road we would require a traffic study that supports reducing the speed limit.

Mayor, Bob Holk, commented, we can change Gates Avenue from Magnolia Springs Highway up to Old Marlow Road.

Deputy, Greg Smith, commented, that would be fine. He had no problem with Old Marlow Road, and this would save money of not doing a traffic study.

Councilmember, Steve Mobley, asked, if we could pull up information from the sign in front of Village Green.

Mayor, Bob Holk, noted, we would need to contact Brett Garr. He commented this would be useful information if we did conduct a traffic study.

Town Attorney, Brad Hicks, commented, Town could have their own traffic study or go in with Baldwin County to save costs on traffic study. Speed mitigation has been performed in past.

Mayor, Bob Holk, commented we could go with changing the speed limit to 25 mph on Gates Avenue at next meeting.

Town Attorney, Brad Hicks, commented we could proceed with all other roads, except, Old Marlow Road and Magnolia Springs Highway.

Town Attorney, Brad Hicks, noted, ordinance would need to be updated on speed limits prior to next meeting.

Mayor, Bob Holk, addressed, we could vote on ordinance at next meeting.

Weeks Bay Watershed Commitment
Mayor, Bob Holk, asked, if we received any further information from Weeks Bay on commitment. Town Clerk, Jenny Opal White, commented, we haven't received any further information. Mayor, Bob Holk, noted, to his understanding Weeks Bay would get back with us reference comparable municipality donation.

Councilmember, Dotty Johnson, noted Town budget.

Mayor, Bob Holk, commented, we don't want to forget commitment. This would apply for administrator position.

10. Committee-Commission Reports:
(a) Finance Committee: Mayor, Bob Holk, reported committee did not meet.
   He is going to meet with Baldwin County School Superintendent, Mr. Eddie Tyler and Mr. John Wilson, Chief Financial Officer on Friday, April 13, 2018 to discuss school
property.

(b) Public Works/Safety: Mayor, Bob Holk, reported committee did not meet.

(c) Public Lands/Beautification: Councilmember, Ben Dykema, reported the committee met. Councilmember, Ben Dykema, discussed the committee prepared a Public Lands and Beautification Maintenance List with tasks for new employee. He commented we have enough work for three days a week just picking up trash, emptying garbage cans, cutting grass, etc. He noted Town Clerk, Jenny Opal White has clipboard for additional tasks.

Mayor, Bob Holk, discussed, former discussion from prior Work Session for the Town to hire an employee to support maintenance with Fire and EMT skills. He, said, Kaylan Driskell, expressed interest in the position.

Mayor, Bob Holk, commented, Kaylan Driskell, was brought on as contract employee with Southern Alabama Regional Planning Committee (SARPC) at $15.00/hour with prior approval of Public Lands/Beautification Committee.

Councilmember, Dotty Johnson, inquired, on hours of new position.

Mayor, Bob Holk, estimated, thirty (30) hours. He noted we need two (2) employees to cover maintenance. He commented Bryan Shutt will serve as supervisor over maintenance.

Mayor, Bob Holk, discussed, repainting the warning triangles on speed bumps. He noted will need to coordinate with Volunteer Fire Department on process.

Mayor, Bob Holk, commented, Volkert, Inc. has submitted proposal on drainage and paving project. We'll discuss at next meeting.

Councilmember, Dotty Johnson, asked, if 4, 5, & 7 cent gas tax could be utilized on projects.

Mayor, Bob Holk, commented, yes. He will review and provide update.

(d) Tree & Streetscape: Councilmember Nick Shields, reported the committee did meet.

There was an inquiry of dead oak on Oak Street. Terry Underwood, reported, Oak is viable and ok. The tree is located in shade.

Mayor, Bob Holk, commented, if anyone notices low lying limbs to report.

(e) Public Relations: - Councilmember, Marley Gardner reported they did not meet.

11. Council, Legal Counsel and Staff Comments

Town Attorney, Brad Hicks, informed Council he received Attorney General's opinion back from the State. He, asked, Town Clerk, Jenny Opal White to forward to the Planning Commission for discussion at the next meeting on May 10, 2018.

Town Clerk, Jenny Opal White, discussed, the Town domain had expired.

She is working on getting domain back on line.

Councilmember, Steve Mobley, inquired on letter reference restaurant.

Town Attorney, Brad Hicks, commented we need to know what the violation is on property. He will follow-up.

Councilmember, Marley Gardner, inquired on mixed use property with variance.

Town Attorney, Brad Hicks, commented resolved.

Mayor, Bob Holk, discussed, variance reference zoning. He noted a business license has been established. A letter was received in writing by his attorney that he is in compliance.

Town Attorney, Brad Hicks, to follow back up with attorney.

Councilmember, Nick Shields, inquired on obtaining lease.

Town Attorney, Brad Hicks, noted, obtaining further information next step.

Mayor, Bob Holk, asked, Council to review Zoning Ordinance. He noted costs.

Town Attorney, Brad Hicks, noted, if not satisfied, we can fine reference zoning. If we want change you would need to file suit.

Councilmember, Dotty Johnson, does it have to be a thriving business?

Town Attorney, Brad Hicks, need more information.

Mayor, Bob Holk, commented, on required entrances of property.

Councilmember, Nick Shields, noted he had two (2) entrances to property.

Town Attorney, Brad Hicks, noted, Town could ask for tax returns, insurance, etc.

Councilmember, Dotty Johnson, wait and observe.

Town Attorney, Brad Hicks, Town could contact Revenue Discovery Services (RDS) on taxes.

Councilmember, Marley Gardner, commented, house with blue tarp has wood going in on property.

Mayor, Bob Holk, commented, old trailer removed on School Street.

Councilmember, Ben Dykema, made request for motion to go into Executive Session.

Town Attorney, Brad Hicks, noted, request for motion is for the purpose of discussing the Town's consideration to offer or except or consider on the purchase, sale, or lease on market value of real property.

Councilmember, Ben Dykema, So Moved.

Town Attorney, Brad Hicks, addressed, no declaration.
Town Clerk, Jenny Opal White, recorded, Roll Call Vote.
Mayor, Bob Holk, "Yea"
Councilmember, Dotty Johnson, "Yea"
Councilmember, Steve Mobley, "Yea"
Councilmember, Marley Gardner, "Yea"
Councilmember, Nick Shields, "Yea"
Councilmember, Ben Dykema, "Yea"
Mayor, Bob Holk, addressed, the Council would not reconvene.

12. **Any Other Business That Might Come Before the Meeting**
   No further business discussed.

13. **Public Comment**
    No public comment.

14. **Adjourn**
    Motion by Councilmember, Ben Dykema, to adjourn meeting. Second, by Councilmember, Steve Mobley. Meeting adjourned at 6:22 p.m.

Approved this 22nd day of May, 2018

Bob Holk, Mayor

ATTEST:

Jenny Opal White, Town Clerk