

November 6, 2019
 Special Council Meeting
 12191 Magnolia Springs Hwy.
 Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor, Kim Koniar, called the meeting to order at 5:00 p.m.

2. Roll Call:

Present: Mayor, Kim Koniar; Councilmember, Steve Mobley; Councilmember; Marley Gardner; Councilmember, Nick Shields; and Councilmember, Ben Dykema

Also, present: Town Attorney, Brad Hicks and
 Town Clerk/Treasurer, Jenny Opal White

3. Invocation and Pledge:

Councilmember, Nick Shields, gave invocation and led pledge.

4. Resolution 2019-17 – Ratifying the Use of Current Depository and Authorizing Certain Town Officials to Execute Financial Documents:

Mayor, Kim Koniar, discussed Resolution 2019-17 ratifying the use of current depository and authorizing certain town officials to execute financial documents.

Councilmember, Nick Shields, motion to adopt and approve Resolution 2019-17 ratifying the use of current depository and authorizing certain town officials to execute financial documents. Second, Councilmember, Marley Gardner. All in favor. Motion adopted and approved.

5. Discuss Purchase Agreement and Inspection of the Property at 12395 Magnolia Springs Highway and the Potential Acquisition of Other Property:

Mayor, Kim Koniar discussed the concern of mold and moisture on the home inspection at 12395 Magnolia Springs Highway.

Mayor, Kim Koniar, asked, Rick Massey, AFS Inspector to give report. Rick noted during inspection the building was found to have large amounts of mold covering the entire bottom of the house with some mold growing on the ground beneath the structure. Mold developed due to moisture trapped in crawlspace. No wood rot detected. Costs to mitigate damage would cost approximately \$50,000.00. Project would include the control of groundwater and pumping resting water away from the property. Removing existing mold with a three-step process. Changing the environment under the house to prevent future mold. Another problem was the hallway floor where a center beam under the house was beginning to sink causing the floor to slope. Rick, reported, he didn't notice mold spreading into the house or termites. Rick, stated, neither of those were his specialty and outside parties would need to be brought in to confirm. No tests were performed to determine what type of mold was under the building. Mayor, Kim Koniar, thanked, Rick Massey.

Mayor, Kim Koniar, asked, Rebecca Bryant, Architect, Watershed to provide report. Rebecca, reported, issues of accessibility and requirements of a civic building. Crawlspace needs addressing. Property would require a raised porch along with checking to ensure doors were wide enough. Bathrooms need extensive remodeling to become accessible, including removal of tubs. Rot issues present in the wood around windows and doors that need addressing along with air ducts needing to be checked for mold. There is a stipulation in existing building code that says if you affect more that 50% of the floor area of a building code, then you must bring the whole building up to code. Rebecca estimated cost at \$300,000.00. She, commented, it would be more likely to increase to nearly \$600,000.00 once renovations begun. Mayor, Kim Koniar, thanked, Rebecca Bryant.

Mayor, Kim Koniar, discussed potential acquisition of other property on the corner of Gates Avenue across the street from Town Hall. This property is listed for \$125,000.00.

Mayor Kim Koniar, discussed, terminating Purchase Agreement of property at 12395 Magnolia Springs Highway.

Town Attorney, Brad Hicks, discussed, right of termination of the Purchase Agreement from inspection.

Town Attorney, Brad Hicks, discussed a motion would be required on action of written notice to terminate Purchase Agreement at 12395 Magnolia Springs Highway.

Councilmember, Ben Dykema, motion to cancel purchase agreement of property at 12395 Magnolia Springs Highway. Second, Councilmember, Marley Gardner. All in favor. No further discussion. Motion passed.

Councilmember, Nick Shields, inquired, on \$10,000.00 Earnest Money on Purchase Agreement at 12395 Magnolia Springs Highway.

Town Attorney, Brad Hicks, reported, Town would receive Earnest Money back on termination of Purchase Agreement at 12395 Magnolia Springs Highway.

Councilmember, Nick Shields, commented the Council had done their due diligence in the best interest of the Town. All members of Council were assigned a responsibility, and everyone did a tremendous job. I think you have every right to be proud of the due diligence that was carried out, regardless of the disappointing decision we had to come to. We're doing what is best for our Town.

Mayor, Kim Koniar, commented, the purchase was not in the best interest of the Town.

Councilmember, Ben Dykema, thanked, Councilmember, Steve Mobley, for his hard work.

Town Attorney, Brad Hicks, thanked, Rodney Hubble.

Mayor, Kim Koniar, discussed, Comprehensive Plan with Springs tied in.

Councilmember, Ben Dykema, requested, looking at another Council Workshop for further discussion on plan.

6. Public Comment:

David Houser, discussed, leaning toward School Property.

Janet Paarlberg, 14834 Gates Avenue, discussed, School Property flooding that carries over to her property. Janet, asked, Town to take care of the flooding on School Property.

7. Adjourn:

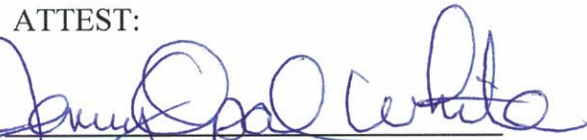
Motion by Councilmember, Marley Gardner, to adjourn meeting. Second, by Councilmember, Steve Mobley. All in favor. Meeting adjourned at 5:49 p.m.

Approved this 17th day of December 2019



Kim Koniar, Mayor

ATTEST:



Jenny Opal White, Town Clerk/Treasurer