

June 28, 2022
 Regular Council Meeting
 12191 Magnolia Springs Hwy.
 Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor Kim Koniar called meeting to order at 5:02 pm.

2. Roll Call:

Mayor Kim Koniar; Mayor Pro Tempore Nick Shields;
 Councilmember Andrew Monaghan; Councilmember Steve Mobley;
 Councilmember Ross Houser.
 Absent: Councilmember Bob Turner.
 Also, present: Town Clerk Hannah Driskell.

3. Invocation and Pledge:

Mayor Pro Tempore Nick Shields led the invocation and pledge.

4. Approval of Council Minutes, May 2022:

Mayor Kim Koniar asked for approval of minutes for Council Workshop, May 10, 2022, and Regular Council Meeting, May 24, 2022. Councilmember Andrew Monaghan made motion to approve minutes as presented. Second, by Councilmember Ross Houser. All in favor. Motion carried.

5. Approval of Financials and Expenditures, May 2022:

Mayor Kim Koniar noted that the Town received some of the Hurricane Sally FEMA reimbursement in May. Mayor Kim Koniar noted that the Town received funds from a lien that was put against a property over a Subdivision Regulations violation. Mayor Kim Koniar asked for a motion to approve the May 2022 Financials and Expenditures. Councilmember Andrew Monaghan made motion to approve May Financials and Expenditures. Second, by Councilmember Steve Mobley. All in favor. Motion carried.

6. Public Comment:

Bill Inge – Mr. Inge discussed that he owns 65 acres of land off of Burton Drive outside Town limits that has Hurricane Sally storm debris that needs to be removed. Mr. Inge is attempting to find egress from the property for logging trucks to remove pine trees. One option is for the logging trucks to exit off of Burton Drive onto Woodland Drive through Town limits. Council discussed concerns of the weight of the trucks causing damage to the Town's culverts and streets. Mayor Kim Koniar noted that she will discuss the concerns with the Town Attorney and what the Town could do if the streets or culverts were damaged.

Steve Fuller – Mr. Fuller discussed a book he compiled regarding the parking issues along Rock Street. Mayor Kim Koniar asked for Councilmember Steve Mobley and Deputy Eric Smith to determine how to get information to the dock security deputies on what the Town's expectations are.

Buster Slay – Mr. Slay stated that a sign at the entrance of the Rock Street Magnolia River access that indicates only 4 parking spots available, all others will be towed could keep drivers from parking illegally. Mr. Slay stated that he was contacted by others in the community that would like the Council to only repair the damaged pavers in the Arboretum and take the leftover funds to build a playground. Mr. Slay inquired what the website gets updated, he is concerned that information is missing off of the website. Mayor Kim Koniar noted that the website is updated as often as possible, and the Clerk's Office is recommending a new website company that is more user friendly. Mr. Slay inquired on why the Town Attorney does not attend every Council Meeting. Mayor Kim Koniar noted that having the Town Attorney come every meeting would be costly to the Town and if the attorney needs to be present at a Council Meeting, they will attend. The Town Attorney is involved in day-to-day operations of the Town.

Todd Puckett – Mr. Todd Puckett stated that the damage to the pavers in the Arboretum is minimal and the damage is mostly to the last 60 feet. Mr. Puckett stated that the pavers should be repaired or replaced where they are damaged, and the rest of the pavers be left. Mr. Puckett suggested using Bahama Rock that is environmentally friendly. Mr. Puckett inquired about adding signage to the end of Jessamine Street at the Magnolia River access point to prevent vehicles from driving into the river. Mayor Koniar noted that a sign will be ordered to put at the end of Jessamine Street.

7. Resolutions:

- Resolution No. 2022-18 – Increase the Magnolia Springs Public Library’s Library Director Position Up To 30 Hours Per Week with the Friends of the Magnolia Springs Public Library Donated Funds to Compensate for Hours Worked Over 19 Hours Per Week – Mayor Kim Koniar stated that the Sherman family donated funds to the Friends of the Magnolia Springs Public Library for the Library Director to work additional hours. The Library Board wishes to increase the time for the Library Director to work from 25 hours per week to 30 hours per week with the donation from the Sherman family to cover the additional hours until September 30, 2022. Mayor Koniar noted that there is concern from the Friends of the Magnolia Springs Public Library that the Resolution does not specify that it is a one-time donation. Councilmember Andrew Monaghan discussed that the library director, Paige Monaghan, does not wish to continue working more than 19 hours per week for much longer. Ms. Monaghan has been working additional hours recently due to the organizing and re-structuring of the Magnolia Springs Public Library and the Friends of the Magnolia Springs Public Library. Councilmember Andrew Monaghan noted that the Library Board will approach the Town in the future for an assistant librarian. Councilmember Steve Mobley made motion to approve Resolution No. 2022-28 with the addition of “Whereas, the Sherman family donated \$10,000 to the Friends of the Magnolia Springs Public Library to cover the cost of the Library Directors additional hours over (19) hours per week to thirty (30) hours per week.” Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.
- Resolution No. 2022-19 – Authorizing the Mayor to Renew the Disaster Debris Monitoring Services Contract with Volkert, Inc Through September 23, 2022 – Mayor Kim Koniar stated that this resolution would renew the contract with Volkert, Inc until September 23, 2022. The contract can be renewed three more times. Councilmember Andrew Monaghan made motion to approve Resolution No. 2022-19. Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.
- Resolution No. 2022-20 – Authorizing the Mayor to Enter into an Agreement with GreenCo, LLC For Sidewalk Installation at the Magnolia Springs Arboretum – Mayor Kim Koniar noted that Councilmembers Steve Mobley and Andrew Monaghan met with David Green of GreenCo, LLC, reaching an agreement regarding the Arboretum. Councilmember Andrew Monaghan noted that the price was significantly lower than any other bidder. Councilmember Steve Mobley made motion to approve Resolution No. 2022-20. Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.

8. Ordinances:

- Ordinance No. 2022-02 – Ordinance Prohibiting Trucks, Tractor-Trailers, Loaded Dump Trucks, and Cement Trucks on Certain Public Streets – Mayor Kim Koniar stated that legal counsel requested that the Council hold off on voting on Ordinance No. 2022-02 until the ordinance can be further reviewed and researched.
- Ordinance No. 2022-03 – Ordinance to Adopt Sanitary Sewer Installation – Mayor Kim Koniar stated that Baldwin County Sewer Services reviewed the ordinance and there are some issues with the language. Mayor Koniar noted that Baldwin County Sewer Service will be communicating the issues with Richard Peterson, the Town’s engineer. Mayor Koniar requested that the ordinance be tabled until July.

9. Request to Use School Property:

- Magnolia Run, South Baldwin Chamber, November 5, 2022, 6:30 am-11:30 am – Councilmember Andrew Monaghan made motion to approve application to use the school property for the Magnolia Run. Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.
- Tour de Beach Rest Stop, National MS Society, September 17, 2022, 6:00 am-3:00 pm – Councilmember Andrew Monaghan made motion to approve application to use the school property for the Magnolia Run. Second, by Councilmember Ross Houser. All in favor. Motion carried.

10. Recommendation from Planning Commission –

- Zoning Ordinance Text Amendment, Land Use Certificates – Mayor Kim Koniar stated that the Planning Commission sent a recommendation to the Town Council to change the length of the Land Use Certificate to be reviewed and determined. Currently, the Zoning Ordinance allows a seven (7) working days to review and the amendment would allow for fourteen (14) calendar days to review with a fourteen (14) day extension upon consent of the Town and the applicant. Mayor Kim Koniar stated that the Ordinance would need to be ran by legal counsel before the Council will vote with clarification of mutual consent.

11. Discussion:

- Historic Preservation Commission Open Position – Town Clerk Hannah Driskell stated that the Clerk's Office has reached out to former member David Houser to fill the vacancy. Mayor Kim Koniar requested for the position to be posted.
- Town Website – Town Clerk Hannah Driskell noted that the current Town website is the first website that was built by the Town right after incorporation with older website coding. Ms. Driskell stated that having a user-friendly website for the public and for the employees to manage would be an advantage. Town Council discussed the advantage of having an updated, user-friendly website. Mayor and Council agreed unanimously to move forward with designing a new website with CivicPlus.
- Town Maintenance Worker – Mayor Kim Koniar stated that the Town maintenance worker, Mike Wheaton, does a great job keeping the Town looking nice. Mayor Koniar stated that adding him as a Town employee would save the Town some money on payroll. Councilmember Steve Mobley recommends adding the Town maintenance worker, Mike Wheaton, as a Town employee.
- Arboretum – Councilmember Steve Mobley stated that GreenCo, LLC is ready to begin work once the contract is signed on laying concrete in the Arboretum. Once the concrete walkway is completed, the Garden Club could access the Arboretum to plant flowers.
- CARE House Donation Request – Councilmember Andrew Monaghan made motion to approve a \$500 donation to the CARE House. Second, by Councilmember Ross Houser. All in favor. Motion carried.

12. Council, Legal Counsel and Staff Comments:

Town Clerk, Hannah Driskell, noted that the Planning Commission has moved their regular meeting from Tuesday, July 5 to Tuesday, July 12 at 4:00 p.m. There will be two public hearings during the Planning Commission meeting. One public hearing is to amend the Zoning Ordinance regarding fences. The other public hearing is for a final plat application for a two (2) lot subdivision where the Magnolia Pharmacy sits.

Mayor Kim Koniar noted that ALDOT plans to install the traffic light at US Highway 98 and Magnolia Springs Highway the beginning of August.

Mayor Kim Koniar noted that a local resident asked about parking a food truck at the school property once a week. Council discussed waiving fees for the food trucks to use the school property.

Mayor Kim Koniar stated that the Wesleyan Church has approached the Town regarding selling the church property to the Town. Mayor Koniar noted that they have not approached the Town regarding a price. The parcel is four and a half (4.5) acres, zoned B-1, Local Business District.

Mayor Kim Koniar noted that every three years Riviera Utilities trims the trees around the power lines, and they will begin trimming the end of July. Mayor Koniar discussed that if the Town wants underground utilities or add spacer wire to sections of the Town, to let Riviera know by the spring of 2023 so they can budget for it in the 2023-2024 fiscal year. Mayor Koniar discussed forming an Ad Hoc Committee in the fall for determining what type of utilities to put in certain locations.

Mayor Kim Koniar has been in contact with Mark Wright regarding the access issue across the Town's right-of-way to his property. Council discussed the options available to the Town to grant Mr. Wright access to his property. Mayor Kim Koniar discussed getting the right of way separating his properties appraised to help the Council determine what course of action to take.

Councilmember Steve Mobley stated that the 4th of July parade and celebration is Monday, July 4. Councilmember Mobley will be getting the watermelons and putting them at Jesse's to keep them cold until the July 4 celebration.

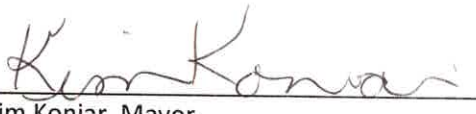
13. Any Other Business That Might Come Before the Meeting:

No other business that might come before the meeting.

14. Adjourn:

Mayor Kim Koniar asked for motion to adjourn. Councilmember Andrew Monaghan made motion to adjourn. Second, by Mayor Pro Tempore Nick Shields. All in favor. Meeting adjourned at 6:54 pm.

Approved this 26th day of July 2022.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk