

May 24, 2022
 Regular Council Meeting
 12191 Magnolia Springs Hwy.
 Magnolia Springs, Alabama 36555

1. Call to Order:
 Mayor Kim Koniar called meeting to order at 5:00 pm.
2. Roll Call:
 Mayor Kim Koniar; Mayor Pro Tempore Nick Shields;
 Councilmember Andrew Monaghan; Councilmember Steve Mobley;
 Councilmember Bob Turner; Councilmember Ross Houser.
 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, March & April 2022:
 Mayor Kim Koniar asked for approval of minutes for Council Workshop, March 8, 2022, Special Council Meeting, March 8, 2022, Town Meeting, March 18, 2022, Town Meeting, March 18, 2022, Regular Council Meeting, March 22, 2022, Council Workshop, April 12, 2022, Special Council Meeting, April 12, 2022, and Regular Council Meeting, April 26, 2022. Councilmember Andrew Monaghan made motion to approve minutes as presented. Second, by Councilmember Bob Turner. All in favor. Motion carried.
5. Approval of Financials and Expenditures, April 2022:
 Mayor Kim Koniar asked for a motion to approve the April 2022 Financials and Expenditures. Councilmember Steve Mobley made motion to approve April Financials and Expenditures. Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.
6. Public Comment:
David Green – Mr. Green, owner of GreenCo, LLC, stated that he would like GreenCo to be considered for the replacement of the Arboretum sidewalk. Mr. Green requested that the Council review all of the bids that were obtained and chose the bidder that would be in the financial best interest of the Town.
Todd Puckett – Mr. Puckett inquired if the Stop Work Order for Mr. Mark Wright on Holly Avenue was still in effect. Mayor Kim Koniar noted that the Town has been in contact with Mr. Wright, and he is working on a landscape plan.
7. Resolutions:
 - Resolution No. 2022-15 – Authorizing Expenditure to Gulf Concrete Services, LLC for Sidewalk Installation at the Magnolia Springs Arboretum – Mayor Kim Koniar discussed that Volkert, Inc., was the Town's debris monitor during Hurricane Sally and he determined that the damages caused by GreenCo, LLC during Hurricane Sally's debris removal project was avoidable damages. Mr. Green stated that GreenCo would be willing to offer a discount to the Town to install the concrete due to the damages. Councilmember Andrew Monaghan suggested getting a third-party mediator to review the damages at the Arboretum, get a cost of the damages and working with GreenCo for a credit. Mayor Kim Koniar asked Councilmember Steve Mobley and Councilmember Ross Houser to organize getting a third-party to evaluate the damages of the Arboretum pavers. Mayor Kim Koniar stated that Resolution No. 2022-15 would not be voted on until all issues are resolved.
 - Resolution No. 2022-16 – Authorizing Expenditure to MS Properties and Management for Gates Avenue Lot Stump Removal and Leveling – Councilmember Andrew Monaghan made motion to approve Resolution No. 2022-16. Second, by Councilmember Ross Houser. All in favor. Motion carried.
 - Resolution No. 2022-17 – Authorizing Civil Southeast, LLC to Make Application to ALDOT for Sidewalk Improvements – Mayor Kim Koniar discussed Civil Southeast, LLC's proposed sidewalk installation along Old Marlow Road and Gates Avenue. Councilmember Andrew Monaghan discussed moving the sidewalk from Old Marlow Road and Gates Avenue to School Street and Magnolia Avenue for walkers to be able to access the fire station, library, and post office. Mayor Kim Koniar stated she will reach out the Civil Southeast, LLC to change the location of the sidewalk to submit the grant. Councilmember Andrew Monaghan made motion to approve Resolution No. 2022-17. Second, by Councilmember Bob Turner. 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 noted that some changes were made since the Council Workshop. Mayor Kim Koniar stated that she has not received an answer from Town Attorney, Brad Hicks, regarding the court process.

9. Request to Use School Property:

- Magnolia Springs Baptist Church, Easter Sunday Community Service, April 9, 2023, 7am-9am – Councilmember Steve Mobley made motion to approve the Magnolia Springs Baptist Church to use the School Property for their Easter Sunday Community Service on April 9, 2023, with fees waived. Second, by Councilmember Bob Turner. All in favor. Motion carried.
- Katie Dumas, Child’s Birthday Party, August 20, 2022, 8am-2pm – Councilmember Bob Turner made motion to approve Katie Dumas to use the School Property for a child’s birthday party on August 20, 2022. Second, by Councilmember Ross Houser. All in favor. Motion carried.

10. Discussion:

- Request for Proposals for Debris Monitoring and Debris Removal – Town Clerk Hannah Driskell discussed that the debris monitoring, and debris removal contracts were going to be expiring in September and requests for proposals will need to be advertised to begin the bid process. Mayor Kim Koniar noted that the request for proposal is not yet ready.
- Sanitary Sewer Ordinance – Councilmember Bob Turner discussed the Sanitary Sewer Ordinance. Councilmember Turner stated that once the Council agrees to the draft, the draft would be sent to BCSS to review to make sure that the Ordinance would be able to be implemented with BCSS’s regulations. Councilmember Bob Turner noted that the engineering was reviewed and approved by Town Engineer, Richard Peterson. Councilmember Andrew Monaghan stated that the buffer zone along Oak Street is an environmentally sensitive area that has additional restrictions.
- BCSS Franchise Agreement – Councilmember Bob Turner stated that the BCSS franchise agreement looks complete. Mayor Kim Koniar stated that the agreement and ordinance would be reviewed by the Town Attorney before the Council will pass. Mayor Koniar stated that the Sanitary Sewer Specifications ordinance would pass prior to the BCSS franchise agreement passing.

11. Council, Legal Counsel and Staff Comments:

Town Clerk, Hannah Driskell, stated that the Clerk’s Office has processed 445 Business Licenses and 22 Land Use Certificates in 2022. 4 Land Use Certificates have been processed during the month of May. Town Hall will be closed Monday, May 30 for the Memorial Day holiday. The morning of June 1 and the afternoon of June 8, Town Hall will be closed due to Ms. Driskell attending EMA meetings in preparation for hurricane season. Assistant Town Clerk, Margy Ruhe-Spencer will be out of the office until the end of June. Baldwin County Solid Waste will perform the town wide debris pick-up on June 30 in preparation for the 4th of July parade. Ms. Driskell attended the Wetland Training hosted by the Baldwin County Planning and Zoning Department. She has gained knowledge of what wetlands are and the processes for wetland delineation.

Councilmember Steve Mobley noted that honeybees are active within the Town and call a beekeeper for removal and to not kill any bees.

Mayor Kim Koniar discussed the possible annexation that Mr. Johnson gave a presentation about at last Council Workshop. Council discussed the impact of an annexation of a large subdivision would have on the Town. Councilmember Ross Houser noted that the parcel was not contiguous with Town limits. Council agreed that if the developer complies with the Town’s Subdivision Regulations, then the Council would consider the annexation.

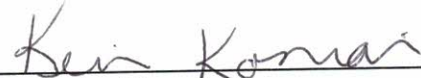
12. Any Other Business That Might Come Before the Meeting:

No other business that might come before the meeting.

13. 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 6:19 pm.

Approved this 28th day of June 2022.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk

