

July 14, 2020
 Council Workshop
 12191 Magnolia Springs Hwy.
 Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor Kim Koniar called the meeting to order at 5:00 pm.

2. Roll Call:

Present: Mayor Kim Koniar; Mayor Pro Tempore Ben Dykema, (arrive 5:08 p.m.)
 Councilmember Andrew Monaghan; Councilmember Steve Mobley;
 Councilmember Marley Gardner; Councilmember Nick Shields
 Also, Present: Town Clerk/Treasurer Jenny Opal White.

3. Invocation and Pledge:

Councilmember Nick Shields led invocation and pledge.

4. Approval of Council Minutes – June 2020:

Mayor Kim Koniar asked for Council to review minutes from Council Workshop, June 9, 2020 and Regular Council Meeting, June 23, 2020. Mayor Koniar asked Council to contact Town Clerk/Treasurer Jenny Opal White or Assistant Town Clerk Hannah Driskell for additional comments or corrections.

5. Approval of Financials and Expenditures, June 2020:

Mayor Kim Koniar stated that she has yet to review the June 2020 Financials and Expenditures and they are forthcoming.

6. Deputy Derek Boone – Monthly Report:

Arrests – 1 on multiple Failure to Appear/Drug warrants with BCSO.

Report 20-2416 taken for burglary on Oak Street.
 Report 20-2762 taken for vehicle damage.
 Report 20-2716 taken for welfare concern of juveniles on Camellia Street.
 Report 20-2756 taken for attempted suicide.
 Report 20-2416 taken supplemented for items found missing on Oak Street.
 Report 20-2864 taken theft of property 4th at the Family Dollar.

Traffic Stops – 38
 UTC – 8
 Written Warnings – 28
 Verbal Warnings – 4

Deputy Boone reported that numbers were lower for June 2020 due to taking vacation and attending a class for new cameras.

7. Public Comment:

No Public Comment.

8. Resolutions:

- Resolution No. 2020-13 – Appointing Election Officers – Mayor Kim Koniar stated that Resolution No. 2020-13 will need to be passed at Special Council Meeting.
- Resolution No. 2020-14 – Appointing Town Clerk/Treasurer as Election Manager – Mayor Kim Koniar stated that Resolution 2020-14 will need to be passed at Special Council Meeting.
- Resolution No. 2020-15 – Compensating Town Clerk/Treasurer for Duties as Absentee Election Manager – Mayor Kim Koniar stated that Resolution 2020-15 will need to be passed at Special Council Meeting.
- Resolution No. 2020-16 – Agreement with Baldwin County Child Advocacy Center (CARE House, Inc.) – Mayor Kim Koniar asked Town Clerk/Treasurer Jenny Opal White about previous resolutions regarding CARE House. Town Clerk/Treasurer Jenny Opal White stated that CARE

House sends the Town of Magnolia Springs a letter each year requesting financial support. Town Clerk/Treasurer Jenny Opal White stated that \$500 was given last year and it is in the 2020 budget to support CARE House this year.

9. Discussion:

- Short Term Rentals – Mayor Kim Koniar stated that there has been inquires about building short term rentals in the Town of Magnolia Springs. Mayor Koniar stated that there are a few options regarding handling short term rentals in the Town. She stated that the State of Alabama entered into an agreement with short term rental companies. Mayor Koniar stated that the short-term rentals in the Town are operating a business that do not have a business license. Councilmember Andrew Monaghan stated that short term rentals are bringing business into the Town of Magnolia Springs. Councilmember Monaghan stated there should be regulation by the Town to include safety issues. Councilmember Steve Mobley stated a letter should be sent to the owners of the short-term rental properties notifying them that they are operating a business without a license. Mayor Kim Koniar stated that the Town of Magnolia Springs could also impose a lodging tax that could encompass any lodging businesses within the Town. Mayor Kim Koniar stated a proposal will be presented to the Council at the next Council Workshop.

10. Committee/Commission Reports:

- Ad Hoc Committee, Kim Koniar, Chairman – Mayor Kim Koniar stated that the committee met and decided on Terraform Land Co. LLC to do the land clearing at 14774 Gates Avenue. Ad Hoc Committee member, Helen Soule, is working on finding additional architects to meet with the Committee.
- Finance & Audit, Kim Koniar, Chairman – Mayor Kim Koniar stated the Finance and Audit met and discussed the prior CPA the Town used for auditing went up 20% on price over the past two years. Mayor Koniar suggested finding another CPA to conduct the Town's next audit. Mayor Koniar requested the Council review the budget and make proposals for the 2021 budget for the August Council Workshop.
- Public Works & Safety, Steve Mobley, Chairman – Councilmember Steve Mobley stated that the ditch work has been completed on Jessamine Street and Live Oak Street. Working on ditch on Pecan Grove Street and Oak Street. The Committee reviewed Foley's Safety Protocol and will adopt with some changes. Councilmember Mobley stated he is looking at streets within the Town and suggested the Town start putting money aside to repave and repair. Councilmember Mobley stated he will begin calling contractors for labor and asphalt pricing to add to 2021 budget for capital improvements. Mayor Kim Koniar suggested hiring an engineer to look at roads who can make suggestions on improvements to add to a comprehensive plan for streets. Mayor Koniar suggested restriping is needed on Oak Street. Public Works and Safety Committee also discussed the location of stop signs in the Town to slow traffic. Mayor Koniar suggested purchasing an AED for Town Hall. Mayor Kim Koniar stated there are boards that need to be replaced on the Bemis Bay public dock. Councilmember Steve Mobley stated that the small Highway 98 sign on Oak Street was removed per Councilmember Marley Gardner's request. Councilmember Mobley stated that the ETJ sign on County Road 49 has been moved closer to Mannich Lane in accordance with the ETJ map. The stop sign at Oak Street and Woodland Drive was damaged and awaiting replacement pole. The street signs on the top of the stop sign are missing and have been reordered. Mayor Kim Koniar contacted Darrel Skipper with Skipper Consulting for a traffic study. Skipper Consulting suggested five (5) locations for traffic counts. They quoted \$8,400 to conduct the traffic study, including data analysis by a separate company. Traffic Study will give proposed solutions by an engineer. Mayor Koniar suggested working with an engineer on cost of proposed solutions to add to the 2021 budget. Councilmember Mobley stated that he has received complaints about a telephone line on Oak Street at Bay Street and Pecan Grove Street at Oak Street hanging low to the ground. Mayor Kim Koniar asked if Town Clerk Assistant Hannah Driskell would contact CenturyLink for this issue.
- Public Lands & Beautification, Ben Dykema, Chairman – Mayor Pro Tempore Ben Dykema not present. Mayor Kim Koniar stated that the traffic at Bemis Bay the previous weekend was not significant.
- Tree & Streetscape, Nick Shields, Chairman – Councilmember Nick Shields stated he received one (1) tree application for the removal of an aging Live Oak tree on Island Avenue. The owner of the property wants to develop the property and the tree would be in the way of a future residence. Councilmember Shields stated that the application was approved.

11. Council, Legal Counsel and Staff Comments:

Town Clerk/Treasurer Jenny Opal White reminded Council and Mayor that the Candidate Qualifying Period was July 7-21. Currently, no one has qualified, however four (4) packets have been picked up. There is not a qualifying fee. Once a person qualifies for a position, their names are posted for public viewing. Town Clerk/Treasurer Jenny Opal White reported that Kellam's Corner and Kellam's Corner Package Store paid for their business licenses. Assistant Town Clerk Hannah Driskell has been busy with nuisance letters. Town Clerk/Treasurer Jenny Opal White reported inquiries about sewer service within the Town. She advised to contact Baldwin County Sewer Service. She advised Town is discussing franchise agreement with Baldwin County Sewer Service.

Mayor Kim Koniar inquired about the nuisance on Live Oak Avenue with the junked vehicles. Councilmember Andrew Monaghan stated those vehicles are still under a moratorium.

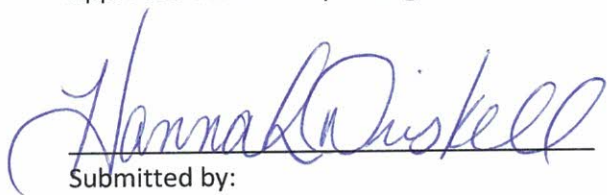
12. Any Other Business that Might Come Before the Meeting:

No other business that might come before the meeting.

13. Adjourn:

Councilmember Marley Gardner made motion to adjourn. Second, by Councilmember Steve Mobley. All in favor. Motion passed. Meeting adjourned at 5:56 p.m.

Approved this 25th day of August 2020.



Submitted by:
Hannah Driskell
Assistant Town Clerk



Kim Koniar, Mayor

ATTEST:



Jenny Opal White, Town Clerk/Treasurer



