

July 28, 2020
 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:
 Present: Mayor Kim Koniar; Mayor Pro Tempore Ben Dykema;
 Councilmember Andrew Monaghan; Councilmember Steve Mobley;
 Councilmember Marley Gardner; Councilmember Nick Shields.
 Also, present: Town Clerk/Treasurer Jenny Opal White; and Assistant Town Clerk Hannah Driskell.
3. Invocation and Pledge:
 Councilmember Nick Shields led invocation and pledge.
4. Approval of Council Minutes:
 Mayor Kim Koniar asked for approval of minutes from Council Workshop, June 9, 2020 and Regular Council Meeting, June 23, 2020. Councilmember Steve Mobley made motion to approve minutes as presented. Second, by Councilmember Nick Shields. All in favor. Motion carried.
5. Approval of Financials and Expenditures, June 2020:
 Mayor Kim Koniar asked for approval of Financials and Expenditures for June 2020. Councilmember Nick Shields inquired about the amount paid in professional attorney fees. Town Clerk/Treasurer Jenny Opal White stated that the Planning Commission required legal counsel. Mayor Kim Koniar requested Town Clerk/Treasurer Jenny Opal White send professional attorney bill to Councilmember Nick Shields for review. Councilmember Nick Shields inquired about \$7,000 expenditure for public works. Councilmember Steve Mobley stated it was the purchase of the John Deere Gator. Councilmember Marley Gardner made motion to approve Financials and Expenditures as presented. Second, by Councilmember Steve Mobley. All in favor. Motion carried.
6. Public Comment:
Helen Soule – Helen Soule, President of the Magnolia Springs Community Association, wanted to make Council aware that they have received all building permits from Baldwin County to build a storage building and construction will start next week. The storage building will be just behind the kitchen. The storage building will be fourteen (14) by eighteen (18) feet in size with a new handicap ramp that will change direction to be along the existing sidewalk.
Elizabeth Wilson – Elizabeth Wilson, resident of Dykes Drive, stated that she is representing three (3) residents along Dykes Drive about a nuisance property located at 14895 Dykes Drive. Ms. Wilson stated during her research she learned that the residence was flooded during the flood of 2014, condemned, and deemed uninhabitable. The property has not been repaired or maintained since the flood.
7. Written Statement from Mayor to Council Notifying Council that Only One Person Filed Statement of Candidacy for a Particular Office:
 - Kim Koniar – Mayor
 - Andrew Monaghan – Councilmember Place #1
 - Steve Mobley – Councilmember Place #2
 - Ross Houser – Councilmember Place #3
 - Nick Shields – Councilmember Place #4
 - Robert Turner – Councilmember Place #5
8. Resolutions:
 - Resolution No. 2020-16 – Agreement with Baldwin County Child Advocacy Center (CARE House, Inc.) – Mayor Kim Koniar stated that the Town donated \$500 to CARE House each year and thanked CARE House for the work that they do. Niki Whitaker, CARE House representative, stated that they have seen double the number of children this summer than previously and thanked the Town of Magnolia Springs for their support. Councilmember Marley Gardner made

motion to approve Resolution No. 2020-16, agreement with Baldwin County Child Advocacy Center. (CARE House, Inc.) Second, by Councilmember Nick Shields. All in favor. Motion carried.

- Resolution No. 2020-17 – Officer Elected Without Opposition, Kim Koniar-Mayor – Councilmember Andrew Monaghan made motion to approve Resolution No. 2020-17, Officer Elected Without Opposition, Kim Koniar-Mayor. Second, by Councilmember Nick Shields. All in favor. Motion carried.
- Resolution No. 2020-18 – Officer Elected Without Opposition, Andrew Monaghan-Councilmember Place #1 – Mayor Pro Tempore Ben Dykema made motion to approve Resolution No. 2020-18, Officer Elected Without Opposition, Andrew Monaghan-Councilmember Place #1. Second, by Councilmember Nick Shields. All in favor. Motion carried.
- Resolution No. 2020-19 – Officer Elected Without Opposition, Steve Mobley, Councilmember Place #2 – Mayor Pro Tempore Ben Dykema made motion to approve Resolution No. 2020-19 – Officer Elected Without Opposition, Steve Mobley, Councilmember Place #2. Second, by Councilmember Andrew Monaghan. All in favor. Motion carried.
- Resolution No. 2020-20 – Officer Elected Without Opposition, Ross Houser, Councilmember Place #3 – Mayor Pro Tempore Ben Dykema made motion to approve Resolution No. 2020-20 – Officer Elected Without Opposition, Ross Houser, Councilmember Place #3. Second, by Councilmember Marley Gardner. All in favor. Motion carried.
- Resolution No. 2020-21 – Officer Elected Without Opposition, Nick Shields, Councilmember Place #4 – Mayor Pro Tempore Ben Dykema made motion to approve Resolution No. 2020-21 – Officer Elected Without Opposition, Nick Shields, Councilmember Place #4. Second, by Councilmember Marley Gardner. All in favor. Motion carried.
- Resolution No. 2020-22 – Officer Elected Without Opposition, Robert Turner, Councilmember Place #5 – Councilmember Nick Shields made motion to approve Resolution No. 2020-22 – Officer Elected Without Opposition, Robert Turner, Councilmember Place #5. Second, by Councilmember Marley Gardner. All in favor. Motion carried.

9. Certificates of Election:

- Kim Koniar – Mayor – Mayor Kim Koniar presented herself with the Certificate of Election for Mayor.
- Andrew Monaghan – Councilmember Place #1 – Mayor Kim Konair presented Councilmember Andrew Monaghan with the Certificate of Election for Councilmember Place #1.
- Steve Mobley – Councilmember Place #2 – Mayor Kim Koniar presented Councilmember Steve Mobley with the Certification of Election for Councilmember Place #2.
- Ross Houser – Councilmember Place #3 – Mayor Kim Koniar presented Ross Houser with the Certificate of Election for Councilmember Place #3.
- Councilmember Nick Shields – Councilmember Place #4 – Mayor Kim Koniar presented Councilmember Nick Shields with the Certificate of Election for Councilmember Place #4.
- Councilmember Robert Turner – Councilmember Place #5 – Mayor Kim Koniar presented Robert Turner with the Certificate of Election for Councilmember Place #5.

10. Appointment of Tree and Streetscape Committee Member:

Councilmember Nick Shields nominates Luann Matson for appointment to the Tree and Streetscape Committee. Second, by Councilmember Steve Mobley. All in favor. Motion carried.

11. Council, Legal Counsel and Staff Comments:

Mayor Kim Koniar stated that she, along with Councilmember Steve Mobley and Councilmember Andrew Monaghan, met with ALDOT representatives regarding the recent traffic study conducted by ALDOT. Mayor Koniar stated that a traffic light is advised to be installed at Highway 98 and Magnolia Springs Highway by ALDOT. Councilmember Andrew Monaghan stated that ALDOT reported an average of 150 vehicles traveling through Magnolia Springs on Highway 98 per hour, with an average of 290 vehicles traveling through during the peak hours of 2-3 p.m. Mayor Koniar stated that the cost of the traffic light would be split 50/50 between the ALDOT and Town of Magnolia Springs. The Town of Magnolia Springs' share would be approximately \$90,000. Mayor Koniar stated that the lights will be hung via wire instead of masts due to the cost of the masts. Councilmember Steve Mobley reported that ALDOT will move the 55 MPH speed limit sign west past Pecan Grove Street on Highway 98. The traffic light will be in the next fiscal year budgets for both the Town of Magnolia Springs and ALDOT. Mayor Koniar stated that there are an annual maintenance fee and periodic maintenance fees that the Town would have to pay.

Mayor Koniar stated that she signed a contract with Skipper Consulting, Inc to conduct a traffic study between County Road 26 and Highway 98 along Magnolia Springs Highway. Mayor Koniar stated that there are five (5) locations on Magnolia Springs Highway that traffic counters will be installed. Mayor Koniar stated that Skipper Consulting, Inc will provide recommendations to the Town regarding possible traffic calming techniques.

Councilmember Steve Mobley mentioned that he spoke with citizen regarding teenagers jumping off the Magnolia River bridge. The citizen described that the teenagers would wait until the deputy would pass before jumping. Council and Mayor Koniar discussed how to deter people from jumping off the Magnolia River bridge.

Councilmember Steve Mobley stated that the Town of Magnolia Springs needs to impose a lodging tax. Councilmember Mobley stated he has heard of many short-term rentals within the Town where lodging taxes are not being applied. Mayor Kim Koniar asked Assistant Town Clerk Hannah Driskell to conduct research on other municipalities within Baldwin County to find ordinances regarding short-term rentals, long-term rentals, lodging tax and business license requirements.

Town Clerk/Treasurer Jenny Opal White reported the Clerk's Office has processed 6 (six) new business licenses during the month of June, which brought the total to 461 business licenses processed in 2020. There has been seven (7) Land Use Certificates issued in June, with 43 issued in 2020. Four (4) Historic COA applications have been approved with a total of twenty (20) in 2020.

There has been an increase of 260 subscribers to the Town of Magnolia Springs Mailchimp email distribution during the month of August, bringing the total number of subscribers to 669.

Town Clerk/Treasurer Jenny Opal White discussed the Town's current internet provider CenturyLink.

Town Clerk/Treasurer Jenny Opal White presented to Council that Computer Back-up could oversee a change of new internet service and provide Town staff and officials with a new email service with enhanced security for approximately \$50 a month. Computer Back-up would maintain the email accounts and provide IT services. Mayor Kim Koniar asked Council to consider changing to a new Town email service to prevent Council from using personal email accounts for Town business.

Town Clerk/Treasurer Jenny Opal White reported that Cisco WebEx for video conferencing is \$19.95 per month and Zoom for video conferencing is \$14.99 per month.

Town Clerk/Treasurer Jenny Opal White stated that November 2, 2020 will be the date for the installation of new council members into office with more details forthcoming.

Town Clerk/Treasurer Jenny Opal White stated that the Planning Commission will hold a public hearing on August 4, 2020, regarding adoption of the Subdivision Regulations.

Town Clerk/Treasurer Jenny Opal White stated that the Board of Adjustment will hold a public hearing on August 19, 2020, regarding a restriction's variance for 14497 Island Avenue and 14503 Island Avenue owned by Bob and Lolly Holk.

Town Clerk/Treasurer Jenny Opal White reminded Council to submit 2021 budget requests for committees prior to August 10.

Town Clerk/Treasurer Jenny Opal White reminded Council there is a Finance Committee scheduled for August 17, 2020 at 11:00 AM.

Town Clerk/Treasurer Jenny Opal White reminded Public Works Chairman Steve Mobley to complete 2021 Rebuild Alabama Gas Tax Transportation Plan for the Council to be presented and adopted at the Regular Council Meeting on August 25, 2020.

Town Clerk/Treasurer Jenny Opal White stated that Ed Kellam, owner of Kellam's Corner, has paid for his 2020 Business Licenses and received a nuisance letter from the Town regarding the neglect of his landscaping maintenance. Mr. Kellam stated his is working on getting the grass mowed and dump trailers removed from the property. Councilmember Steve Mobley stated that Mr. Kellam will also need to move the flat bed trailers off the property.

Assistant Town Clerk Hannah Driskell stated the Magnolia Springs Firefighter Festival requested to move the date of the festival to March 13, 2021 for the use of the School Property due to Coronavirus concerns. Mayor Kim Koniar made motion for the Magnolia Springs Firefighter Festival be moved to March 13, 2021 for the use of the School Property. Second, by Councilmember Nick Shields. All in favor. Motion carried.

Councilmember Steve Mobley stated the grass needs to be cut along Highway 98, which is maintained by ALDOT. Mayor Kim Koniar asked the Clerk's Office to contact the Southwest Region of ALDOT to request them to mow the right of way.


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

No other business.

13. Adjourn:

Councilmember Nick Shields made motion to adjourn. Second, by Councilmember Marley Gardner. All in favor. Motion carried. Meeting adjourned at 6:19 p.m.

Approved this 25th day of August 2020.

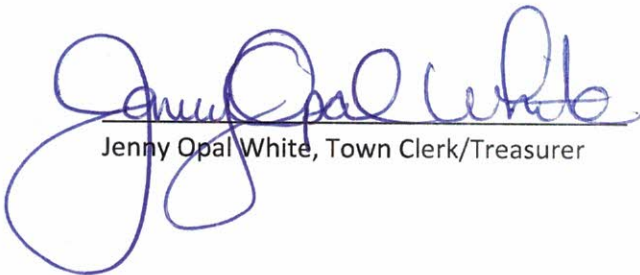


Submitted by:
Hannah Driskell
Assistant Town Clerk



Kim Koniar, Mayor

ATTEST:



Jenny Opal White, Town Clerk/Treasurer

