

November 24, 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 Nick Shields.
 Councilmember Andrew Monaghan; Councilmember Steve Mobley.
 Councilmember Ross Houser; Councilmember Bob Turner.
 Also, present: Town Clerk Mike Jinks and Assistant Town Clerk Hannah Driskell.
3. Invocation and Pledge:
 Councilmember Nick Shields led invocation & pledge.
4. Approval of Council Minutes, October 2020:
 Mayor Kim Koniar asked for approval of minutes from Special Council Meeting, October 1, 2020, Emergency Special Council Meeting, October 6, 2020, Council Workshop, October 13, 2020, and Regular Council Meeting, October 27, 2020. Councilmember Steve Mobley made motion to approve minutes as presented. Second, by Councilmember Bob Turner. All in favor. Motion carried.
5. Approval of Financials and Expenditures, September & October 2020:
 Mayor Kim Koniar asked for approval of Financials and Expenditures for September 2020. Mayor Koniar stated she would like to revisit the October 2020 Financial and Expenditures before approval. Councilmember Bob Turner made motion to approval September 2020 Financials and Expenditures. Second, by Councilmember Andrew Monaghan. All in favor. Motion carried.
6. Public Comment:
 - Mark Byrd – Mark Byrd, owner of Cold Hole Properties, stated that he would like to have four (4) parcels that his business owns on Camelia Avenue rezoned from Local Business District (B2) to residential.
7. Ordinances:
 - Ordinance No. 2020-05 – Business License Ordinance, Replacing Ordinance 2007-14 – Mayor Kim Koniar stated that the Business License Ordinance has been updated with new fees and a simpler fee schedule. Councilmember Nick Shields inquired about verbiage in Section 6 and Section 26. Councilmember Andrew Monaghan made motion to approve Ordinance No. 2020-05 upon changes to the verbiage in Section 6 and Section 26. Second, by Councilmember Nick Shields. All in favor. Motion carried.
8. Resolutions:
 - Resolution No. 2020-39 – Ratifying the Use of Current Depository and Authorizing Certain Town Officials to Execute Financial Documents – Mayor Kim Koniar stated that the Interim Town Clerk Hannah Driskell will be removed and Town Clerk Mike Jinks will be added as a signatory with the updates discussed at the Council Workshop. Councilmember Steve Mobley made motion to approve Resolution No. 2020-39. Second, by Councilmember Ross Houser. All in favor. Motion carried.
 - Resolution No. 2020-40 – Authorizing Civil Southeast, LLC to Make Application to ALDOT for Roadway Improvements – Councilmember Steve Mobley made motion to approve Resolution No. 2020-40. Second, by Councilmember Bob Turner. All in favor. Motion carried.
 - Resolution No. 2020-41 – Appointment of Town Clerk for the 2020-2024 Administration – Councilmember Nick Shields made motion to approve Resolution No. 2020-41. Second, by Councilmember Bob Turner. All in favor. Motion carried.
 - Resolution No. 2020-42 – Naming Members of Planning Commission – Mayor Kim Koniar stated that there were three (3) terms that came up for reappointment in November. Mayor Koniar stated the Councilmember Ross Houser will be taking her spot on the Planning Commission as the Mayor's Designee. Mayor Koniar stated that Councilmember Steve Mobley will remain on the Planning Commission and Mike Jinks will be the administrator. Councilmember Steve

Mobley made motion to approve Resolution No. 2020-42. Second, by Councilmember Andrew Monaghan.

- Resolution No. 2020-43 – Authorizing the Mayor to Obtain Loan for Hurricane Sally Expenditures – Mayor Kim Koniar stated that the Town will take out a loan with United Bank to help pay for Hurricane Sally expenditures. Mayor Koniar stated that FEMA reimbursement will assist in repaying the loan. Councilmember Steve Mobley made motion to approve Resolution No. 2020-43. Second, by Councilmember Andrew Monaghan. All in favor. Motion carried.

9. Discussion:

- Hurricane Sally – Mayor Kim Koniar stated that the debris monitors will need more information before removal of the vegetative debris for the Town property on Gates Avenue. Councilmember Steve Mobley is working on getting estimates for the repairs. Mayor Kim Koniar stated that GreenCo will be done the first week in December picking up within the Town.
- Create BCSS Ad Hoc Committee – Mayor Kim Koniar stated that the Town received a draft franchise agreement in the spring from Baldwin County Sewer Service. Town Attorney Brad Hicks reviewed the agreement and discovered considerable differences between the BCSS agreement and the Town’s agreement. Mayor Koniar stated she contacted Richard Peterson, an engineer, to review the franchise agreement.
- Estimates for Arboretum & Street Repairs – Mayor Kim Koniar stated that the Garden Club would like to start working and cleaning up the arboretum. Councilmember Steve Mobley stated that the Arboretum needs to be closed until repairs are completed.
- Planning Commission Engineer Recommendation – Richard Peterson – Mayor Kim Koniar stated that the Planning Commission recommended Richard Peterson to do work for the Planning Commission. All in favor of the Planning Commission using Richard Peterson for engineering services.
- Rezoning 14901 & 14889 Camelia Street from Local Business District (B2) – Mayor Kim Koniar stated that the Town will rezone the properties due to previous oversight. Mayor Koniar asked Council to discuss other properties within the Town that needs to be rezoned.

10. Council, Legal Counsel and Staff Comments:

Mayor Kim Koniar noted that the residents on Jessamine Street adjacent to the Jessamine Street Magnolia River access asked for the Town to keep visitors from parking on their property. Councilmember Steve Mobley stated that there are drainage issues in that area, and he is planning on repairing the area.

Councilmember Steve Mobley raised concerns for the structural stability of the Magnolia River bridge.

Mayor Kim Koniar stated she has received complaints about Baldwin County’s rezoning application for the property located at the intersection of County Road 26 and Magnolia Springs Highway that is in the Town’s ETJ. Mayor and Council discussed possible impacts to the Town of Magnolia Springs. Mayor Kim Koniar stated that the Alabama League of Municipalities states that Councilmembers should be bonded. Mayor and Council discussed options of the bonds.

Assistant Town Clerk Hannah Driskell gave report from the Clerk’s Office. The Clerk’s Office has processed two Land Use Permits for November, 57 year to date. 1 historic COA with 22 year to date. 5 business licenses, 497 year to date. The Planning Commission Meeting will be on Tuesday, December 1. Riviera Utilities put up the Christmas banners up within the Town on Tuesday, November 24, 2020. Town Hall will be closed for Thanksgiving Thursday, November 25 and Friday, November 26. Town Clerk Mike Jinks and Assistant Town Clerk Hannah Driskell will be attending the Municipal Clerk’s Training in Huntsville December 2-4, 2020. Town Hall will be closed while they are attending training.

Councilmember Steve Mobley reported that the nuisance structure at 14895 Cotton Stocking Lane was destroyed.

Councilmember Steve Mobley reported that a nuisance letter was sent to the property owner at 14450 US HWY 98 due to the damage to the structure caused by Hurricane Sally.

Councilmember Steve Mobley reported that an additional nuisance letter was sent to the Magnolia Shell regarding their site lighting.

Councilmember Steve Mobley has received complaints regarding speeding on Old Marlow Road. Residents are requested that the Town become aware of the traffic issues.

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

No other business that might come before the meeting.

12. Adjourn:

Councilmember Nick Shields made motion to adjourn. Second, by Councilmember Bob Turner. All in favor. Motion carried. Meeting adjourned at 6:39 p.m.

Approved this 22nd day of December 2020.

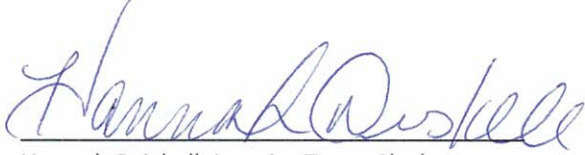


Submitted by:
Hannah Driskell
Assistant Town Clerk



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Interim Town Clerk

