

August 23, 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 Ross Houser; 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, July 2022:  
 Mayor Kim Koniar asked for approval of minutes for Council Workshop, July 12, 2022, and Regular Council Meeting, July 26, 2022. Councilmember Steve Mobley made motion to approve minutes as presented. Second, by Councilmember Ross Houser. All in favor. Motion carried.
5. Approval of Financials and Expenditures, June & July 2022:  
 Mayor Kim Koniar asked for approval of the June and July Financials and Expenditures. Town Clerk Hannah Driskell noted that the June Financials and Expenditures are correct with the beer and wine taxes in the correct category. Councilmember Andrew Monaghan made motion to approve June and July Financials and Expenditures. Second, by Councilmember Ross Houser. All in favor. Motion carried.
6. Proclamation:
  - Constitution Week, September 17-23, 2022 – Mayor Kim Koniar proclaimed September 17-13, 2022, as Constitution Week within the Town of Magnolia Springs.
7. Public Hearing – Amendment to Article 2, Section C of Ordinance No. 2010-06, Regarding Land Use Certificates:
  - Open Public Hearing – Mayor Kim Koniar opened the public hearing at 5:08 p.m. Town Clerk Hannah Driskell noted that no one submitted a form to speak during the public hearing and no one in the audience wanted to speak during the public hearing.
  - Close Public Hearing – Mayor Kim Koniar closed the public hearing at 5:08 p.m.
8. Public Comment:
  - Rivers Puckett – Ms. Puckett inquired about installing signage at the end of Jessamine Street where it meets the Magnolia River. Mayor Kim Koniar noted that the sign has been ordered and it takes a few weeks for the sign to be manufactured and delivered.
9. Resolutions:
  - Resolution No. 2022-24 – Adopting Transportation Plan Pursuant to the Rebuild Alabama Act – Mayor Pro Tempore Nick Shields made motion to approve Resolution No. 2022-24. Second, by Councilmember Steve Mobley. All in favor. Motion carried.
  - Resolution No. 2022-26 – Authorizing American Rescue Plan Act Funds to be Used for Engaging the Services of a Professional Engineer, Volkert, Inc, to Update the 2009 Stormwater Infrastructure Drainage Plan Within Town Limits – Councilmember Steve Mobley made motion to approve Resolution No. 2022-26. Second, by Mayor Pro Tempore Nick Shields. All in favor. Motion carried.
10. 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 there were some minor changes to the Ordinance since the last meeting. Councilmember Bob Turner noted that he plans to visit the local sod farms to discuss the ordinance with the owners. Mayor Kim Koniar noted that she will contact Baldwin County Highway Department to move the no thru truck signs to better locations. Councilmember Andrew Monaghan made motion to suspend the rules for immediate consideration. Second, by Mayor Pro Tempore Nick Shields. Mayor Kim Koniar requested a roll call vote.

Mayor Kim Koniar, yea  
Mayor Pro Tempore, Nick Shields, yea  
Councilmember Andrew Monaghan, yea  
Councilmember Steve Mobley, yea  
Councilmember Ross Houser, yea  
Councilmember Bob Turner, yea  
6 yeas, 0 nays. All in favor.

Councilmember Andrew Monaghan made motion to approve Ordinance No. 2022-02. Second, by Mayor Pro Tempore Nick Shields. Mayor Kim Koniar requested a roll call vote.

Mayor Kim Koniar, yea  
Mayor Pro Tempore, Nick Shields, yea  
Councilmember Andrew Monaghan, yea  
Councilmember Steve Mobley, yea  
Councilmember Ross Houser, yea  
Councilmember Bob Turner, yea  
6 yea, 0 nay. All in favor.

- Ordinance No. 2022-03 – Ordinance to Adopt Sanitary Sewer Installation – Mayor Pro Tempore Nick Shields made motion to suspend the rules for immediate consideration. Second, by Councilmember Andrew Monaghan. Mayor Kim Koniar requested a roll call vote.

Mayor Kim Koniar, nay  
Mayor Pro Tempore, Nick Shields, yea  
Councilmember Andrew Monaghan, yea  
Councilmember Steve Mobley, yea  
Councilmember Ross Houser, yea  
Councilmember Bob Turner, yea  
5 yea, 1 nay.

Motion to suspend the rules was not passed due to lack of unanimous consent.

Mayor Kim Koniar discussed a report regarding a Baldwin County Sewer Service treatment facility causing environmental issues in Gulf Shores. Councilmember Bob Turner will reach out to Gerry McManus with BCSS, and Mayor Kim Koniar will reach out to the Little Lagoon Preservation Society to attend the next Council Meeting to address the Council's concerns regarding the environmental impact of additional sewage adding to the system from Magnolia Springs.

- Ordinance No. 2022-04 – Amendment to Article 2, Section C of Ordinance No. 2010-06. Regarding Land Use Certificates – Mayor Kim Koniar noted that ordinance No. 2022-04 is an amendment to Zoning Ordinance 2010-06 changing the review time from 7 working days to 14 calendar days for Land Use Certificates. Councilmember Bob Turner made motion to approve Ordinance No. 2022-04. Second, by Councilmember Andrew Monaghan. All in favor. Motion carried.

11. Magnolia Springs Public Library Board Presentation/Discussion:

Ann Grandin, board member of the Magnolia Springs Public Library, conducted research regarding other small libraries in Baldwin County and discussed her research with the Council. The proposal to Council from the library is to add a part-time assistant librarian to assist the library director with the day-to-day operations of the library and cover for the librarian while she is off work. The plan of the Magnolia Springs Public Library Board is to be open additional hours in 6 months with the addition of the part-time assistant librarian. Mayor Kim Koniar noted that the Finance and Audit Committee met and discussed approving the library assistant and re-evaluate in 6 months to determine if the citizen's needs are being met.

12. Discussion:

- Street Paving Projects – Councilmember Steve Mobley reached out to Volkert to get an estimate to pave Oak Street. The estimate was \$345,660.00 to mill and repave the entirety of Oak Street. Councilmember Mobley will continue to reach out to additional paving companies for additional estimates. Mayor Kim Koniar discussed that ADECA will be awarding Mobile and Baldwin Counties a large portion of funds for infrastructure projects. Mayor Koniar noted that there is a survey that ADEM sent out that needs to be sent out to the public from ADECA.



- School Property & Town Hall Town Meeting – Mayor Kim Koniar discussed the Town Meeting for the future of public lands. The meeting will be held at the Community Hall on Thursday, August 25, 2022, at 5:00 p.m. Town Clerk Hannah Driskell noted that the meeting will be live streamed on Facebook live.

13. Council, Legal Counsel and Staff Comments:

Town Clerk, Hannah Driskell, gave the Clerk’s office report. 457 Business License had been issued in 2022. 31 Land Use Certificates were approved in 2022, with 1 pending. There is 1 Historic Certificate of Appropriateness pending.

Town Clerk Hannah Driskell noted that the Town Hall will be closed for Labor Day on Monday, September 5, 2022.

Councilmember Andrew Monaghan discussed the nuisance at 14322 Live Oak Avenue. Mayor Kim Koniar noted that Lauren in Brad Hicks’ office sent a nuisance letter to PNC Bank, who now owns the property, without a response. Mayor Koniar will follow-up with Lauren to move forward with the next step of the nuisance process.

Councilmember Steve Mobley noted along the drainage ditch behind Holly Street a resident has installed a gate in the ditch, damming the water flow and causing flooding into his neighbor’s property. The homeowner that the flooding is affecting is concerned about the potential of flooding into his home. Mayor Kim Koniar noted that the Town would send a letter to the property owner to remove the gate.

Mayor Kim Koniar noted that she contacted the realtor for the Wesleyan Church and told them the Town was not interested in purchasing the property.


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

No other business that might come before the meeting.


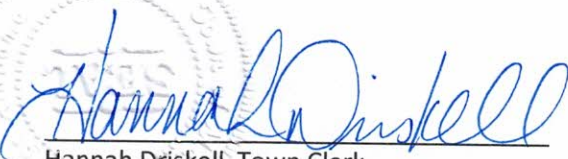
15. Adjourn:

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 6:10 pm.

Approved this 27th day of September 2022.

  
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Kim Koniar, Mayor

ATTEST:

  
  
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Hannah Driskell, Town Clerk