

September 13, 2022  
 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 following publication and posting pursuant to Alabama law.
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; Assistant Town Clerk Margy Ruhe-Spencer.
3. Invocation and Pledge:  
 Mayor Pro Tempore Nick Shields led invocation and pledge.
4. Council Minutes – August 2022:  
 Mayor Kim Koniar asked Council to review the minutes from the Council Workshop, August 9, 2022, Regular Council Meeting, August 23, 2022, and Town Meeting, August 25, 2022. Mayor Kim Koniar asked for changes to be submitted to the Clerk's Office.
5. Deputy Eric Smith – Monthly Report:  
 Deputy Eric Smith gave his August monthly report.
  - Arrests: 2
  - Reports: 5
  - Traffic Stops: 5
  - UTC: 7
  - Written Warnings: 9
  - Verbal Warnings: 2
  - Agency Assists: 8

Deputy Eric Smith noted that the number of traffic stops made was an oversight and more stops were made. Deputy Smith noted that the traffic signal has been working well and has not noticed any vehicles waiting for a long period of time and no vehicle accidents have been reported.
6. Shari Woody, FEMA Coordinator, Hurricane Sally Update:  
 Shari Woody noted that the remaining debris removal reimbursement is \$416,112.01 that will be released from the State of Alabama Emergency Management Agency. The date of the release of funds is unknown. The funds to be received does include the 90% federal share.  
 Ms. Woody noted that the Letter of Intent for two drainage projects on Oak Street was approved by Baldwin County Emergency Management Agency and listed at number 1 and number 2. The projects were submitted to the State of Alabama Emergency Management Agency with approval to complete the application and submit. The information for the projects was obtained by Andrew James from Volkert, Inc. based on preliminary findings in the drainage study. Ms. Woody will be working on the applications as the deadline date is October 20, 2022.
7. Little Lagoon Preservation Society Presentation:  
 Thomas and Laurie Eberly with the Little Lagoon Preservation Society discussed the issues with Baldwin County Sewer Service's treatment facility in Fort Morgan. They suggested the Town add provisions to the ordinance that would require the Town to approve rate increases with a cap. Requiring Baldwin County Sewer Service to report sewer spills within Town limits to report directly to a Town official. The possibility of utility usage tax to be collected if sewer is running through the Town from other areas. Require lift stations be electronically monitored 24/7. Require contingency plans in the event of a hurricane or severe weather. Clarify how to end the franchise agreement if the Town desires to end the agreement.

8. Public Comment:

Deborah Marriott – Ms. Marriott, on behalf of the Magnolia Springs Community Association, discussed having the luminaries at Christmas again this year and asked the Town for financial support. Ms. Marriott discussed last year’s luminaries and the beauty and benefits of having the luminaries throughout the Town. Ms. Marriott noted the Magnolia Springs Community Association will be having a Christmas social at Community Hall and lighting of the tree the weekend of December 10 and 11, 2022.

Tommy Rachel – Mr. Rachel encouraged the Council to research and ask questions regarding Baldwin County Sewer Service and bringing sewer service into the Town. Mr. Rachel inquired about cleaning and rehabilitating the natural spring at the Arboretum. Mr. Rachel offered to research grants to remove the sand and remove debris from the spring. The Council agreed that Mr. Rachel’s research to move forward to look for opportunities to rehabilitate the spring.

9. Ordinances:

- Ordinance No. 2022-03 – Ordinance to Adopt Sanitary Sewer Installation – Councilmember Bob Turner noted that Richard Peterson is out of town and the new draft will not be ready until after he returns.
- Ordinance No. 2022-05 – Amending Business License Ordinance 2020-05; Increasing Issuance Fee and Schedule for Caterers – Town Clerk Hannah Driskell discussed that the Alabama Department of Revenue has notified the Town that the business license issuance fee can be increased from \$12 to \$14. Ms. Driskell noted that included on the ordinance is amending the fee schedule for caterers-mobile food units, to follow a different fee schedule that allows for daily, weekly, monthly, and yearly rates.

10. Discussion:

- Budget – Mayor Kim Koniar discussed the fiscal year 2022-2023 budget. Mayor Koniar noted that the cigarette tax income was estimated at \$6,000. The budget includes an increase in the Library Director’s position of 25 hours per week at \$22 per hour and includes a new library assistant position of up to fifteen hours per week at \$15 per hour. Mayor Koniar noted that the sales and use tax may increase since the opening of the Dollar General. The budget will need to be passed at the September Regular Council Meeting.

11. Committee/Commission Reports:

- Ad Hoc Committee, Kim Koniar, Chairman – Mayor Kim Koniar reported that the Ad Hoc Committee has not met since the Town Meeting in August. Mayor Koniar noted that the survey regarding the Old School Property will be going out this week. Town Clerk Hannah Driskell noted that the Town of Magnolia Springs Public Lands Survey will be sent to mailboxes of residents within Magnolia Springs and be posted online. This survey will be to get citizen’s feedback on what priorities should be and the name for the Old School Property. The survey will close on September 30, 2022. Mayor Koniar noted that the Ad Hoc Committee will meet once the survey has ended to discuss the results.
- Finance & Audit Committee, Kim Koniar, Chairman – Mayor Kim Koniar noted that the Finance and Audit Committee has not met but will need to meet soon to discuss a tobacco tax and lodgings tax.
- Public Works, Lands & Safety Committee, Steve Mobley, Chairman – Councilmember Steve Mobley reported that the Public Works, Lands & Safety Committee has not met. Councilmember Mobley noted that he has been reaching out to asphalt companies to repave McCoy Lane. Councilmember Mobley noted that he received one quote to repave Oak Street. Mayor Kim Koniar noted that Andrew James with Volkert, Inc. will be completing the Drainage Study in October. Councilmember Andrew Monaghan discussed a vehicle took a trailer without wheels off Live Oak Avenue causing damage to the roadway from Live Oak Avenue, Jessamine Street, and down Oak Street to Magnolia Springs Highway. Deputy Eric Smith is investigating.
- Tree & Streetscape Committee, Nick Shields, Chairman – Councilmember Nick Shields noted that Gary’s Tree Service has been cutting the under canopy of the trees along streets in Town to allow school buses and fire apparatus to pass underneath.



- Magnolia Springs Public Library, Paige Monaghan, Library Director – Library Director Paige Monaghan showed a video to Council regarding recent activities at the library. Director Monaghan noted that the library has been busy and thanked Council for their support.

12. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell gave the Clerk’s Office report. There have been 457 business licenses processed in 2022. 35 Land Use Certificates have been approved, with 4 in August. 6 Land Use Applications are pending, and 1 Historic COA is pending.

Lil J’s Food Truck will be at the Old School Property in front of the Magnolia Springs Fire Station on Friday, September 16 from 3:30-6:30. They will be serving southern cooking meals.

A public hearing has been set for the nuisance at 14322 Live Oak Avenue to remove the vehicles off the property during the Regular Council Meeting on September 27, 2022.

The Magnolia Springs Library Board will meet tomorrow, September 14, 2022, at 12:00 at Town Hall.

The Jessamine Street sign will be ready on September 22 for the end of Jessamine Street.

Golf Cart permits expire on September 30, 2022. Ms. Driskell urged citizens to renew their golf cart permits before they expire.

Councilmember Steve Mobley noted that a property owner just outside of town limits would like to annex into the Town.

Councilmember Steve Mobley noted that the old restaurant at the corner of Jessamine Street and US Highway 98 is not able to be salvaged and will be tearing it down and rebuilding.

Mayor Kim Koniar noted that the Wesleyan Church as come down in price.

13. Adjourn:

Mayor Kim Koniar asked for motion to adjourn. Councilmember Andrew Monaghan made motion to adjourn. Second, by Councilmember Ross Houser. Meeting adjourned at 6:43 pm.

Approved this 25th day of October 2022.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk



