

November 8, 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.
Absent: 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 – October 2022:

Mayor Kim Koniar asked Council to review the minutes from the Council Workshop October 11, 2022, and Regular Council Meeting, October 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 October monthly report.

Arrests: 1

Reports: 3

Traffic Stops: 7

UTC: 6

Written Warnings: 1

Verbal Warnings: 1

Agency Assists: 8, 3 of which resulted in arrest for various charges.

6. Alan Killen, Sidewalk Improvements Presentation:

Alan Killen, Civil Southeast, LLC, discussed the ALDOT TAP Grant that the Town was awarded for sidewalk improvements. The Town was awarded approximately \$348,000.00 to install the sidewalk from Gates Avenue to Highway 98 and from Highway 98 to School Street. The Town would pay approximately \$18,000 over the next year which will pay for fees through the bid selection process. Councilmember Ross Houser noted drainage issues along Gates Avenue that will need to be addressed prior to the construction of the sidewalk. Mr. Killen discussed the survey has not been completed which would note areas that would need improvements, but any construction would not increase flooding. There are options for changing the path of the sidewalk, but the ending points of the sidewalk must stay the same. Mr. Killen noted that it could be at least a year until a contractor is under contract. Mr. Killen will be sending template resolutions for the Council to approve at the Regular Council Meeting agreeing to Civil Southeast, LLC being the engineering firm for the project.

7. Public Comment:

- Todd Puckett – Mr. Puckett thanked Town Council for putting the sign at the end of Jessamine Street.

8. Resolution:

- Resolution No. 2022-35 –14322 Live Oak Avenue – Mayor Kim Koniar noted that the nuisance abatement for the property at 14322 Live Oak Avenue was sent to the Federal National Mortgage Association due to that organization assuming ownership of the property. Councilmember Andrew Monaghan discussed that the Federal National Mortgage Association has filed an ejectment lawsuit against the occupant of the property. The process has started to have the occupant and his personal property removed. Mayor Kim Koniar noted that the Resolution is on the agenda during the Special Council Meeting being held after the Council Workshop.

9. Discussion:

- Library Director – Mayor Kim Koniar stated that Paige Monaghan, library director, gave her notice of resignation. Councilmember Andrew Monaghan noted that the library must be open at least 17 hours a week to receive state funding. Ann Grandin, member of the Magnolia Springs Public Library Board, noted that the board will be meeting the next day to discuss the details of the library director position.
- Mark Wright Vacation Petition – Mayor Kim Koniar discussed the vacation petition that Mark Wright submitted. Mr. Wright submitted a survey of his land with a proposed vacation of a portion of Holly Avenue allowing Mr. Wright to have access to both parcels of land and to remove right of way where his boathouse is located from Holly Avenue to the Magnolia River. Mayor Koniar stated that the Town could have another Magnolia River access point at that location and vacating more of the waterfront could hinder the Town's desire for a public access point in the future. Mayor Koniar will offer back to Mr. Wright the ability to vacate Holly Avenue from Block F Lot 7 to Block G Lot 7. Mayor Koniar will have the land to be vacated appraised.
- Sewer Updates – Mayor Kim Koniar noted that the sewer ordinance has been sent to a third party to review the issue between the Town Engineer and Baldwin County Sewer Service. The issue is in regard to stamped engineering plans on each new installation of sewer lines. Mayor Kim Koniar noted that homes have been approved for sewer installation due to close proximity of existing sewer lines. Councilmember Steve Mobley discussed a right-of-way application that BCSS submitted for new lines to be installed down Magnolia Street. Councilmember Steve Mobley stated that the application will be denied due to the Sewer Ordinance and Franchise Agreement not being in place.

10. Committee/Commission Reports:

- Ad Hoc Committee, Kim Koniar, Chairman – Mayor Kim Koniar noted that the Ad Hoc Committee has not met. Mayor Koniar noted that the Ad Hoc Committee decided the name for the property in front of the fire station would be Magnolia Springs Old School Park. Mayor Koniar noted that the documents are being prepared to officially designate the land a park and a sign will be made to place at the park denoting its history.
- Finance & Audit Committee, Kim Koniar, Chairman – Mayor Kim Koniar noted that the Finance & Audit Committee has not met.
- Public Works, Lands & Safety Committee, Steve Mobley, Chairman – Councilmember Steve Mobley noted that the Public Works, Lands & Safety Committee has not met due to the how the meeting schedule fell, but they will meet next week. Councilmember Mobley noted that he spoke with Riviera Utilities, and they will be fixing the pothole on Oak Street near Jesse's Restaurant in the next few weeks.
- Tree & Streetscape Committee, Nick Shields, Chairman – Mayor Pro Tempore Nick Shields noted that the Tree & Streetscape Committee has not met. Mayor Pro Tempore Shields made note that there is a tree on Town property with an exposed root ball that will need to be addressed.
- Magnolia Springs Public Library, Ann Grandin, Board Member – Ann Grandin noted that she had nothing to add from the previous library discussion.

11. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell stated that Town Hall will be closed for the Veteran's Day holiday on Friday, November 11. Ms. Driskell discussed contracting with AVENU for Business License administration that would begin during the 2023 business license renewal season. Ms. Driskell noted a resolution approving the business license administration would be on the Regular Council Meeting agenda. Ms. Driskell noted that the Planning Commission is holding a Town Meeting at the Magnolia Springs Community Association on November 17, 2022, at 5:00 p.m. to discuss the Comprehensive Plan.

Mayor Kim Koniar discussed accessory structures and noted that the Zoning Ordinance needs to be amended to clarify accessory structures and how many are allowed on a lot. The Clerk's office will research what other municipalities have in their Zoning Ordinance regarding accessory structures.

12. Adjourn:

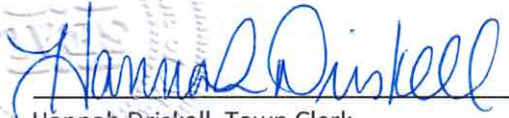
Mayor Kim Koniar asked for motion to adjourn. Councilmember Ross Houser made motion to adjourn. Second, by Mayor Pro Tempore Nick Shields. Meeting adjourned at 5:55 pm.

Approved this 20th day of December 2022.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk

