

December 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 5:01 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 Bob Turner.
Absent: Councilmember Ross Houser.
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. Proclamation:
 - Human Trafficking Awareness Month, January 2023 – Mayor Kim Koniar noted that the Human Trafficking Awareness proclamation will be read and completed at the December Regular Council Meeting.
5. Council Minutes – November 2022:
Mayor Kim Koniar asked Council to review the minutes from the Council Workshop, November 8, 2022, Special Council Meeting, November 8, 2022, and Regular Council Meeting, November 22, 2022. Mayor Kim Koniar asked for changes to be submitted to the Clerk's Office.
6. Deputy Eric Smith – Monthly Report:
Deputy Eric Smith gave his November monthly report.

Arrests: 2
Reports: 3
Traffic Stops: 6
UTC: 4
Written Warnings: 0
Verbal Warnings: 3
Agency Assists: Assisted in the General Election on November 7, 2022, and participated in low/dim light firearms training.
7. JP Wilson, Summit Church, Presentation:
JP Wilson and Jeff Copeland, pastors, discussed an organization of approximately 20 pastors from local churches that desire to create a common organization to help those in need and they would need a central location for that ministry to take place. They desire to purchase the Magnolia Springs Wesleyan Church building and renovate the building to fit their needs. Mr. Copeland noted that there would be several phases of implementation. The first phase would serve the community by holding after school care for single mothers who work in the evenings, tutoring, GED classes, resume writing, food services, financial services, among others. Second phase would include transitional housing for mothers and children, helping them transition to independent living. Mayor Kim Koniar noted that she will give Mr. Copeland and Mr. Wilson a call later in the week to discuss further.

8. Public Comment:

- Walter Fowlkes – Mr. Fowlkes, resident of Cotton Stocking Lane, discussed a storage container that is on the neighboring property that was against the Zoning Ordinance. Mr. Fowlkes would like to know if the Town would be sending a letter to the property owner to remove the storage container. Mayor Kim Koniar noted that she spoke with the homeowner and the next action the Town would take is to send a letter requesting its removal. Mr. Fowlkes noted that another neighbor has been depositing rocks and other debris into the creek bed that separates their properties. Mr. Fowlkes is concerned that his property will begin to flood and erode. Mr. Fowlkes has reached out to the Corps of Engineers without a response. Mr. Fowlkes inquired about if the Town could help in resolving the issue to mitigate the flood potential to his property. Mayor Kim Koniar will speak with the Town Attorney to see if there is anything the Town can do.
- Todd Puckett – Mr. Puckett noted that he will reach out to Mayor Kim Koniar in the New Year to discuss underground utilities. Mr. Puckett inquired about the status of sewer ordinances.

9. Ordinances:

- Ordinance No. 2022-03 – Standard Specifications for Sanitary Sewer Installation – Councilmember Bob Turner noted that the Sewer Installation ordinance is complete and there is one paragraph that needs to be addressed in the Franchise Agreement with BCSS. Councilmember Turner noted that the ordinances will be on the agenda for Council to pass at the December Regular Council Meeting. Councilmember Turner discussed the process for residents to request BCSS sewer service. The implementation of the sewer lines would be dependent on the location of the applicant property. Mayor Kim Koniar urged the Council to read Ordinance No. 2022-03 prior to the December Regular Council Meeting. No further discussion.
- Ordinance No. 2022-06 – Granting Franchise to Baldwin County Sewer Service, LLC - Mayor Kim Koniar urged the Council to read Ordinance No. 2022-06 prior to the December Regular Council Meeting. No further discussion.

10. Discussion:

- Mark Wright Vacation Petition – Mayor Kim Koniar discussed that she spoke with Mr. Wright, and he will be submitting new documentation with the changes the Council requested. Mayor Koniar will be scheduling the appraisal of the land that will be vacated.
- Magnolia Springs Old School Park Designation Ordinance – Town Clerk Hannah Driskell noted that a section regarding fireworks and alcohol was added to the Ordinance. Mayor Kim Koniar and Council noted that there were no further changes to be made and can be added to the agenda for the December Regular Council Meeting.
- United Way Donation Request –
- Resurfacing of McCoy Lane Bid Proposal – Councilmember Steve Mobley discussed the quotes he received to resurface McCoy Lane and a section of Village Green Drive. Mayor and Council discussed the quotes. Council requested that a Resolution be prepared to approve Asphalt Services, Inc to perform the work and to put on the agenda for the December Regular Council Meeting.
- Magnolia Springs Wesleyan Church Building Update – Mayor Kim Koniar stated that she spoke with the broker for the Magnolia Springs Wesleyan Church and offered them \$850,000 due to the cost of repairs and renovation to make the buildings fit the needs of the Town. Mayor Kim Koniar noted that any new owner that wishes to remodel the building or make changes to the property would need to go to the Planning Commission for approval first.

11. Committee/Commission Reports:

- Ad Hoc Committee, Kim Koniar, Chairman – Mayor Kim Koniar noted that the Ad Hoc Committee has not met due to waiting to hear back from the Wesleyan Church. A meeting will be scheduled after the holidays.
- 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 met and discussed the drainage study, edges of streets that need to be repaired, the arboretum and a new truck. Councilmember Mobley noted that the Arboretum is back open to the public. Councilmember Mobley discussed the poor mechanical condition of the Town’s public works vehicle. Councilmember Mobley will research the state bid list and others to find a newer truck. Councilmember Mobley noted that the public works employee will be pressure-washing Magnolia Landing soon.
- 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 he has reviewed four (4) concerns regarding trees. Councilmember Steve Mobley noted that there is a dead tree on Cotton Stocking Lane that does not appear to be on the public right of way.
- Magnolia Springs Public Library, Ann Grandin, Board Member – Ann Grandin discussed that the library board interviewed two candidates for the Library Director position. The candidates will meet the volunteers this week at the library. A selection has not yet been made and the library board will meet and review the candidates prior to selection.

12. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell gave the Clerk’s Office report. The Clerk’s Office processed 467 business licenses in 2022. 57 Land Uses were processed with 5 in November and 1 pending. The Regular Council Meeting will be held on December 20, 2022 due to the Christmas holidays. Mayor Kim Koniar noted that the Town Attorney is researching if the Town can do anything about the halfway house operating in a single-family residential area that is located on Old Marlow Road.

Mayor Kim Koniar noted that Baldwin County has a 3-million-dollar surplus for the American Rescue Plan Act funds. Mayor requested the Council to think about what additional funding could be used for within the Town so the Council could request a project to be funded by the County Commission with those funds.

Councilmember Steve Mobley noted that the luminaries over the past weekend were amazing except for the bad weather on Sunday evening.

13. Adjourn:

Mayor Kim Koniar asked for motion to adjourn. Councilmember Bob Turner made motion to adjourn. Second, by Mayor Pro Tempore Nick Shields. Meeting adjourned at 6:07 pm.

Approved this 24th day of January 2023.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk



