

April 11, 2023
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; Councilmember Andrew Monaghan;
Councilmember Steve Mobley; Councilmember Ross Houser;
Councilmember Bob Turner.

Absent: Mayor Pro Tempore Nick Shields, Councilmember Andrew Monaghan.

Also, present: Town Clerk Hannah Driskell.

3. Invocation and Pledge:

Councilmember Ross Houser led invocation and pledge.

4. Proclamation:

- Child Abuse Prevention Month, April 2023: Mayor Kim Koniar stated that the proclamation will be read at the next meeting. Mayor Koniar mentioned the pinwheels that were placed in front of Town Hall the first week in April that were in support of Child Abuse Prevention Month.

5. Council Minutes – March 2023:

Mayor Kim Koniar asked the Council to review the minutes from the Council Workshop, March 14, 2023, and Regular Council Meeting, March 28, 2023. 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 March monthly report since his return on March 16.

Arrests: 0

Reports: 3

Traffic Stops: 8

Written Warnings: 3

UTC: 3

Verbal Warnings: 3

Agency Assists: 3

Deputy Smith noted that there was one traffic issue during the Magnolia Springs Tour of Homes, but it was resolved quickly.

7. Public Comment:

- Helen Underwood – Mrs. Helen Underwood, resident of Oak Street, inquired if the Town had resolved Mark Wright's vacation petition. Mayor Kim Koniar advised that the issue is ongoing.
- Tommy Rachel – Mr. Tommy Rachel, property owner and lifelong resident of Magnolia Springs, inquired about the Town cleaning out the bottom of the Springs so that the springs can flow naturally. Mr. Rachel noted that the springs have been clogged with silt and sand for some time. Councilmember Ross Houser noted that there has been no action from the Town due to Mobile National Estuary Program planning to do the bank stabilization work and to prevent silt and sand from that project clogging it up again. Mr. Rachel noted that the natural springs should help keep the water flowing when that project is being conducted. Mr. Rachel offered to do the research and engineering to clean out the Springs.

8. Resolution:

- Resolution No. 2023-04 – A Resolution Assenting to the Vacation of a Portion of Holly Avenue and an Unnamed Street Depicted on the Plat of Magnolia Plaza as Recorded at Slide 36-A in the Office of the Judge of Probate of Baldwin County, Alabama – Town Clerk Hannah Driskell noted that an updated survey was submitted by Mark Wright and Councilmember Ross Houser received the completed survey. Councilmember Ross Houser discussed the appraisal for each right-of-way. Parcel 2 on survey was appraised at \$26,000, Parcel 3 on survey was appraised at \$9,500, and Parcel 1 on survey was appraised at \$2,500. Mayor Kim Koniar discussed the Town keeping Parcel 1 for access to the parcels if they were ever split for egress/ingress to lot 7 of Block G. Councilmember Steve Mobley noted that if the parcel was ever split and the right-of-way noted as Parcel 1 on the survey, the Town would be responsible for maintaining Holly Avenue and keep it open for vehicular traffic. Councilmember Ross Houser mentioned that if the Town did vacate Parcel 1, the property owner would be responsible for creating an easement to Parcel 7 of Block G. Mayor Koniar discussed potential litigation if the Town did not vacate the boathouse block to allow Mr. Wright access to his property. Mayor Koniar noted that the Town Attorney, Lauren Collinworth, advised that the Town would need a release from the State of Alabama due to some of the right-of-way touching a state waterway. Mayor Koniar noted that once the Town has received the approval from the State of Alabama, the Town can vote on the vacation.
- Resolution No. 2023-10 – Naming Members of the Historic Commission – Town Clerk Hannah Driskell noted that all the members whose terms are expiring have agreed to serve another term. Mayor Kim Koniar noted that committees are not meant to have the same members serve for multiple terms. Mayor Koniar will reach out to individuals who have reached out to her regarding the Historic Commission to see if they would like to serve. Ms. Driskell noted that she did not receive any interest from the community in being on the Historic Commission.
- Resolution No. 2023-11 – Naming Members of the Board of Adjustment – Town Clerk Hannah Driskell noted that there are two openings on the Board of Adjustment. Trey Granger had to step off the Board of Adjustment due to a judicial appointment. Mayor Kim Koniar discussed the duties of the Board of Adjustment and the importance of the decisions of the Board of Adjustment. Mayor Kim Koniar asked for the openings to be advertised again to see if there is any more interest.

9. Reservation Application for Public Parks, Magnolia River Access Points and Street Closure:

- Ashley Strickland, Wedding, Magnolia Landing, June 17, 2023, 2-8 p.m. – Mayor Kim Koniar noted that the Council will vote on this application at the April Regular Council Meeting.

10. Discussion:

- Independence Day Parade – Mayor Kim Koniar discussed that the Magnolia Springs Community Association no longer wants to host the annual 4th of July Parade and Hotdog Lunch. The Community Association's Board of Directors decided that the parade and lunch are too much of a liability to the association and the Town has insurance coverage is more sufficient in case of an incident during the parade. The Community Association is willing to help with the organization and execution of the Independence Day events. The Council discussed requiring participants to sign a waiver before being allowed in the parade. The Council discussed the importance of the Independence Day Parade and Hotdog Lunch to the community and agreed that the Town would take it on.
- Townwide Bulky Waste Pickup – Town Clerk Hannah Driskell stated that the Town-wide Bulky Waste Pickup would be on the 4th Thursday of each month for residents within Town limits. Ms. Driskell stated that there would be an additional fee for those who request an additional bulky pickup. Ms. Driskell will confirm with Baldwin County Solid Waste what items will be included in the pickup.

11. Committee/Commission Reports:

- Ad Hoc Committee, Kim Koniar, Chairman – Mayor Kim Koniar noted that the Ad Hoc Committee has not met.

- 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 met. Councilmember Mobley reported that the committee discussed the drainage study, and they are awaiting the completed study to do a more thorough assessment of drainage needs. The Committee also discussed the possibility of installing a 4-way stop at Gates Avenue and Magnolia Springs Highway. Mayor Kim Koniar discussed that the traffic study did not warrant a 4-way stop at Gates Avenue or Oak Street. Mayor Koniar discussed other traffic calming options that were discussed with the traffic engineers that determined that traffic needed to flow along Magnolia Springs Highway and there was not enough traffic in opposing directions to warrant traffic calming measures.
- Tree & Streetscape Committee, Nick Shields, Chairman – Mayor Pro Tempore Nick Shields was not present to report on the Tree & Streetscape Committee.
- Magnolia Springs Public Library, Ann Grandin, Board Member – Mayor Kim Koniar discussed that the Magnolia Springs Public Library Board decided to hire Ann Grandin and Katherine Klose to be co-library directors. Ms. Grandin would be in a non-paid position and Ms. Klose will be in a paid position working no more than 19 hours per week. Ms. Grandin has stepped off of the Magnolia Springs Public Library Board to serve as the co-director.

12. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell reported that Arepa's Latin Food will be at the Magnolia Springs Old School Park from 4-7 pm on Friday, April 14th. The bid opening for the Disaster Debris Removal Services will be on Tuesday, April 18th at 4:00 pm. Town Clerk Hannah Driskell will be attending the Municipal Clerk's Conference virtually May 3-5. Assistant Town Clerk Margy Ruhe-Spencer is out on vacation until April 24. Avenu has taken over business license administration. The Clerk's Office can still enter new businesses, but the official license will come from Avenu.

Mayor Kim Koniar discussed having a mural painted on the south wall of the Town Hall while installing an exit door. Mayor Koniar presented it to the Community Association since the building is owned by them. Their response was that they were concerned about the slowing of traffic on Magnolia Springs Highway.

Mayor Kim Koniar discussed a meeting between the Planning Commission and the Baldwin County Commission regarding the Planning Jurisdiction. Mayor Koniar noted that the County does not seem favorable for the renewal of the agreement. Mayor Koniar discussed that the Town wants their Planning Jurisdiction to help control stormwater that would impact residents of the Town. If the County allowed subdivisions to be constructed without having the stormwater runoff controlled appropriately, it could cause major flooding and overwhelm any stormwater drainage improvements that the Town made from the recent drainage study.

Mayor Kim Koniar mentioned the Plantation on Magnolia River expansion project that would add 174 units along the north side of the Magnolia River headwaters. Mayor Koniar noted that the stormwater runoff requirements are very strict, and the developers would be installing measures to keep runoff from going into the Magnolia River. This project is within the City of Foley and the Town of Magnolia Springs did not have any jurisdiction over the project.

Mayor Kim Koniar noted that the Mobile National Estuary Program is awaiting signatures from property owners along the Magnolia River headwaters just east of Town so they can begin their bank stabilization project.

Councilmember Steve Mobley discussed that Asphalt Services missed a driveway insert when they were paving McCoy Lane causing the homeowner to have issues getting onto the pavement from their driveway. Councilmembers Steve Mobley and Bob Turner will be working on a solution.


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

No other business came before the meeting.

14. Adjourn:

Mayor Kim Koniar asked for motion to adjourn. Councilmember Bob Turner made motion to adjourn. Second, by Councilmember Ross Houser. Meeting adjourned at 6:14 pm.

Approved this 23rd day of May 2023.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk

