

September 12, 2023
Council Workshop
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor Kim Koniar called the meeting to order at 5:00 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.

3. Invocation and Pledge:

Mayor Pro Tempore Nick Shields led the invocation and pledge.

4. Council Minutes – August 2023:

Mayor Kim Koniar asked the Council to review the minutes from the Council Workshop, August 8, 2023, and Regular Council Meeting, August 22, 2023. 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.

Reports: 4

Arrests: 2

Traffic Stops: 12

Written Warnings: 5

UTC: 4

Verbal Warnings: 3

Investigations: 10

Agency Assists: 7

6. Teri Grussel, Community Yard Sale:

Teri Grussel, resident of Village Green Drive, discussed the Village Green Community Yard Sale she has organized and requested that the Council waive the fee. Council discussed waiving the fee and determined that the Council would not be in favor of waiving the fee. Council requested that Ms. Grussel pay the yard sale fee.

7. 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 – Mayor Kim Koniar noted that the Town has initiated the vacation and the Town Attornies have begun the process. Town Clerk Hannah Driskell noted that public notices will need to be posted and published for four weeks prior to the public hearing. The public hearing will be held during the October 24, 2023, Regular Council Meeting.

8. Discussion:

Short Term Rentals – Mayor Kim Koniar stated the Planning Commission has sent their recommendations to the Town Council for consideration regarding Short Term Rental regulations. The recommendations include fire inspections, posting placards with contact information, lodging taxes and specific short-term rental definitions. Mike Boan, representing the Planning Commission, noted that the Planning Commission's recommendations are to help proactively create a document that regulates short-term rentals before they cause problems. Mayor Koniar discussed creating a committee to review and draft the ordinance to regulate short-term rentals consisting of residents that are in favor, not in favor, and those who are indifferent. Mayor Koniar plans to have an ordinance in place within the next few months. Councilmember Bob Turner noted that the Council is not against short-term rentals, but they need to be regulated.

9. Public Comment:

Public Comment was moved to after the discussion portion due to all of the commenters requested to speak about short-term rentals.

Teresa Romano – Teresa Romano, who owns a short-term rental on Cedar Street, noted that she is happy to serve on the short-term rental committee. Ms. Romano discussed concerns regarding some of the recommendations from the Planning Commission such as insurance requirements, indemnification of the Town and fines to the owners. Ms. Romano expressed concern over neighbors policing neighbors and creating a division. Ms. Romano noted that the goal of the ordinance is nice and suggested creating a short-term rental group that would operate similarly to a Homeowner's Association, to manage issues as they happen.

Karen Richards – Karen Richards, homeowner on Oak Street, discussed concerns over what the Town could look like if short-term rentals are not regulated. Ms. Richards noted that she did not want to live beside a short-term rental. Ms. Richards noted different regulations for owners that live in Magnolia Springs versus those who don't.

10. 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 will need to schedule to meet soon to complete the budget before the next Regular Council Meeting. Mayor Koniar has requested budgets from the Library, Public Works and Tree Committee.
- Public Works, Lands & Safety Committee, Steve Mobley, Chairman – Councilmember Steve Mobley noted that the Public Works, Lands & Safety Committee met. They are reviewing the Drainage Study and will make recommendations to the Council on what projects to begin first. Mayor Kim Koniar gave an update regarding the sidewalk project. Mayor Koniar noted that Allen Killen with Civil Southeast, LLC has been in contact with ALDOT regarding additional funding from ALDOT to help pay for drainage improvements where the sidewalk will be installed. Mayor Koniar noted that the Town will be responsible for cleaning out culverts and ditches. The Town will have to get approval from the Alabama Department of Environmental Management (ADEM) prior to beginning the work due to the work impacting the Magnolia River which is an Outstanding Alabama Waterway. Mayor Koniar noted that the drainage issues along Gates Avenue and Old Marlow Road will be addressed prior to installation of the sidewalks. Mr. Killen will come to the next Regular Council Meeting with a new proposal.
- Tree & Streetscape Committee, Nick Shields, Chairman – Mayor Pro Tempore Nick Shields noted that there was one request to remove a tree, but it was not a protected tree, so no action was taken.
- Magnolia Springs Public Library – Mayor Kim Koniar noted the library is open and the interlibrary services have resumed.

11. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell stated that Golf Cart permits will expire at the end of September and those can be renewed at Town Hall. The State of the Town Meeting hosted by the Magnolia Springs Community Association will be held at the Community Hall on Thursday, September 21, 2023, at 6pm. The Tour de Beach bicycling event will be on Saturday, September 23, 2023. There will be a rest stop in the Magnolia Springs Old School Park. Mayor Kim Koniar noted that the Garden Club will hold a meeting soon with a landscape architect regarding the Arboretum landscape plan.


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

No other business came before the meeting.

13. Adjourn:

Mayor Kim Koniar asked for a motion to adjourn. Councilmember Bob Turner made motion to adjourn. Second, by Mayor Pro Tempore Nick Shields. Meeting adjourned at 5:38 pm.

Approved this 24th day of October 2023.



Kim Koniar, Mayor

ATTEST:



Hannah Driskell, Town Clerk



