

March 12, 2024  
 Council Workshop  
 12191 Magnolia Springs Hwy.  
 Magnolia Springs, Alabama 36555

1. Call to Order:

Mayor Ross Houser called the meeting to order at 5:00 pm following publication and posting pursuant to Alabama law.

2. Roll Call:

Mayor Ross Houser; Mayor Pro Tempore Nick Shields;  
 Councilmember Andrew Monaghan; Councilmember Steve Mobley;  
 Councilmember Harold Sherman; 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 – February 2024:

Mayor Ross Houser asked the Council to review the minutes from the Council Workshop, February 6, 2024, and Regular Council Meeting, February 27, 2024. Mayor Ross Houser asked for changes to be submitted to the Clerk's Office.

5. Public Comment:

No public comment.

6. Vector Disease Control International, LLC, Mosquito Spraying Proposal and Presentation:

Melinda Watson, Regional Manager with Vector Disease Control, was present to answer questions regarding the mosquito control proposal. Ms. Watson noted that Vector Disease Control International, LLC, conducts the mosquito control services in the unincorporated areas of Baldwin County. Councilmember Bob Turner discussed the research he performed when the Council decided to cease spraying for adult mosquitoes within the Town in previous years. Councilmember Turner discussed the concerns the community had regarding spraying for mosquitoes that was potentially killing other beneficial insects, such as bees and butterflies. Councilmember Turner discussed concerns over the impact on fish if rain washed the mosquito spray chemicals into the Magnolia River. Ms. Watson noted that mosquito spraying would not occur within 300 feet of the Magnolia River and that residents would be able to request no mosquito spraying near their property. The Council agreed that spraying for adult mosquitoes is not a service that they were interested in pursuing, however the Council would be interested in a contract for surveillance and larvicide treatments. Ms. Watson noted that she will follow-up with the Town. Town Clerk Hannah Driskell noted that there are mosquito larvicidal dunks available to residents to pick-up at Town Hall.

7. Resolutions:

- Resolution No. 2024-05 – Dissolving the Magnolia Springs Public Library Board and Repealing Resolution No. 2022-06 – Mayor Ross Houser noted that Resolution No. 2024-05 was drafted by the Town Attorney, Brad Hicks. Mayor Houser noted that the resolution is not ready to be voted on by the Council. Mayor Houser discussed that a meeting needs to be held with the Magnolia Springs Public Library Board and the Friends of the Magnolia Springs Public Library Board to determine what to do with the items in the library and determine the process to dissolve the library smoothly. Councilmember Bob Turner noted that the library is currently closed. Councilmember Harold Sherman noted that the Baldwin County Bookmobile is serving the Magnolia Springs community and will be parked in the Magnolia Springs Old School Park when it is scheduled to be in Town. Councilmember Harold Sherman, who serves on the library board, stated that Baldwin County's library services are undergoing changes which could impact the Magnolia Springs Public Library. The Magnolia Springs Public Library Board is monitoring those changes and will meet to discuss them at a later date. Councilmember Harold Sherman discussed that the Magnolia Springs Public Library Board is researching the

possibility of creating a new Magnolia Springs Public Library Board that is not associated with the Town of Magnolia Springs that is independently incorporated. A library board that is separate from the Town of Magnolia Springs would need to be funded by grants and/or donations. A separate board could employ a library director for more than nineteen (19) hours per week without being bound by the requirements as a Town employee. The library could be run by volunteers and be open to the public more hours per week. Councilmember Harold Sherman noted that the future Magnolia Springs Public Library Board could request the Town Council to support the new Library Board by giving a financial donation.

8. Recommendation from Short Term Rental Committee:

Mike Boan, Chairman of the Short-Term Rental Committee, presented the recommendation that the Short-Term Rental Committee drafted. Mr. Boan noted that eleven citizens served on the commission and worked together to draft the recommendation for seven months. The citizens on the committee were comprised of individuals who opposed, supported or were neutral on having Short-Term Rentals within Magnolia Springs. Mr. Boan noted that the committee recommends the Council consider implementing an ordinance that includes a \$350 application fee that includes an inspection and business license, a placard visible to the public on the structure with a 24/7 phone number, two trash cans, limits to the occupancy by the size of the structure, requiring a report be submitted to the Town every 90-days and allowing three complaints per short-term rental unit with fees. The Committee recommends that the Town Council consider implementing a Lodging's Tax of 13% and a noise ordinance. Councilmember Harold Sherman discussed concerns over the enforcement, the Town's liability on inspecting properties, and private property rights. Mr. Boan noted that there have not been any major issues with the short-term rentals that are operating currently, however, short-term rentals are becoming increasingly popular and implementing an ordinance regulating them would be a proactive approach. The Council agreed to work on a Short-Term Rental Ordinance and will consider the recommendations of the Short-Term Rental Committee when drafting the ordinance.

9. Discussion:

- US Highway 98 at Pecan Grove Street Request to Repaint Centerline to ALDOT – Mayor Ross Houser noted that he has been approached by residents in the Town inquiring about making US Highway 98 a no-passing zone where Pecan Grove Street intersects. Mayor Houser noted that the lines allow westbound vehicles to pass where Pecan Grove Street intersects US-Highway 98 and restriping those lines to indicate no-passing would help increase the safety of vehicles turning on US-Highway 98 from Pecan Grove Street. Mayor Houser noted that a 55-miles-per-hour sign is near Schindler Lane for westbound traffic, causing vehicles to be traveling at 55-miles-per-hour when they reach Pecan Grove Street. The council discussed requesting ALDOT to double stripe lines at Pecan Grove Street to indicate no-passing and move the westbound 55-mile-per-hour sign to past Pecan Grove Street on US-Highway 98. Town Clerk Hannah Driskell will contact ALDOT with the request.
- Oak Street and Bay Street 4-Way Stop – Mayor Ross Houser noted that he has been approached by residents on Bay Street with visibility issues at the Oak Street intersection. Mayor Houser suggested installing a 4-way stop at the intersection. Mayor Houser noted that a traffic study will need to be conducted to look at locations where issues exist including the Bay Street and Oak Street intersection.

10. Committee/Commission Reports:

- Ad Hoc Committee – Mayor Ross Houser stated that the Ad Hoc Committee has not met.
- Finance & Audit Committee – Town Clerk Hannah Driskell noted that the Fiscal Year 2022/2023 audit is almost complete. Avizo Group, who is conducting the audit, will attend the April Council Workshop to present the audit.
- Public Works, Lands & Safety Committee, Steve Mobley, Chairman – Councilmember Steve Mobley stated that the Public Works, Lands & Safety Committee has not met. Councilmember Mobley noted that the drainage project on Jessamine Street at the Magnolia River has been completed and sodded. Councilmember Mobley discussed moving the light pole that is in the middle of the right-of-way and installing a fence or bush barrier to deter vehicles from driving into the Magnolia River or backing boat trailers into the river.

- Tree & Streetscape Committee, Nick Shields, Chairman – Mayor Pro Tempore Nick Shields stated that the Tree & Streetscape Committee has not met. Two Tree Removal Permits were submitted. One was to remove trees due to the construction of a residence and the other was to remove a dead, leaning Magnolia Tree. Both permit applications were approved.
- Magnolia Springs Public Library – Mayor Ross Houser noted that there was no further discussion on library business.
- Comprehensive Plan/Planning Commission – Town Clerk Hannah Driskell noted that the Comprehensive Plan Ad Hoc Committee will meet on Wednesday, April 3, to discuss the survey results and prepare for the Town Meeting on Wednesday, April 24. Ms. Driskell noted that more information will be shared with the public regarding the Comprehensive Plan Town Meeting when the date gets closer, but the Town Meeting will be held at the Magnolia Springs Community Hall at 5 p.m. on April 24. The Town has put \$5,865 toward the grant matching funds. Mail cards will be sent to residents in Town limits and the Planning Jurisdiction encouraging residents to attend the Town Meeting. Photos are needed from the community that can be included in the Comprehensive Plan and the Town is encouraging residents to submit their photos of Magnolia Springs to the Town Clerk to include. Lisa Mason-Sanders, member of the Comprehensive Plan Ad Hoc Committee, noted that Short-Term Rentals and results of the traffic study are things to include in the Comprehensive Plan.

11. Council, Legal Counsel and Staff Comments:

Town Clerk Hannah Driskell stated that the Bookmobile will be in the Magnolia Springs Old School Park on Tuesday, March 19 from 12:30-1:30 pm. The Townwide Bulky Waste Pick-Up will be on Thursday, March 28. Town Hall is closed on Friday, March 29, 2024, for Good Friday. Tast-D-Licious BBQ Food Truck will be in the Magnolia Springs Old School Park on Sunday, March 24 at 11:30 am for lunch. Southern Sky Grill will be in the Magnolia Springs Old School Park on Saturday, March 30 from 5-8 pm for dinner.

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

No other business came before the meeting.


13. Adjourn:

Mayor Ross Houser asked for a motion to adjourn the meeting. Councilmember Bob Turner made a motion to adjourn. Seconded by Councilmember Andrew Monaghan. All in favor. Motion carried. The meeting adjourned at 5:45 pm.

Approved this 23rd day of April 2024.

  
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Ross Houser, Mayor

ATTEST:

  
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Hannah Driskell, Town Clerk

