

MAGNOLIA COUNCIL MEETING

Minutes

Monday, December 9, 2019

6:00 PM

Magnolia Fire Hall

Present: Mayor Jim Frazier, Scott Fowler, Buck Dougherty, Brian Howard and Ashton McLaughlin. Dustan Russum, Ralph Satterfield and Diane Cahall were present. Guests: Francis Young; town resident. Tyler Patterson, Sal Leone, and Nick Ganley from Myers Realty regarding 31/33 South Main property.

Additions/deletions to published agenda

Added to the agenda; 31/33 South Main Street.

Tyler Patterson from Myers Realty explained to council their interest in demolishing the apartment building located at 31/33 South Main Street. Their plan would construct two new units on the 1.3+ acres of land. The property is zoned R2 Residential. Mayor Frazier advised that a proposal from 2/13/2006 referenced Article 4 in Town Charter for zoning and a town public hearing was held. Property was owned by Askew and the Mayor was Ted Barwinski and Scott Fowler was on council. Tyler Patterson presented a sample plan of the building and noted there will be two parking spots per unit. Charter Article 5 deals with parking and Article 6 with required landscaping. Council discussed Water/Sewer noting there are currently 4 units and a 4" water feed line. This must be upgraded for eight units; there is an 8" main across the street. Tyler advised the rent will be \$1,200-1,300 per unit. No Section 8 and it will be apartments not condo's and cannot be privately owned. Mayor Frazier requested Council's input on project; noting that council previously approved 2 units in 2006. Mayor Frazier reviewed the results of the resident's questionnaire from last year for updated Comprehensive Plan. Noting residents desires: Land use: residential. Single homes on ½ acre lots. New construction: 78% no townhomes. Desire to maintain small town atmosphere.

Mayor Frazier made a motion for Tyler Patterson to proceed with plans for 31/33 South Main and keep Council informed of all progress which will be reviewed by Town Attorney Barrett Edwards. Buck Dougherty seconded the motion; motion carried.

Council Minutes of previous meeting.

Scott Fowler made a motion to accept the minutes of the November 11th Council meeting. Buck Dougherty seconded the motion. Motion carried.

Treasurer's Report

Diane Cahall presented the treasurer report and all invoices to be paid: Scott Fowler presented an additional invoice from Duffield Associates \$10,759.03. Diane noted that water bills and delinquent notices will be mailed or emailed to residents on Dec. 31st. Buck Dougherty made a motion to approve the report and to pay the bills. James Frazier 2nd the motion. Motion carried.

Public Works Report

Dustan Russum presented the water report to Council. The town used 1,231,000 gallons of water during November 2019. Pump 2: 514,000 gallons. Pump 3: 717,000 gallons. Well levels: 33' and 33'. Pump 2 ran 37.3 hours, Pump 3 ran 43.3 hours. Chlorine average is 5.7 and Fluoride average is .8. Scott Fowler asked Dustan if he only tests at one well: Dustan replied yes the one by the school and explained the state only requires town to take sample from one place, rotate wells but sample from the same spot. Scott thinks both pups should be tested. Dustin uses readings on gallons of chlorine used to gage levels. Dustan noted that the DRWA says flushing too much is not good and recommends open hydrants and idle down. Scott Fowler suggests flushing every other month and Dustan agrees. Ralph will flush in December, skip January, etc. until notified differently.

Ralph Satterfield presented the following report: Flushing on Nov. 12th showed somewhat less discoloration. Replaced two box covers and one box. Followed up with park manager on leak at lot 32 in Magnolia Mobile Home Park. Manager advised he would take care of it. Hats off to Orchard Church and Roberts Electric on tree lights Tree lighting was well attended on Dec. 7th. The singing was weak and weather was cold. Southern Control has scheduled tower inspection for December 18th. Mr. Clark cut off bent pole and will fill hole.

NEW BUSINESS: Refer to agenda addition regarding 31/33 South Main above.

OLD BUSINESS

Water on Roadway

Ashton received photos from Brian Howard and is waiting until snow fall for additional water on roads photos.

Damaged Speed Sign

Ralph Satterfield reported that the State Sign Shop replaced the hard sign and the electronic sign will be replace by Rep. Postles.

MPO Traffic Study

Traffic Study on hold until bridge repair west of town in completed.

Code Enforcement

Lloyd Schmidt 28 West Walnut sold to Joshua DuPont; no action on the property.

Facebook

Ashton McLaughlin stated Facebook is ongoing with a couple hits per day.

Building Maintenance

Buck Dougherty is addressing the project daily.

Good of the Order:

Note: Wedding Venue: No communication at all until 10 minutes before tonight's meeting; stating they would not address residents at tonight's meeting.

Adjournment:

Ashton McLaughlin made a motion to adjourn the meeting at 7:03 pm. Second by Buck Dougherty. Meeting was adjourned.

Submitted by,
Diane P. Cahall