

MAGNOLIA COUNCIL MEETING

Minutes

Monday, November 9, 2020

6:00 PM

Magnolia Fire Hall

CALL TO ORDER

Made at 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor James Frazier, Vice Mayor Scott Fowler, Councilperson; Buck Dougherty and Ashton McLaughlin were present. Barbara Adams was present virtually. Dustan Russum; Water System Operator was present. Ralph Satterfield; Water assistant and Diane Cahall; Clerk were also present. Guests: Roger Collison from Beracah Homes and Vikram Patel owner of 31 South Main Street.

Mayor Frazier introduced Roger Collison who explained Roger Collison who explained he was present to assist Vik Patel with his property. Question include Density, Storm Water and Parking. The Magnolia Town Council previously approved 8 units after the current 4 units are demolished. Vik Patel informed council he wants to construct a 3-story apartment complex with a common breezeway, 2 units per floor on each side. This would total 12 units; 4 more than approved. Our comprehensive plan states no building shall be more than 3 stories high. Vik stated he is already approved for 8 units but desires 16-20 units. The old buildings will be removed and trees removed on the 1.2 acres.

Kent County assessment shows the property as 1.17 acres. Mayor Flynn asked Dustan Russum if the town water system can handle 12-18 units. Dustan stated yes but might need a booster pump; must have 34 pounds of pressure. Buck Dougherty questioned the fire plan and Vik responded they would install whatever the Code requires. Buck reminded that Tender and Ladder Trucks must be able to get around the building, Vik stated he will rent to the same demographics as the Dover, Milford area with no Section 8 housing. Vik wants to know how many units he can build before he spends money on site plans. Buck Dougherty emphasized that the Council must discuss his proposal in detail. Council was comfortable with 8 units; 2 parking spots per unit. Maximum coverage of the property should only be 25%. Mayor Flynn advised Council that town solicitor Barrett Edwards suggested the town hire an engineer to review the specs before making a decision. Vik Patel stated he is ready to move forward as soon as possible, Buck Dougherty stated the council must discuss further.

ADDITIONS/DELETIONS TO PUBLISHED AGENDA

There were no additions or deletions to the published agenda.

COUNCIL MINUTES OF PREVIOUS MEETING

Scott Fowler made a motion to accept the minutes of the September meeting, as provided by Secretary. James Frazier seconded the motion. Motion carried.

TREASURER'S REPORT

Treasurer's report was presented to members by Diane Cahall. James Frazier made a motion to approve the treasurer's report and pay the bills. Buck Dougherty seconded the motion. Motion carried.

PUBLIC WORKS

Dustan Russum presented the following water report: The town used 1,317,000 gallons of water during October 2020. Pump 2: 576,000 gallons. Pump 3: 741,000 gallons. Well levels: 43.5' and 37.5'. Pump 2 ran 38.8 hours; Pump 3 ran 45.5 hours. Chlorine .52 and Fluoride .3. Water system is all working ok. Southern Corrosion, Inc. came and inspected the tower last week. A resident has reported that it sounds like a soda can keeps banging on the tower. Scott Fowler advised council he has drawings from Duffield and the next step is to get the project out to bid. A preconstruction meeting will be attended by Mayor Frazier and Dustan Russum. The project should not go out to bid before the next meeting; most likely in January 2021. Ralph Satterfield presented the following report: all lines flushed; discoloration heavier than normal. Cleaned out storm drains. Door on Well house 2 is rotten on the bottom due to standing water. Ralph thanked his Granddaughter for her help after during a period after he suffered a stroke. During the tower inspection on Nov. 3rd Southern Corrosion requested to be notified anytime someone goes on tower as long as they have the contract.

NEW BUSINESS:

TOWN ELECTIONS:

No one submitted letters of intent to run for two years on council. Council seats of Scott Fowler and Barbara Adams will be held by the incumbents who will be sworn into office at the February Annual council meeting. Mayor Frazier will file all necessary paperwork with the State Election Department.

TRAFFIC ASSESSMENT:

Included in the measures recommended: Rest on red – all the time no one is at the intersection; the light will remain red. A line on the road East bound on West Walnut by the restaurant. Council noted that 10 feet back will create dangerous situations in front of restaurant corner. Mayor Frazier will verify information and Scott Fowler will follow up with committee.

OLD BUSINESS:

WATER ON ROADWAY: Delayed

DAMAGED SPEED SIGN: Rep. Postles will be contacted again.

PROPERTIES AND CODE ENFORCEMENT: Children Playing sign requested by Mayor Frazier. Verizon's building behind the town hall needs updating and clean up. Diane will locate contact information for Verizon and Mayor Frazier will contact.

FACEBOOK: Ashton McLaughlin updating as required.

MAIL/PACKAGE DELIVERIES: Going smoothly.

CURB PAINTING: Mayor Frazier noted that the last painting cost the town \$400 and we will request funding to complete.

ADJOURNMENT:

James Frazier made a motion to adjourn the meeting at 7:06 pm. Second by Scott Fowler. Meeting was adjourned.

Respectfully submitted,

Diane P. Cahall