

**TOWN OF MAGNOLIA  
PO BOX 233  
MAGNOLIA, DE 19962**

Mayor James Frazier

302 335-5891

**MAGNOLIA COUNCIL MEETING  
Minutes**

Monday, June 13, 2022

6:00 PM

Magnolia Fire Hall

CALL TO ORDER

Made at 6:00 pm.

Monthly Council Meeting

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor James Frazier, Vice Mayor Scott Fowler, Councilpersons Ryan Clarke, Buck Dougherty and Susanne Whitney were present. Clerk Diane Cahall, Dustan Russum, Water Systems and Assistant Ralph Satterfield were present.

ADDITIONS/DELETIONS TO PUBLISHED AGENDA

Addition to the Agenda: Guest, Gary Wooten regarding 32 West Walnut Street.

Mayor Frazier welcomed Gary Wooten of 32 West Walnut; he owns the property with his brother after his father John turned it over to his sons 15 years ago. The home is 1433 sq. ft and was built in 1967. The property is 5.8 acres. Mr. Wooten proposed the following goals:

Be aligned with the latest town survey (April 18) where 57% of town wanted future land use to be residential with ½ acre lots.

Build largest and nicest houses in town (2500 square feet).

Have the biggest lots in town (1/2 acre).

Raise all property values in town.

Increase tax base for the town.

Don't contribute to weak water pressure, use wells and septic tank since amount of available water is fine, but tower capacity and height are the inhibitor.

HOA rules to create uniformity.

Council made the following comments: DelDot requires a 24' wide access road, and 100-foot road frontage. The lane is approximately 70 yards. Dustan advised the town water system would have no problem handling demand. Will Kent County require they hook up to County sewer? Is a retention pond required? Mr. Wooten explained he will have an engineer prepare a plan for council review. Mayor Frazier advised he would like to notify all town residents. Buck explained the demands of DelDot requirements and Kent County Zoning and Planning. Mr. Wooten explained he will have drawings prepared and present to council.

### TREASURER'S REPORT

Treasurer's report was prepared and presented to members by Diane Cahall. Water bills for 2<sup>nd</sup> quarter and 2022 Tax bills will be mailed or emailed on June 30<sup>th</sup>. Final invoice to Duffield for the Asset Management grant is being paid tonight. The Town received a \$527.00 check from Strategic Insurance Partners for pooling our insurance with other municipalities. Council reviewed bills to be paid and disbursements during May. Buck Dougherty made a motion to approve the treasurer's report and pay the bills. Susanne Whitney seconded the motion. Motion carried.

### COUNCIL MINUTES OF PREVIOUS MEETING

Council reviewed the minutes of the previous meeting; Ryan Clarke made a motion to accept the minutes of the May meeting. 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 May 2022. Pump 2: 624,000 gallons. Pump 3: 693,000 gallons. Pump 2 ran 48.7 hours; Pump 3 ran 43.9 hours. Chlorine average is .87 and Fluoride .6. Dustan reported on the NOI Project, there are 72 applicants and Magnolia placed 15<sup>th</sup> out of 72, an A+. The project now has to go through committee. Dustan advised that the Office of Drinking prepared the Towns CCR Report; the invoice for \$250 will be paid tonight. Water line in front of 27 East Walnut has been repaired but there are two service lines that must be dug back up and abandoned. Dustan requested a fuel subsidy due to increase in the cost of gas. Scott Fowler noted a pay raise should be scheduled. Mayor Frazier made a motion to increase salaries for Dustan and Diane; Buck Dougherty seconded the motion; the increases will be discussed under executive session.

Ralph Satterfield reported: Dressed flags as needed. Flush was normal, during the first of the month several water shut offs and on; homeowners request for repairs. Painted pump by Town Hall for looks. Graduation went well; no traffic or parking problems as in the past. Small leak at 27 East Walnut repaired as an emergency,

(pin hole in pipe) was planned for later. Sunnyfield seems like a good pick for repairs. Forrest Fence completed the fence at the pump house. Hydrant at 32 East Walnut is out of service.

**Cross Connection project;** Nothing to report.

**Lead Service Line Inventory:** Nothing to report.

**Traffic Assessment:** Mayor Frazier has created a committee to discuss Thorn Street: Ashton McLaughlin, Megan Wright, Norville and Alta Pontius, and Mayor Frazier. Information will be discussed with council and expanded to others (15 or 16) homeowners on Thorn Street.

**Curb Painting:** on hold until infrastructure water project is complete.

**Transportation Improvement District:** Nothing to report.

**NEW BUSINESS:**

**Annual Budget FY 2023:** Mayor Frazier reported that 7 items nudged up and a few down. Budget will be amended pending adjustment to payroll line. Buck Dougherty made a motion to approve budget with update; Suzanne Whitney seconded the motion, Motion approved. Budget will be posted by June 30.

**OLD BUSINESS:**

**Properties and Code Enforcement:** Nothing to report.

**American Rescue Plan Act (ARPA):**

Mayor Frazier advised that the second payment from ARPA in the amount of \$46,050 will be deposited into the town account by June 30<sup>th</sup>. The fund must be spent by 2024 or they take it back.

**Mail /Package Deliveries:** nothing to report.

**ADJOURNMENT:**

Buck Dougherty made a motion to adjourn the meeting at 6:51 pm. 2<sup>nd</sup> by Ryan Clarke. Motion approved. Meeting was adjourned.

Respectfully submitted,

Diane P. Cahall