

MAGNOLIA COUNCIL MEETING MINUTES

Monday, January 8, 2024

> Call to Order

Called at 5:56 PM

> Pledge of Allegiance

> Roll Call

Council members present; Jim Frazier, Ryan Clarke, Scott Fowler and Susanne Whitney. Diane Cahall and Ralph Satterfield were present. Buck Dougherty and Dustan Russum were absent. Guests attending were: Jessica Brower and Tim Flagler; owners of apartment building at 31/33 South Main Street.

> Mayor Frazier recognized Jessica and Tim to discuss proposed changes and additions to 31/33 S. Main. They explained the garage will remain; Byler is the architect for a 2-story apartment building #2. 1200-1500 sq ft. Kevin Minnich is the engineer (same as the original proposal from Patel). They presented a site plan and asked what is the most (how many apartments) they can do with 9,020 square feet? Kevin say KCD should approve; might have to deal with a swale (low lying or depressed stretch of land). All driveways will be gravel. 24' will be left for fire equipment. A large privacy will be constructed south end of property. Jim made a motion to give Jessica and Tim the town blessing to proceed as presented. All council voted in favor.

> Minutes of Last Meeting

Council reviewed the December 11th minutes. Susanne Whitney made a motion to approve the minutes, second by Ryan Clarke, motion carried.

>Treasurer's Report

Review of Diane's prepared report. Council reviewed the financial report, balances and bills to be paid. Water bills for the 4th quarter 2023 were delivered. Diane will be sending certified letters to all residents owing over 2 quarters of water and/or 2023 property taxes. The letter will request 10% of the open balance to be paid immediately and monthly thereafter until past due amounts are cleared. I received tax letter stating the town has received \$998.67 during 2023.

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Ryan Clarke motioned to accept the treasurers report and pay the bills, second by Susanne Whitney, motion carried.

> Public Works/Infrastructure

a. Water System & Fire Hydrants: Ralph advised Christmas lights were put up and taken down and stored away. Three street lights repaired. The stand pipe looks much better with mold removed. Verizon's been working on the tower; (they did give us notice they were coming). They replaced transmitter. Pump will be pulled next week; Buck will remove blocked opening in pumphouse. Ralph flushed W. Walnut, N. Main and School. Scott noted that flushing (school and around restaurant stirs up chemical that controls iron). Crack in tower, new well rehab and tower cleaning are included in proposal. Jim advised the ODW allotted the town a 6-month extension – till the end of June. Pumps rehab – Buck will remove rafter for AC Schultes of Delaware, Inc. to begin. Pump #2 on Jan. 18th and Pump #3 on Jan. 25th.

b. Cross Connection Service; Jim advised we have been working on the Cross-Connection Control project for a while now and at this meeting I will be asking for approval of both the ordinance and plan.

When we hit the pause button last year, we actually had the draft ordinance and plan in place for review, courtesy of Hydrocorp, the vendor of choice per DE Rural Water.

Our attorney, Barrett Edwards, has also given his blessing to the ordinance language. The deadline for submission to the State is Feb 1, so the timeline is a bit short.

There is also an implementation phase involving public information website pages and mailed brochures that follows this, and we will continue to work with Hydrocorp to put that in place.

Council read and reviewed Ordinance No. 409. The ordinance was adopted by a majority vote of the council members present at this meeting January 8, 2014. Diane P. Cahall signed the ordinance.

f. Utility Lines and Poles: Jim spoke with Jim Smith of Delmarva Power regarding poles on/near the road by the Church and in front of Bucks house. He stated nothing can be done because this is adequate for a service district and real estate is involved.

New Business

- a. 31/33 South Main Street: Covered at the beginning of meeting.
- b. Ordinance 308 – Animals and Pets: Chickens were previously covered under sub category 1. Jim and Diane have received questions concerning horses. Horses are covered under sub category 2. Council discussed that the Wooten property is approximately 5 acres, one horse per acre, fencing, paddocks and stalls included as recommended by the Delaware Department of Agriculture. Jim put forth a motion to approve horses under Ordinance 308. second by Ryan Clarke, motion carried.

Management Transition Plan: Jim opened discussion by asking Diane if she wanted to continue to do it all or do a little. Diane asked if she could answer at a later date.

There being no further business, motion to adjourn was made by Ryan, second by Susanne and the meeting adjourned at 6:39 pm.

Respectfully submitted,

Diane Cahall