

City Council Workshop
Tuesday, January 26, 2016 immediately following Special Meeting
Civic Center 105 N. 31st Street

Councilwoman Mary Blackburn
Councilwoman Linda Albrecht

Mayor Tom Bailey
Councilwoman Tanya Castro
Councilman Jeff Tendler

Mayor Bailey called the Workshop to order at 6:04 pm.

1. Water/Wastewater Rate Study- Florida Rural Water

Bob Mearns of Florida Rural Water was present to present to the council his findings from a rate study on the City Water and Wastewater rates. Discussion ensued. Mr. Mearns recommends the council adopt the new rates over a 3 year phase in bringing the water rate base rate up by \$9.75 and wastewater base rate up by \$7.47. Mr. Mearns will gather further information to present other options to the council.

2. 33rd/34th Street PUD Issue

Nick Beninate the City Attorney updated the council on further research that he has done regarding the PUD by reviewing newly discovered audio and video tapes from 1999 that clarified issues previously included in meeting minutes. He stated that there was a vote by the Planning and Zoning Board in 1999 regarding the specific property. He read the wording of the motion, including the recommendations that were part of the motion. He further explained that the Planning and Zoning Board recommended that the property was appropriate for a PUD despite that it was less than five acres, but emphasized that it was not considering a rezoning, although it did say that the property could be referred to as a PUD. He explained that in 1999 the City Council adopted the recommendations of the Planning and Zoning Board. Discussion ensued with each councilmember giving their opinion of the issue. Mayor Bailey asked the Corry family what they would like to do proceed. Mr. Corry spoke briefly to the council and stated that if this was not ok, why were they told to return and proceed forward by the council over the last few years? Mr. Novak, attorney for the Corry family spoke to the council and stated that he cannot tell the council at this time what the wish of the family is having just heard the council opinions today. He further stated that he will speak with the family how they would like to proceed. Mr. Novak asks that the council vote at their next meeting, giving the family direction. Mr. Corry stated that they are willing to come forward with a new plan that is more suitable to the public. Mr. Beninate's opinion is that in 1999, the Council did not intend to rezone the property and that a rezoning through the adoption of a true PUD Concept Plan would be the next step in the process. Mayor Bailey has called a Special Meeting for Monday, February 1, 2016 at 6pm to vote on a resolution providing direction to the Corry family.

3. Florida League of Cities 2016 Legislative Issues

Mrs. Castro presented a list of action items that the Florida League of Cities will be addressing this 2016 legislative session to the council to keep in mind this upcoming session.

4. National Storm Contracting Agreement

Public Works Director Hall presented the National Storm Contracting Agreement to the council for discussion, allowing the City to have an agreement in place in the case of a declared emergency. Mr. Hall further stated that this would allow the City to have a place to store equipment in the event of a natural disaster. The agreement further engages the City to dump our yard debris on his property, as well as supplemental service to the City in the event of needing further assistance in yard debris cleanup. This item will be placed on the Regular meeting agenda for approval.

5. Procedural Issues

Mayor Bailey brought before the council a series of procedural clarifications. The first issue is that budget amendments need to be done by Ordinance, he stated we need to go back to that. The next issue is that all meetings are voting meetings, whether or not they are workshops. The final item is that the council do more voting and less consensuses to keep things clearly in the record. Discussion ensued.

6. Beautification Grant

Mrs. Castro spoke to the council about the beautification grant and that the state will take care of all the labor and the City would not have staff time expense. Further, Mrs. Castro reminded the council that they voted 4-1 to apply for this grant. Mrs. Castro requested the council vote to accept this grant. Mrs. Albrecht stated that she had spoken to the CDC about additional funding assistance for this project, the CDC is requesting a letter stating how much money the City would like and for what. The item has been placed on the regular meeting agenda for a vote.

7. Dredge Update

Mr. Hall gave the council an update on the dredge. He stated that they had planned to pull the dredge by now but with the weather it has not been able to be completed. The City will need to have an excavator available to keep this project moving forward and may require a budget amendment.

8. Sanitation Ordinance

City Administrator Smigielski discussed with the council the changes to the sanitation ordinance. Mr. Smigielski stated some of the main changes include; requiring trash cans to be brought out to the curb the morning of pickup, unless prior arrangements are made with City Hall, 1 trash pickup per week in the off-season (Oct-March), defining what types of waste will be accepted at the City yard, removed the category of light

commercial and increased the charge of extra pickups. Discussion of the council ensued and recommendations were given to staff. Staff will look at commercial rates and present an alternative. Staff will try to have the sanitation ordinance ready for the next meeting agenda for a first reading.

9. City Hall

Mrs. Blackburn updated the council on discussions she has had with the Foley's regarding the purchase of their property. Mrs. Blackburn stated that Mr. Foley has stated he is not negotiable. She further stated that she asked him if a contractor could come in and look at the building to be able to estimate renovation costs and he stated that would be ok. Mrs. Blackburn stated the Foley's request that this not be drug out. Discussion ensued. Mrs. Castro suggested specs be developed and invite contractors to come look and provide an estimate. Mayor Bailey stated to keep in mind we currently have \$512,000 left for this project. Discussion ensued on the cost comparisons on new construction and modification and purchase of the Foley property. The item will be placed on the special meeting agenda for February 1, 2016.

10. Miscellaneous

Mayor Bailey stated that we have no gone through the entire legal budget for the year, and wanted to know the wish of the council to proceed. Staff will look at drafting a budget amendment ordinance for attorney fees.

Mayor Bailey stated that members of the council should not be soliciting money from outside agencies without council backing.

Mrs. Albrecht thanked Public Works Director Hall, Tommy Davis, R D Young and all of the staff that helped in the Civic Center remodel project.

Mr. Tendler asked why the dredge discharge looks like oil, Mr. Hall clarified that it is sediment and is not hazardous.

Discussion ensued on the CDBG grant and the number of applicants, Mrs. Blackburn stated that the application period has been extended to get more applicants.

Police Chief Norris informed the council that effective today the body cameras have been pulled from service, due to the inability for them to work effectively.

Motion by Mrs. Castro and seconded by Mrs. Albrecht to adjourn.

Meeting adjourned at 9:51 pm

By: _____
Mayor Tom Bailey

Attest: _____
Adrian Welle, City Clerk