

**CITY OF BELLEVIEW  
WORKSHOP MEETING  
AGENDA**

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**BELLEVIEW CITY HALL  
COMMISSION CHAMBERS**

**September 27, 2006**

**6:00 PM**

Mayor TAMMY MOORE  
Seat 1 MICHAEL GOLDMAN  
Seat 2 KENNETH R. NADEAU  
Seat 3 WILMA LOAR  
Seat 4 PAUL B. ANDERSON

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*IF A PERSON SHOULD DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD OR COMMISSION A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED MAY BE NEEDED. IT IS YOUR RESPONSIBILITY TO HIRE A COURT REPORTER TO MAKE A VERBATIM TRANSCRIPT, OR A TAPE OF THE MEETING CAN BE PURCHASED FOR \$5.00/TAPE AT THE CITY CLERK'S OFFICE. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.*

This meeting has been properly noticed *PD*

**AGENDA**

**RECREATION IMPACT FEES**

**CITY OF BELLEVIEW  
WORKSHOP MEETING  
MINUTES**

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Mayor TAMMY C. MOORE  
Seat 1 MICHAEL J. GOLDMAN  
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PRESENT: MAYOR MOORE; COMMISSIONERS: ANDERSON, GOLDMAN, NADEAU;  
CITY CLERK MC KAMEY; DEPUTY CITY CLERK DeGENNARO  
ABSENT: PWD MONROE

**RECREATION IMPACT FEES**

Commissioner Goldman stated we can see from the information provided to us that the City of Deland Parks and Recreation Impact Fee Study allows 4.60 acres per 1,000 residents and their level of service was lower than what we were currently use. Table 18 shows 62.6% was the cost for the facilities, construction and equipment. Our land purchase was based on \$60,000/acre, therefore; 15 acres would cost \$900,000.

Plan 2 in the agenda packet would not get us there. We need to reduce the level of service down to 5 acres per 1000 residents. City of Deland's information the 62.6% would have to move that to 60% of development costs and we would need \$1.89million to develop the \$900,000 purchase. Our impact fee needed to be structured so 40% would go to purchase of land and 60% the development of the land and with 1225 units the impact fee would need to be somewhere around \$2025 in order to do it.

The PWD gave us information at one meeting that if we use 10 acres/1000 residents and divide by 2.3 people per residential unit, which totals 435 residential units. Take \$600,000 divide by 435 units that equals an impact fee of \$1380 per residential unit. If we reduce level of service to 5 acres and use the \$1380 that would give us \$642,390 to purchase land. Either we reduce the level of service to 5 acres using the \$1380 or keep where it was at 1225. The \$1380 would take us there but we would be playing catch up, but if we based it on the \$2025 it would give us a few dollars.

Mayor Moore stated the City would be challenged so we need to justify everything we do when we implement this. Commissioner Goldman stated the study was done in 06/05. The study goes into quite a lot of detail to justify their reduction of level of service to 4.6 acres/1000 and we would be above that at 5 acres.

Commissioner Goldman stated Table 18, shows the costs per resident for parks, facilities and land so you would have the justification for whatever fee you wanted to charge as long as it does not go over the \$2025.

If we go use the \$690 per residential unit that was presented at the workshop meeting, there would be no way to develop the land and no monies other than out of the General Fund to develop. The \$1380 would purchase the land and would allow us to put in walking trails, but that was all. Commissioner Nadeau stated that \$1380 would buy land and nothing else. If our impact fee was

around the \$2000 mark, you could get seed money to do the basics. Commissioner Nadeau stated he was on board with Commissioner Goldman's concept.

Commissioner Anderson stated if Commissioner Goldman says it would take \$2025 to purchase and develop the land then he was in agreement with him.

Commissioner Goldman stated he got that number by taking the \$900,000 which equals 37.4% of \$2,478,175; Divide that figure by 1225 and that comes out to \$2023. The data in this study was finalized in 2005. The bulk of their money was used for facilities and equipment with a smaller portion of that (37.4%) used for the actual purchase of the land. The percentage used in this study was what we were basing our decision on. The only thing that had not changed was our level of service; if we keep it at the 10 acres/1000 residents at the \$2025 impact fee you could purchase land, but there would not be much money to develop the land.

Commissioner Goldman stated he reduced the level of service to 15 because at 5 acres /1000 residents using the PWD figure of 2.3 people x 1225 residential units equals \$2817 and round that up to \$3000 x 5 acres/1000 we would need 15 acres which would come to \$900,000; use 10 acres then 30 acres would cost go up to \$1.8 million, but you would still have \$800,000 to actually develop a portion of that land. The \$690 would not cut it on any level and using the \$1380, if we reduce the level of service we would have some money to develop. A more realistic number based on the information we were provided would be \$2025.

The Clerk stated that the \$690 figure was for just the purchase of land. Pg 6 of the Deland study incorporates their cost per acre and landscaping, site preparation, irrigation and engineering so we would need to incorporate some of the initial preparation cost included in the purchase as Commissioner Anderson had suggested previously.

Commissioner Nadeau stated that was what he did when he looked over the study. He built in the site preparation which was \$11,500/acre; the bathroom at the sports complex costs \$55,000 and we would need one for every 10 acres so that comes to \$5000 per acre and a playground comes to \$5,000 per acre. Add those three figures together and it comes out to \$22,000/acres.

Mayor Moore stated do we want to reduce the service to 5 acres or leave it at 10 acres. The Clerk stated she called Withlacoochee and asked about the 10 acres/1000 residents and they did not know where that number came from. When she looked at the Deland study they listed 4 different cities and all of them were at 5 acres/1000 people or under. Our current level of service was a little over 10-13 acres/1000 people; to reduce our level of service would require a comprehensive plan amendment.

Mayor Moore stated she liked Commissioner Goldman suggestions and she wanted to see if the City could justify the \$2025 and if it was feasible to reduce the service level to 5 acres/1000.

Commissioner Goldman stated the residents that live here should not be encumbered with the idea that they were going to have to pay for new growth. Table 18 alone tells us how we could get to a

number and what it should be and he kept coming up to this figure and if this impact fee keeps people from coming here, then we do not need to buy the land because the growth would be curtailed.

Commissioner Nadeau stated that \$2025 would not make or break someone's decision to move here and Commissioner Goldman agreed. Mayor Moore stated that she was fine with the \$2025. Commissioner Loar stated that \$2025 was a hard number and asked what other subdivisions were coming into the City. Commissioner Nadeau stated around 200 homes would be coming in. Mayor Moore stated 15 acres and using the table of 2.3 people/residence and the Clerk restated the more people that move here, the more land we would need to purchase.

Mayor Moore stated we would need to review the impact fees on an annual basis in order to see if we should raise the fee.

Commissioner Nadeau stated we were considering a land purchase fairly soon and it would be good to find a way that the existing subdivisions when built out would basically repay the loan or bond that would be issued for the purchase of the land. Mayor Moore stated she would like to talk to Mr. Boone about negotiating for some of the property next to the ball park because we need to look at the future and the price of land was not going to go down.

Commissioner Nadeau stated if Mr. Boone would not want a payment plan then the City would be forced to borrow from a State pool or bond. When the four existing subdivisions build out, that would repay the balance of the cost of land. Any additional land in the future would add to the money for the next purchase and he was fine with this program.

Commissioner Goldman stated if we reduce the level of service to 5 acres/1000, we would not have to buy land right now. This impact fee would pay for the land we purchase in the future which was a great idea.

Mayor Moore stated she agreed with the concept. We need to ask the Planner about reducing the level of service to 5 acres and then draft up a table and have a public hearing and establish everything. The Attorney would need to look it over and schedule the public hearing.

Commissioner Nadeau asked who obtained this study and Ms. McMurdy stated she found it on the internet. The Clerk stated that the Deland Ordinance was also available for informational purposes.

Commissioner Anderson stated nothing had been mentioned for senior citizens or the addition to Cherokee Park. The citizens want a larger area for crafts and activities. We need to say that the recreation was also for the seniors at Cherokee Park.

Mayor Moore stated that \$14,000 had been earmarked for construction for a community center for seniors and that was done 6-7 years ago. Commissioner Nadeau stated there was grant money for facilities for seniors but the Cherokee Park Association was as a nonprofit group. Commissioner

Anderson stated he wanted seniors to know the City had not forgotten them. Mayor Moore agreed with Commissioner Anderson.

Mayor Moore stated there was a mention of a water park at a previous meeting and the citizens have told her that was an awesome suggestion. Commissioner Loar stated she wanted to put the water park by Lake Lillian where the public works was located because the City already owns that land and would not have to purchase additional land.

Meeting was adjourned at 6:45 PM

ATTEST:

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Sandi McKamey, MMC, CPM  
City Clerk/Administrator