

CITY OF BELLEVIEW
REGULAR COMMISSION MEETING
AGENDA

BELLEVIEW CITY HALL
COMMISSION CHAMBERS

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

November 7, 2006

6: 00 PM

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

INVOCATION AND PLEDGE

COMMISSIONER GOLDMAN

AGENDA ITEM

1. APPROVAL OF MINUTES: a) 09/27/06 WORKSHOP MEETING
b) 10/03/06 REGULAR MEETING
2. LEGISLATIVE LOBBYING SERVICES
3. NURSING SCHOOL CDBG GRANT
4. PALM TREE VILLAS, PRELIMINARY PLAN
5. PROPOSED PROPERTY SWAP
6. UNSCHEDULED AUDIENCE
7. 441 SIDEWALK AGREEMENT AMENDMENT
8. PROPOSED PROPERTY PURCHASE
9. RESIDENTIAL SOLID WASTE, YARD TRASH AND RECYCLABLES BIDS
10. DEPARTMENT HEAD COMMENTS
11. COMMISSION COMMENTS

**CITY OF BELLEVIEW
REGULAR COMMISSION MEETING
SYNOPSIS**

**BELLEVIEW CITY HALL
COMMISSION CHAMBERS**

**November 7, 2006
6:00 PM**

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

AGENDA ITEMS

**1. APPROVAL OF MINUTES: 09/27/06 Workshop Meeting
10/03/06 Regular Meeting**

ACTION: APPROVED MINUTES

2. LEGISLATIVE LOBBYING SERVICES

ACTION: APPROVED EXTENDING CONTRACT FOR ANOTHER YEAR

3. NURSING SCHOOL CDBG GRANT

***ACTION: APPROVED WAIVING ANNEXATION FEES RELATED FOR PROPERTIES FROM CITY'S LIMIT TO
THE NURSING SCHOOL***

4. PALM TREE VILLAS, PRELIMINARY PLAN

ACTION: APPROVED PRELIMINARY PLAN

5. PROPOSED PROPERTY SWAP

ACTION: APPROVED SEPARATE APPRAISALS

6. UNSCHEDULED AUDIENCE

ACTION: N/A

7. 441 SIDEWALK AGREEMENT AMENDMENT 2

ACTION: APPROVED AMENDMENT 2 AND AUTHORIZE MAYOR TO SIGN AMENDMENT

8. PROPOSED PROPERTY PURCHASE

***ACTION: APPROVED EXECUTING CONTRACT WITH DEPOSIT COMING FROM
GENERAL FUND FUND BALANCE***

9. RESIDENTIAL SOLID WASTE, YARD TRASH AND RECYCLABLES BIDS

ACTION: APPROVED PLACING THE BIDS OUT

10. DEPARTMENT HEADS

PWD MONROE: N/A

CHIEF STRICKLAND: THANKED EVERYONE FOR THE CAKES AND CANDY FOR THE HALLOWEEN CARNIVAL

INFORMATION TECH TOWNE: STATED THE PHONE SYSTEM WOULD BE INSTALLED THE FIRST WEEK AFTER THANKSGIVING

CLERK McKAMEY: DISCUSSED THE CERTIFICATION OF ELECTIONS RESULTS MEETING ON WEDNESDAY AND THE THURSDAY NIGHT SWEARING IN CEREMONY;

STATED THE AUDITORS WOULD BE DONE BY THURSDAY NIGHT AND WOULD BRING BACK THEIR REPORT TO THE COMMISSION;

JEFF SHRUM: DISTRIBUTED THE “IMPLEMENTATION OF SENATE BILL 360” DOCUMENT TO THE COMMISSION

ATTORNEY LANDT: ADDENDUM TO THE 27 ACRES CONTRACT

13. COMMISSION COMMENTS

COMMISSIONER GOLDMAN:

ACTION: DISCUSSED PLACEMENT OF THE PW DEPARTMENT ON THE 27 ACRES; DISCUSSED 484 BEING UNDER CONSTRUCTION FOR 675 DAYS AND THE TERRIBLE TRAFFIC THAT WOULD RESULT;

COMMISSIONER NADEAU:

ACTION: DISCUSSED THE JOINT MEETINGS WITH THE COUNTY COMMISSIONERS; COMMISSIONER GOLDMAN STATED HE ATTENDED ONE AND WANTED TO DISCUSS ASPECT OF UTILITIES WITH PWD.

COMMISSIONER LOAR:

ACTION: DISCUSSED THE GREAT JOB THAT COMMISSIONER NADEAU DID ON THE 27 ACRES NEGOTIATIONS

COMMISSIONER ANDERSON: NOTHING AT THIS TIME

ACTION: NOTHING AT THIS TIME

MAYOR MOORE:

ACTION: ASKED THAT WORKSHOPS BE SCHEDULED FOR THE 2ND AND 4TH WEDNESDAY OF EACH MONTH STARTING JANUARY 2007

The meeting was adjourned at 7:39 P.M.

**CITY OF BELLEVUE
COMMISSION MEETING MINUTES**

**BELLEVUE CITY HALL
COMMISSION CHAMBERS**

November 7, 2006

6:00 PM

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

PRESENT: MAYOR MOORE; ANDERSON; GOLDMAN; LOAR, NADEAU; PUBLIC WORKS DIRECTOR MONROE; INFORMATION TECH TOWNE; CHIEF STRICKLAND; ATTORNEY LANDT; CITY CLERK/ADMINISTRATOR McKAMEY; DEPUTY CITY CLERK DeGENNARO

**1. APPROVAL OF MINUTES: a) 09/27/06 Workshop Meeting
b) 10/03/06 Regular Meeting**

Commissioner Nadeau made a Motion to Approve the Minutes and Commissioner Goldman seconded the Motion.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore
The Motion passed with a 5-0 vote.

2. LEGISLATIVE LOBBYING SERVICES

Clerk McKamey stated the Lamonica & Bell contract was for one year and it expired on October 31, 2006. Mr. Bell last year lobbied for and received \$1,000,000 in funding for the COB Wastewater Facility. Since the City was applying for other CIBR funding in December 2006, she was recommending extending the contract for another year.

Commissioner Goldman made a Motion to Extend the Contract with Lamonica & Bell for another year and Commissioner Nadeau seconded the Motion.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore
The Motion passed with a 5-0 vote.

3. NURSING SCHOOL CDBG GRANT

Clerk McKamey stated that they were in the process for an application to run the infrastructure to the nursing school on highway 484 and the Grant requirements were refined again. In order for the City to receive the Economic Development money, the property had to be in the City or be ready to annex within a certain time frame from when the Grant agreement would be signed.

The Clerk stated she listed three options: 1) send out letters of request to annex, including the fees for annexation and comp plan amendments; 2) send out letters of request to annex, with fees for annexation and comp. plan waived for a time certain to entice annexation; 3) do not send out any letters and abandon the grant application. There would be long term benefits which would

warrant waiving the fees. Mayor Moore stated that this area needs some thing like this nursing school.

Commissioner Goldman made a Motion to Adopt Option 2 and Commissioner Nadeau seconded the Motion.

Commissioner Anderson asked when the County was going to lay W&S lines out to the library and PWD Monroe stated the survey was being held up pending on what happens with the 27 acres. The contract to build the library was in place so it would be soon. The designs were being completed and then they have to go back to the County for approval but it would benefit the Goolsby property also.

Diane Brumm, Professional Health Training Academy, came forward and stated that they were breaking ground in 12/2006 and the project would be completed by 11/2007. The Clerk stated she spoke with Angie Brewer & Associates for time frames and we should complete the project by August or September and the library was not anticipating being opened until next fiscal year.

Commissioner Nadeau asked if the lines and the property both had to be within the City. The Clerk stated the property itself had to be in the City limits. Commissioner Nadeau stated then the lines don't have to be in the City. The Clerk stated that the letters would go out with a time certain to respond by in order to keep going with the project and not stalling the project. Actually, once we get the covenants the annexation would take 4-6 weeks to complete.

Commissioner Anderson stated that the W&S was part of their grant not just the construction of the building. The Clerk stated there was not a firm decision by the County to run the water and sewer lines. The Commissioner stated he was asking about a conflict with the time schedules. The PWD stated we do not know when the County would install those lines but we would be better able to coordinate with Engineer Joe London when he finishes his project.

Commissioner Anderson asked what happens if some of the people do not want to be annexed and the Clerk stated that would be detrimental to this project. Commissioner Nadeau stated if we were unsuccessful in getting all the people to annex in then Plan B would be to use the County or State money to run lines out there and the nursing school could hook up.

PWD Monroe stated that the grant would only fund utilities to service this property if we were using 12" lines and the nursing school only needed 4" lines then that money would have to come from somewhere else. The City could contribute grant money towards that project to aid the construction.

Attorney Landt stated the intent would be to annex all the parcels you send the letters to and forgo fees based on the Motion. The Attorney stated the City needs to annex everyone who responds so select the area you think you should annex and send letters to those people and annex those who agree to come in. The Clerk stated we intend to send out letters to the border of 484 on both sides of the road.

Commissioner Goldman Agreed to Amend the Motion to include the area as stated by the Clerk and Commissioner Nadeau Accepted the Amendment as a Friendly Amendment to the Motion.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore
The Motion passed with a 5-0 vote.

4. PALM TREE VILLAS, PRELIMINARY PLAN

The Clerk stated that this was on the Agenda at the last meeting and there were questions about garages. She researched the Minutes and found the Comp Plan Amendment. Commissioner Anderson asked if the Comp. Plan states the garages were covered. The Clerk stated there was no developer's agreement with this property owner.

Mayor Moore stated at the last meeting, Tim McGinnis came forward and discussed this project. He said all the units would have garages. Commissioner Anderson asked the City Land Coordinator if he wanted to make any comments and Jeff Strum came forward and stated you could have a statement regarding garages put on the Preliminary Plan.

The Clerk stated that this was the first of four phases and the Preliminary Plan presents the layout; showing the plans for the infrastructure and drainage. They would come back with the final plat before selling any condominiums. PWD Monroe stated they would do a developer's agreement but we were not at that point yet.

Ed Abshier, Engineer, stated they were planning to have garages and a fence; he was working on the developer's agreement and would put garages in there.

Commissioner Goldman made a Motion to Approve the Preliminary Plan and Commissioner Loar seconded the Motion.

Commissioner Nadeau stated that the plan looks like they were cramming many houses on 5 acres. They were showing 36 residences and 2 water retention areas and a street on the 5 acre tract which had not been done in the COB before.

Mayor Moore stated these were patio homes so more people could afford housing. Commissioner Nadeau stated more people per acre would mean more people clogging the roads and using our schools. The Clerk stated when Brownstone was developed the City came up with the criteria for town homes and condos so this was how they had to plat them in order to sell the individual units with common walls.

Engineer Abshier stated the zoning would allow 51 units per 5 acres but our plans went down to 36 which would be fewer units than originally planned.

On roll call vote, YES: Goldman, Anderson, Loar, Moore
NO: Nadeau

The Motion passed with a 4-1 vote.

5. PROPOSED PROPERTY SWAP

Clerk McKamey stated that Tom Cafaro had brought this to the Commission once before and was now bringing it back. On Pg. 35, there were maps showing his property vs. the City's property that he wants to swap.

Mr. Tom Cafaro came forward and stated that first he asked if he could purchase this parcel and was told he could not, so now he was asking about trading property. Mayor Moore asked where the piece was located and Tom Cafaro stated by the American Legion. The PWD stated the parcel was 3.77 acres.

The Clerk stated originally he wanted to build a condo development and Mr. Cafaro interjected then he changed it to a PUD and when this opportunity came up he wanted to present it to the Commission to see if it would be possible.

Attorney Landt stated first the City needs to determine if the property he wanted to trade would benefit the City. If you feel it would, then you need to detail someone or a committee which would be a Sunshine event to make a recommendation to the Commission. The next step would be to have both parcels appraised because you need to know that you were trading value for value; if it was not beneficial then there was no point going further. The Attorney stated that the recommendation from the committee or individual would have to take into account the perspective uses and the anticipated needs of the City for a future benefit.

Commissioner Anderson stated it could be a park area or if you swap property then the development would go on the tax rolls and there was talk about some drainage being built so this deal would not be all negative.

Commissioner Goldman stated it was worth investigating and Commissioner Nadeau also agreed to look at it. Commissioner Loar felt it would be a good deal to trade off for a park so she saw the benefit of looking at it as well.

Attorney Landt restated that his recommendation was for the City to get an appraisal for its property and Mr. Cafaro get an appraisal for his property.

Commissioner Goldman made a Motion for the City and Mr. Cafaro to get individual appraisals for their own property and Commissioner Nadeau seconded the Motion.

Mr. Cafaro stated if there was a difference in value he would like to be able to work it out through some form of bargaining. Attorney Landt stated that the magnitude of difference would determine how the gap would be bridged. The PWD stated there were several considerations and there would be room for negotiations. One was the matter of drainage on the City's piece. Mr. Cafaro indicated he would do the study and size that retention which would be a benefit to the City and he has also offered to clean out the low area on the private lot there.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore
The Motion passed with a 5-0 vote.

6. UNSCHEDULED AUDIENCE

N/A

7. 441 SIDEWALK AGREEMENT AMENDMENT

The PWD stated that this sidewalk project took time to get approved because the bids came in high and we had to go back and rebid. DOT has now amended our agreement to remove the language from the agreement that the City must invoice FDOT for the project funds.

Donna McMurdy, PW Administrative Assistant, came forward and stated on Pg. 40 the #5 clause was eliminated. The reason was that the end of this year would be 24 months from the date executed and we would not be able to bill before that deadline. Attorney Landt stated this alteration was to the City's benefit.

Commissioner Nadeau made a Motion to Approve Amendment #2 and for the Mayor to execute the Agreement and Commissioner Goldman seconded the Motion.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore

The Motion passed with a 5-0 vote.

8. PROPOSED PROPERTY PURCHASE

Commissioner Nadeau stated on Pg. 48 of the Agenda there was a map of the property owned by Robert Amdor and his sister, Alice Rieders. Pursuant to the direction of the Commission, he spoke to Mr. Amdor and had an appraisal done which came in at \$1,155,000. The City received an offer back from Amdors of \$1,312,000 and he negotiated downwards to \$1,236,000.

Commissioner Nadeau stated he met with the staff and they came up with a number of uses for the property but the Commission needed to decide: 1) if they want to purchase the property based on this offer; 2) how to pay for it; 3) how to develop it. Commissioner Nadeau suggested a one year bridge loan to purchase the property with 3.75% to 4.25% interest. From the closing date of March 1, 2007, we should be in workshops for developing the use of the property. There were discussions on park and recreation land; possibly a joint venture with the school board to expand Belleview Elementary School; moving the PW's yard there; possibly selling 3 acres of land to the County for a fire station.

Commissioner Loar asked if that was confirmed and the Clerk stated that Fire Chief was highly interested. Commissioner Nadeau stated he would anticipate the repayment of the recreation land could come from the recreation impact fees. The development of a playground for children could go through a joint venture with the school board. If PWD moved the yard there, the development of the work yard would pay their share based on the land they would use; if PD moved there, they would have to handle some of the burden as well; the concept was there.

Commissioner Goldman stated he liked the concept. Commissioner Anderson stated when this was first discussed we were going to buy land for future use for City government and to get the PW Department out of the City and down by the sewer treatment plant. If the City bought this land, he would not agree to sell any of it. The City would be buying this property for future

growth what ever comes down the road in 30-50-70 years. There was never any talk about moving the Fire Department, Police Department, or City Hall down there. The Commissioner stated he only liked the concept of moving the Public Works Department there to have more room.

Mayor Moore stated that it was also mentioned that PD and Fire Department might move there as well. The Mayor stated she was not in favor of selling the land, but renting it. One Commissioner mentioned that 5 acres could go towards a park and in the past it was mentioned that the Fire Department could utilize some of that area and then use the PW's current property for a park.

Commissioner Goldman stated that PWD Monroe had stated in the past that he would need about 5 acres which leaves 22 acres. The Fire Department had been looking for a 2-3 acre parcel of land and that was a great spot there which leaves 19 acres left over. It should be used for the best interest of the City, but the County needs a new fire station for this area and we have the land to put it on; we would be remiss not to expand on that for our citizens. When we get rid of where the PW yard was now, that would be an additional acre and he would also be inclined to do a joint venture with the school board. The Commissioner stated we need to keep our options open and do our best for each resident.

Commissioner Loar stated go ahead purchase the property and then make the plans for future use to utilize the property.

Commissioner Nadeau stated he had not said to sell the land to the school board but did discuss the possibility of the school system developing a playground then the citizens could use the equipment on week-ends and in the summer.

Commissioner Nadeau stated he was looking at entering into the agreement with a one year, interest only, bridge loan and then hold workshops on how to use the property. On Pg. 47 it shows the interest rates and payments for 10-30 year bonds which would give the City the funds to purchase the land with. He did not want to do a loan to buy and then another loan for construction.

The Clerk stated she had done a preliminary inquiry through the Florida League of Cities Bond Pool Program with the anticipated closing date of March 2007 which was also the start of their bond cycle. The \$27,000/month payment was for payment of the 6 months of the fiscal year and based on their anticipated bonds that they let out and we anticipated \$1.236 million of financing. The Clerk stated she had checked with another bank and they were also in the area of mid 3% to 4% interest and that would depend on what the rate was when financed.

Commissioner Anderson asked if the \$27,000 was per month and the Clerk stated using the closing date of March 2007, which was the start of the bond cycle then the \$27,000 payment was for the 6 months of the fiscal year.

Commissioner Nadeau stated that would be part of the development program and if PW needs 5 acres then PW would pay a portion of that payment; PD goes out there then they would have to

figure a portion in their budget; the Parks and Recreational land could come out of the recreational impact fees.

Commissioner Nadeau made a Motion to Authorize the Mayor to Execute the Proposed contract and Escrow the \$10,000 Deposit to be paid out of General Fund Fund Balance and Commissioner Goldman seconded the Motion.

Commissioner Anderson asked how would we make the payments and Commissioner Nadeau stated this was where you tell me what the property was going to be used for because until we know that, he could not answer that question, but how would the City have funded the purchase a few years ago.

Commissioner Goldman stated if we do a one year bridge loan and then decide in June we want to get out of the bridge loan for a more conventional mortgage, can we do that and Commissioner Nadeau stated the City could do that.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore

The Motion passed with a 5-0 vote.

9. RESIDENTIAL SOLID WASTE, YARD TRASH AND RECYCLABLES BIDS

PWD stated we have sent out the proposed garbage bid and our goal was to have it in place by end of the year. We took previous contracts from years ago and revised them and the sludge would be included in this contract. The contract was for 5 years and we need within those 5 years of this contract to add future containers to cover ourselves with the additional 27 acres.

On Pg. 60 was the bid sheet and we now have an Interlocal Agreement with the County so the solid waste would go to the County landfill. The bid had provisions and if the tonnage rate goes up only the disposal portion of the contract could be adjusted; the collection would stay constant until the end of the 5 year term. At the end of the term, there were provisions for extensions with a percentage increase but that was negotiable and the City could renew the contract.

The PWD stated he had the answers to Commissioner Anderson's questions. The question of the spillage and litter were answered on Pg. 69. The question of the time of collection, the answer was it would be no earlier then 6:30 AM and no later then 7:00 PM. Commissioner Anderson stated who empties the 55 gal. drum and dumpster at Lake Lillian and PWD stated that his men empty the drum into the dumpster and then they would empty the dumpster. Commissioner Anderson stated to make sure that was listed in the contract.

Commissioner Nadeau made a Motion to Approved Placing the Residential Solid Waster, Yard Trash and Recycles out to Bid as presented tonight and Commissioner Loar seconded the Motion.

On roll call vote, YES: Nadeau, Goldman, Anderson, Loar, Moore

The Motion passed with a 5-0 vote.

10. DEPARTMENT HEAD COMMENTS

PWD Monroe – Nothing at this time.

IT. Coordinator Towne - stated he would update the phone installation the first week after Thanksgiving.

Chief Strickland – thanked every one for the money, candy, cakes and time donated to the Halloween Carnival.

Clerk McKamey – stated that tomorrow at Noon the Election results would be Certified and on Thursday the Swearing In Ceremony would be held.

- The auditors would be completed by Thursday night.

- There would be a number of planning issues coming before the Commission and a workshop had been scheduled for 11/16 to review those issues. Land Coordinator Shrum distributed the Senate Bill 360 to the Commission.

11. COMMISSION COMMENTS

Commissioner Goldman – pointed to the map on Pg. 48 showing the 27 acres and asked PWD Monroe where he would put his department. The PWD stated up towards the north.

-Discussed 484 commencing construction at the end of this month and that the next 675 days would have horrendous traffic there. Lt. Holland stated they had started digging on Monday.

Commissioner Nadeau – asked if a joint meeting with the County could be scheduled and Commissioner Goldman stated that the committee in the County that he was appointed to meets quarterly but he would like to see it meet monthly. One of the items was the utilities and the PWD already had a preliminary master plan worked out and would send it up to the County with our comprehensive plans so there would be no problems for utility customers. The new School Board member did not show up at this month's meeting.

-Stated that he was going to wait until after the election to rename the Belleview Bypass because of the one cent sales tax that was on the ballot.

-Stated that the candidates running for Governor could increase the Homestead Exemption to \$50,000 and if that happened it would decrease the revenues to the City.

Commissioner Loar – stated that Commissioner Nadeau did a great job on the 27 acre property.

Commissioner Anderson – Nothing at this time.

Mayor Moore – stated in regards to scheduling more workshops in the future she suggested reserving the 2nd and 4th Wednesday of the month for workshops.

ATTEST:

Sandi McKamey, MMC, CPM
City Clerk/Administrator