

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 CHRISTINE K. DOBKOWSKI

January 2, 2007

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

MAYOR MOORE

AGENDA ITEM

1. APPROVAL OF MINUTES: 11/15/06 Workshop Meeting
2. PUBLIC HEARING: Final Reading, Ordinance 2006-48, Local Home Business Tax
3. PUBLIC HEARING: Proposed Property Purchase for Governmental Use
4. PUBLIC HEARING: First Reading, Ordinance 2007-01, Ledford Rezoning
5. PUBLIC HEARING: First Reading, Ordinance 2007-02 Annexation 484
6. UNSCHEDULED AUDIENCE
7. DEPARTMENT HEAD COMMENTS
8. COMMISSION COMMENTS

**CITY OF BELLEVIEW
REGULAR COMMISSION MEETING
SYNOPSIS**

**BELLEVIEW CITY HALL
COMMISSION CHAMBERS**

**January 2, 2007
6:00 PM**

Mayor TAMMY C. MOORE
Seat 1 MICHAEL J. GOLDMAN
Seat 2 KENNETH R. NADEAU
Seat 3 WILMA C. LOAR
Seat 4 CHRISTINE K. DOBKOWSKI

AGENDA ITEMS

1. APPROVAL OF MINUTES: 11/15/06 Workshop Meeting

ACTION: APPROVED MINUTES

2. PUBLIC HEARING: Final Reading, Ordinance 2006-48, Local Home Business Tax

ACTION: ADOPTED ORDINANCE 2006-48

3. PUBLIC HEARING: Proposed Property Purchase for Governmental Use

ACTION: APPROVED MOTION TO CONTINUE

4. PUBLIC HEARING: First Reading, Ordinance 2007-01, Ledford Rezoning

ACTION: APPROVED FIRST READING WITH A CONTINGENCY OF ORDINANCE 2007-01

5. PUBLIC HEARING: First Reading Ordinance 2007-02 Annexation 484

ACTION: APPROVED FIRST READING AS AMENDED OF ORDINANCE 2007-02

6. UNSCHEDULED AUDIENCE

ALBERT COONS DISCUSSED THE NEW ORDINANCE FOR FIRE HAZARDS.

DON HARRELL DISCUSSED THE IMPACT FEE INCREASE

7. DEPARTMENT HEADS

PWD MONROE: NOTHING AT THIS TIME

CHIEF STRICKLAND: NOTHING AT THIS TIME

INFORMATION TECH TOWNE: NOTHING AT THIS TIME

CLERK McKAMEY: DISCUSSED MEETING WITH THE GRANT CONSULTANTS IN REGARDS TO THE NURSING SCHOOL GRANT;

ATTORNEY LANDT: ABSENT

LAND DEVELOPMENT COORDINATOR SHRUM: *DISCUSSED TREE BANK ORDINANCE;
DISCUSSED SITE PLAN REQUIREMENTS FOR LOADING ZONES;
MADE A RECOMMENDATION FOR RECREATION IMPACT FEE*

8. COMMISSION COMMENTS

COMMISSIONER GOLDMAN:

ACTION: DISCUSSED THE WATER PARK AND POSSIBILITY OF SELL BRICKS TO FUND THE PARK

COMMISSIONER NADEAU:

*ACTION: DISCUSSED THE BURNED OUT HOMES;
DISCUSSED ERECTING A MEMORIAL FOR THE SOLDIERS WHO HAVE DIED IN IRAQ*

COMMISSIONER LOAR:

ACTION: NOTHING AT THIS TIME

COMMISSIONER DOBKOWSKI:

ACTION: DISCUSSED THE DATES AND TIMES FOR THE WORKSHOPS

MAYOR MOORE:

ACTION: MOTION TO APPROVE COMMISSIONER GOLDMAN, MAYOR PRO- TEMPORE, AS A FOURTH SIGNER FOR CITY CHECKS.

The meeting was adjourned at 7:15 P.M.

**CITY OF BELLEVIEW
COMMISSION MEETING MINUTES**

**BELLEVIEW CITY HALL
COMMISSION CHAMBERS**

Mayor TAMMY C. MOORE
Seat 1 MICHAEL J. GOLDMAN
Seat 2 KENNETH R. NADEAU
Seat 3 WILMA C. LOAR
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January 2, 2007

6:00 PM

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

1. APPROVAL OF MINUTES: a) 11/15/06 Workshop Meeting

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

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

2. PUBLIC HEARING: Final Reading, Ordinance 2006-48 Local Home Business Tax

a) Clerk McKamey read Title Only, for Ordinance 2006-48 and gave a brief update.

Mayor Moore stated this was a Public Hearing and asked if anyone who was in favor or against Ordinance 2006-48 wanted to come forward. No one came forward.

Commissioner Nadeau made a Motion to Adopt Ordinance 2006-48 and Commissioner Goldman seconded the Motion.

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

3. PUBLIC HEARING: Proposed Property Purchase For Governmental Use

Mayor Moore stated that the second appraisal had not been received so she would entertain a Motion to continue until the appraisal comes in.

Commissioner Nadeau made a Motion to Continue the Public Hearing until the Meeting after they receive the Appraisal and Commissioner Goldman seconded the Motion.

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

4. PUBLIC HEARING: First Reading, Ordinances 2007-01, Ledford Rezoning

Clerk McKamey read Title Only, for Ordinance 2007-01. Land Development Coordinator Shrum stated that the applicants requested amending the first 300 ft. of the subject property, but it was all one parcel. The remaining northern part of the property was R-2, but there were B-5 and B-2 in the area so it fits in with the area. The P&Z Board made a Motion to Approve the Rezoning with a 4-0 vote and with a stipulation that the single family home be removed within 6 months of approval.

Mayor Moore asked if the mobile home was currently being used as a mobile home or as a church. Mr. Shrum stated it was now being used as a residence. The Mayor asked if there would be a problem removing the mobile home and Mr. Ledford who was in the audience shook his head no.

Commissioner Nadeau stated that some property owners on C-25 did not want to be annexed into the City but it might be possible to reach out to them and to the properties on the right of this property in order to square up the City limits. The Clerk asked if the Commission wanted to waive the fees for the annexation. Commissioner Nadeau stated lets see if there was an interest first and then bring it back for discussion. The Commissioner stated he did not feel there was a compelling reason to offer any thing out of the ordinary.

Mayor Moore stated that 110th Street was not in the City limits and PWD Monroe stated there would not be an island. The Clerk clarified that the City Attorney had said that the COB could have an island of County in the City but not an island of City property in the County. The PWD stated if we work to annex those properties into the City then we could work on that road at the same time.

Mayor Moore stated this was a Public Hearing and asked if anyone who was in favor or against Ordinance 2007-01 wanted to come forward. No one came forward.

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-01 Rezoning as a B-5 with the Contingency that the mobile home would be removed in 6 months and Commissioner Goldman seconded the Motion.

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

The Motion passed with a 5-0 vote.

5. PUBLIC HEARING: First Reading, Ordinance 2007-02 Annexation 484

Clerk McKamey read Title Only, for Ordinance 2007-02 and gave a brief update stating that the City had initiated annexing these properties along the 484 corridor to get the City limits to the Nursing School for a proposed Community Development Block Grant for Economic Development of that area.

The City was successful in getting to the school but one owner had decided not to be annexed and that was parcel #38509-000-00 in the northern part of the map. The City also had two other requests to be included in this annexation. They did not receive the letter that was sent out so we would include them under the same terms.

The Clerk stated the Motion should be to approve the Ordinance as amended by deleting parcel #38509-000-00 and adding parcels #38508-003-00 and #38523-004-02. The PWD stated we also need to add the legal description for the portion of 484 that lies adjacent to this annexation; a portion of 125th Street that lies between the properties and adjacent to 484; plus a drainage retention area also needs to be included.

Mayor Moore stated this was a Public Hearing and asked if anyone who was in favor or against Ordinance 2007-02 wanted to come forward.

1.) George Cosma came forward and asked what effect would this have on the neighbors and the Mayor stated if you do not want to annex into the City then you would still be in the County. Mr. Cosma stated 20 letters were mailed out and he talked to 11 of those people and they did not want to be annexed into the City.

Commissioner Nadeau stated the benefit would come if you require City water down the road; there were some long term benefits.

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-02 including the Amendments as proposed by Mayor Moore for the addition and deletion of parcels and the additional and deleting of road right of ways and Commissioner Loar seconded the Motion.

Commissioner Dobkowski asked if those properties being annexed would retain their agriculture zoning and the Clerk stated if they wished, they would retain their agricultural zoning.

Commissioner Goldman stated at the next reading the Ordinance would be corrected

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

6. UNSCHEDULED AUDIENCE

1) Albert Coons came forward and asked about the new ordinance for fire hazards that the City was going to work on. He stated that the information from Ocala doesn't cover anything that he was interested in. He went back into the area and saw beer cans and everything else was cleaned up except for the beer cans; high school kids were going back there.

Mayor Moore stated that the Code Committee and Attorney would look at it, but the City would not rush into it.

Commissioner Nadeau asked if the clean up part would go through Code Enforcement and the Clerk stated it would.

2) Don Harrell came forward and asked about the building permits for his 7500 sq. ft. building on Front Street. He assumed, as in the past, that he would have to pay the impact fees when he get the CO. Mr. Harrell stated he hoped to be locked in with last year's fees, but there was some confusion this year because of the increase.

The Clerk stated the only increase that had gone into effect were the administrative adjustments that they do every January which was a very minor adjustment of only a few pennies. PWD Monroe stated it was less than 3%. Mr. Harrell stated then he wanted to apologize for assuming.

7 DEPARTMENT HEAD COMMENTS

PWD Monroe – Nothing at this time

IT. Coordinator Towne – Nothing at this time.

Chief Strickland – Nothing at this time

Clerk McKamey – stated that she and the PWD met with grant consultants on their on-going project; CBIR application went well at the legislation meeting. In regards to the Nursing School Grant, the annexation ordinance was approved and would be mailed out.

Attorney Landt – Nothing at this time

Land Development Coordinator Shrum – stated that the Tree Ordinance, Section 114.39, pertains to trees and retaining trees on properties. 24” required replacing inch for inch; if you were not able to replace the trees on the original parcel then they would be placed on City property.

Mr. Shrum stated a Tree Bank would set up an account for the developer who would pay fees into that account for the cost of trees. The money would be used when the City needed trees or landscaping. This issue had come up on several properties because placing large trees back on a small lot might not be feasible. Mr. Shrum stated he wanted the staff to look at the tree options.

The Clerk stated the original ordinance reads that when the trees were defective or dangerous the City wouldn’t make the developer replace the trees; healthy trees they would have to replace.

Mayor Moore asked about trees being torn down for a business and the Clerk stated they would have to submit a survey of what was out there and the types, but once the trees got to a certain diameter then they would have to replace them.

Mr. Shrum stated the developers would prefer to pay a fee instead of replacing the trees when the trees had to be removed from the site.

Commissioner Goldman stated there was a limited amount of space in the City to put the trees. Mr. Shrum stated if he bought a lot and on his lot were 4 big oak trees and if he decided to take them down he would need to replace them or pay the City.

Mayor Moore stated we could beautify the City by putting in landscaping with trees along the highway. The Clerk stated we don’t ask to replace every tree. The tree had to be 24” to be replaced.

Mr. Shrum stated he was looking for direction and if the Commission wanted to look into a tree bank. There were small lots with very large trees on them and to replace those trees would be a major problem. The area necessary for replacement of the trees would take up a lot of the property.

The Clerk stated that developers have come and asked if they could pay the COB because they would have to maintain the trees for one year. It was easier for them to write a check than it was to replant and maintain the trees for a year.

Commissioner Nadeau asked if this issue was urgent because it could be an ordinance for the Code Committee to review. Mayor Moore stated this would be brought back before the Commission with suggestions at the next meeting. Mayor Moore stated she did not agree with it.

Mr. Shrum stated his preference was to look at the whole section of the Code.

8. COMMISSION COMMENTS

Commissioner Goldman – asked about the recreation impact fees and Mr. Shrum stated that he had done research on that issue and his recommendation was to go with the land value which would be more defensible for the City. Mayor Moore stated that the City Attorney had already stated that the COB could not take the Deland Ordinance as its own. We have to do our own Ordinance and be able to justify our prices. This would be discussed at the upcoming workshop.

The Commissioner suggested financing the water park the City could put up a wall of bricks and the citizens could buy the bricks.

Commissioner Nadeau – asked about the two burned out houses and the Clerk stated that she had requested an opinion from the Fire Department and from our Building official.

The Commissioner stated that he spoke with the Blair family and they would like to see if the City would consider having a memorial like the Viet Nam Memorial for those individuals who have lost their lives in the war in Iraq as their son had. Mayor Moore said it was a possibility and Commissioner Nadeau stated he would contact the Blairs.

Commissioner Loar – asked if that memorial would be like the memorial at the softball field. Mayor Moore stated that was for the people who helped build the sports complex. Commissioner Nadeau gave some background information for new Commissioners regarding the various memorials that were placed at the sports complex, the water tower and at the police department. The most recent request was for a memorial for Louis McLean you was instrumental in getting the Youth Baseball program started. The Clerk stated that the City would bring a design back to the Commission and Commissioner Nadeau stated he would like to hold the dedication at the opening of the baseball season.

Commissioner Dobkowski – asked about the days and time of the workshops.

Mayor Moore – stated that she would like to have Mayor Pro-Tempore Goldman sign as the fourth signer on the City checks. Right now three individuals could sign the checks: Barbie Clendening, Sandi McKamey and Mayor Moore. She wanted to appoint a fourth signer so that when one of the other signers was unavailable, the fourth signer could be used as an alternate signer.

Commissioner Nadeau made a Motion to Approve Mayor Pro-Tempore Goldman as an additional signer on the City Checking Accounts and Commissioner Dobkowski seconded the Motion.

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

Meeting was adjourned at 7:15 PM

ATTEST:

Sandi McKamey, MMC, CPM
City Clerk/Administrator