

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

May 1, 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

COMMISSIONER LOAR

AGENDA ITEMS

1. APPROVAL OF MINUTES: 3/06/07 Commissioner Meeting
2. PROCLAMATION – National Day of Prayer
3. LINDSEY FIGUEROA – Belleview High School Student
4. PUBLIC HEARING: FIRST READINGS:
 - a) Ordinance 2007-08 CPA-07-SZ02 Martinez
 - b) Ordinance 2007-09 CPA-07-SZ03 Holloway/Whitney/ Landsport Development
 - c) Ordinance 2007-10 CPA-07-S04 Rast/Landsport Development
 - d) Ordinance 2007-11 CPA-07-SZ05 Tayvan Properties PTR
5. BUILDING SERVICES CONTRACT – M. T. Causley
6. NORTHPOINT DEVELOPER'S AGREEMENT – FINAL APPROVAL
7. SUMMERFIELD PLACE DEVELOPER'S AGREEMENT – FINAL APPROVAL
8. UNSCHEDULED AUDIENCE
9. PROPOSED COMPENSATION AND CLASSIFICATION PLAN
10. PROPOSED ORDINANCES - DISCUSSION:
 - a) Ordinance 2007 – XX – Animal
 - b) Ordinance 2007 – XX – Agriculture
 - c) Ordinance 2007 – XX – Temporary Certificates of Occupancy
11. BELLEVIEW YOUTH BASEBALL – FEE WAIVER
12. STAFF COMMENTS
13. COMMISSION COMMENTS

**CITY OF BELLEVIEW
REGULAR COMMISSION MEETING
SYNOPSIS**

**BELLEVIEW CITY HALL
COMMISSION CHAMBERS**

**May 1, 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: 3/06/07 Commissioner Meeting

ACTION: APPROVED THE MINUTES

2. PROCLAMATION – National Day of Prayer

ACTION: PRESENTED PROCLAMATION

3. LINDSEY FIGUEROA – Belleview High School Student

ACTION: APPROVED HER REQUEST TO INTERVIEW SOME OF THE COMMISSIONERS BEFORE SHE GOES TO TALLAHASSEE AS THE GIRL'S STATE REPRESENTATIVE FROM BELLEVIEW HIGH SCHOOL

4. PUBLIC HEARING: FIRST READINGS:

- a) Ordinance 2007-08 CPA-07-SZ02 Martinez
- b) Ordinance 2007-09 CPA-07-SZ03 Holloway/Whitney/ Landsport Development
- c) Ordinance 2007-10 CPA-07-S04 Rast/Landsport Development
- d) Ordinance 2007-11 CPA-07-SZ05 Tayvan Properties PTR

ACTION: APPROVED FIRST READING FOR ORDINANCES 2007-08 THROUGH 2007-11

5. BUILDING SERVICES CONTRACT – M. T. Causley

***ACTION: APPROVED RESCINDING THE 60 DAY NOTICE;
APPROVED APPOINTING A COMMITTEE TO REVIEW THE POSITION IN BUILDING AND PLANNING***

6. NORTHPOINT DEVELOPER'S AGREEMENT – FINAL APPROVAL

ACTION: APPROVED DEVELOPER'S AGREEMENT AS AMENDED

7. SUMMERFIELD PLACE DEVELOPER'S AGREEMENT – FINAL APPROVAL

ACTION: APPROVED DEVELOPER'S AGREEMENT

8. UNSCHEDULED AUDIENCE

APPROVED AN IRRIGATION METER FOR MELODY HITE WITH INSTALLATION COST TO EXTEND OVER 12 MONTHS AND DEPOSIT WOULD BE INCLUDED

9. PROPOSED COMPENSATION AND CLASSIFICATION PLAN

ACTION: TO BE BROUGHT BACK

10. PROPOSED ORDINANCES - DISCUSSION:

- a) Ordinance 2007 – XX – Animal
- b) Ordinance 2007 – XX – Agriculture
- c) Ordinance 2007 – XX – Temporary Certificates of Occupancy

ACTION: APPROVED PLACING ALL THREE ORDINANCES ON NEXT AGENDA FOR FIRST READING

11. BELLEVUE YOUTH BASEBALL – FEE WAIVER

ACTION: APPROVED WAIVING THE FEE

12. DEPARTMENT HEADS

***DENNIS MONROE: DISCUSSED COUNTY WORKSHOP ON WATER STUDY;
DISCUSSED VACATION RATES FOR GARBAGE***

CHIEF STRICKLAND: INVITED EVERYONE TO PD LAW ENFORCEMENT MEMORIAL ON 5/15/07

INFORMATION TECH TOWNE: DISCUSSED INSTILLATION OF LASER FICHE PROGRAM AT POLICE DEPT.

***CLERK McKAMEY: REMINDED EVERYONE OF FOUNDERS' DAY THIS SATURDAY;
NEXT STRATEGIC PLANNING SESSION SCHEDULED FOR 5/9/07;
JOINT MEETING WITH THE COUNTY SCHEDULED FOR 6/27/07;
DISCUSSED THE MEETING WITH MAYOR, COMMISSIONERS AND COMMISSIONER
MC CLAIN ON HIGHWAY 484***

***JEFF SHRUM: DISCUSSED THE OUTCOME OF THE DEPT. OF COMMUNITY AFFAIRS MEETING THAT WAS
HELD AT CITY HALL;
DISCUSSED \$25,000 WAS APPROVED BY THE TPO FOR 441 SIDEWALKS;***

***ATTORNEY LANDT: DISCUSSED HOW PLEASED THE DEPT. OF COMMUNITY AFFAIRS WAS THAT THE COB
HAD HIRED A PLANNER***

13. COMMISSION COMMENTS

COMMISSIONER GOLDMAN:

***ACTION: DISCUSSED THE DEPT OF COMMUNITY AFFAIRS MEETING;
DISCUSSED MPO CONFERENCE HE ATTENDED IN TAMPA;***

COMMISSIONER NADEAU:

***ACTION: DISCUSSED THE REMOVAL OF THE TREE STUMP ON 113TH STREET;
DISCUSSED THE CHARACTER AND VISION OF THE COB;***

COMMISSIONER LOAR:

ACTION: DISCUSSED THE LENGTH OF TIME COMMISSIONERS ARE APPOINTED TO THE BOARD

COMMISSIONER DOBKOWSKI:

ACTION: NOTHING AT THIS TIME

MAYOR MOORE:

ACTION: DISCUSSED FOUNDERS' DAY;

***INTRODUCED THE NEW OCALA STAR BANNER REPORTER, HARRIET DANIELS;
STATED SHE WOULD NOT BE AT THE NEXT MEETING AS SHE WAS ATTENDING A CONFERENCE ON
HURRICANE PREPARATIONS***

The meeting was adjourned at 9:20 P.M.

**CITY OF BELLEVUE
COMMISSION MEETING MINUTES**

**BELLEVUE CITY HALL
COMMISSION CHAMBERS**

**May 1, 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

PRESENT MAYOR MOORE; COMMISSIONERS 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: 3/06/07 Commission Meeting

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

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

2. PROCLAMATION – National Day of Prayer

Clerk McKamey read the Proclamation which declared May 3, 2007 as National Day of Prayer in the City of Bellevue. Reverend Ron Walker accepted the Proclamation from and Mayor Moore.

3. Lindsey Figueroa – Bellevue High School Student

Lindsey Figueroa had been chosen as the Girls State Representative from Bellevue High School. As preparation for her week in Tallahassee she asked to address the Commission in order to become familiar with local government. Ms. Figueroa also asked if she could meet and interview one of the Commissioners.

4. PUBLIC HEARING: FIRST READINGS

a) Ordinance 2007-08 CPA-07-SZ02 Martinez

Clerk McKamey read Title Only of Ordinance 2007-08. Jeff Shrum, Land Development Coordinator, gave a brief review of the Staff Report and stated that this property was previously approved for an amendment under Ordinance 2006-33. The Dept. of Community Affairs objected to that amendment. The City rescinded the ordinance to address the objection and revised the amendment which was now application CPA 07-SZ-02. The amendment proposes to change the subject property from Medium Density Residential (County) to Low Density Residential (City) and change the Official Zoning Map from R-2 (County) to R-3 (City).

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

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-08 and Commissioner Goldman seconded the Motion.

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

b) Ordinance 2007-09 CPA-07-SZ03 Holloway/Whitney/ Landsport Development

Clerk McKamey read Title Only of Ordinance 2007-09. Jeff Shrum, Land Development Coordinator, gave a brief review of the Staff Report and stated that this property was about 300-400 ft. from our well and the City would expand water and sewer service to the properties near the well site, thereby reducing the possible impacts from private wells and septic systems. Mr. Shrum stated that there were no school capacity issues because that mechanism was not in place at this time. However, the City was working with the County, the School Board and other municipalities to develop a School Currency Inter-Local Agreement.

Mayor Moore stated that this was a Public Hearing and asked if anyone who was in favor or against the Ordinance wanted to come forward:

1) Tom Cafaro came forward and stated that this property prior to annexation would allow 4 units/acre, but the COB low density residential would allow 6 units/acre. Mr. Shrum stated that the impact would be from that change. The City annexed the property and saw the need to protect the wells. Mr. Shrum stated that was the lowest density that the City had, if the Commission varied on the 6 units/acre, you would vary our Comprehensive Plan.

Commissioner Dobkowski asked what kind of homes Mr. Cafaro was actually planning and Mr. Cafaro stated the ultimate goal was single family homes, but there was no intent to have mobile homes on this property. PWD Monroe stated that this was an improvement because there could have been septic tanks put in place around the wells.

2) Earl Collier - SE 98th Lane stated he was worried about the traffic, the underground caverns and who would maintain the roads. PWD Monroe stated that 98th Lane would be reconstructed and Marion County would be responsible for the road except for the part in front of this parcel that the COB annexed.

3) Ron Evans – SE 98th Lane stated his concern was the number of homes being put in there and the right of way. PWD Monroe stated it was his understanding that there was a 40 ft. right of way. Ed Abshier, Engineer agreed that that the existing 40 ft. right of way would not change and the pavement would be added to each side.

Mayor Moore stated we don't want the well contaminated again like it was back in the 80's. The school capacity had been there since the high school was built and no one objected to the 700 homes in the County. The school board did nothing to take care of the growth and the County could build up around us, but when the COB starts building there were objections; there was growth all around us and the people were here.

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-09 and to Approve changing the Official Zoning Map from R-4 to (County) to R-4 (City) Commissioner Loar seconded the Motion.

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

c) Ordinance 2007-10 CPA-07-S04 Rast/Landsport Development

Clerk McKamey read Title Only of Ordinance 2007-10. Jeff Shrum, Land Development Coordinator, gave a brief review of the Staff Report and stated that this property was annexed into the City and the proposed use would be a residential subdivision with a Planned Development zoning to follow at a later date. The amendment would change the property from Low Density Residential (County) to Low Density Residential (City).

PWD Monroe stated that currently Coral Ridge was on City W&S and with this project we would reroute the flow to the new pump station and take the old one out of service.

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-10 and Commissioner Goldman seconded the Motion.

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

d) Ordinance 2007-11 CPA-07-SZ05 Tayvan Properties PTR

Clerk McKamey read Title Only of Ordinance 2007-01. Jeff Shrum, Land Development Coordinator, gave a brief review of the Staff Report and stated the application would change the property from an Urban Reserve Area (County) to Commercial (City); change the Official Zoning Map from A-1 (County) to B-2 (City).

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

Mr. Shrum stated that one of the main basis for support of this application was the library that was being built close by and it was warranted.

Commissioner Nadeau made a Motion to Approve First Reading of Ordinance 2007-11 and Commissioner Goldman seconded the Motion.

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

5. BUILDING SERVICES CONTRACT – M.T. CAUSLEY

The Clerk stated that M.T. Causley submitted a letter executing their 60 day option to terminate their contract as a result of the building slump. Mr. Causley had reconsidered and would like to present his proposal to the Commission tonight.

Mike Causley came forward and stated that basically construction had slowed down considerably. They had not laid anyone off, but reduced hours which sparked problems with people leaving us to look for full time work. Tom Rogers, Building Inspector for the COB, was offered a job 200 miles south of here. However, Mr. Rogers decided instead to go to work for Marion County.

Mr. Causley stated he could bring in another official two days a week and then Mr. Rogers could give COB part time service. Deborah, Legler, Permit Specialist, would only work 30 hours a week. The City needs help in your planning department and we would pay her and let her work for COB in the afternoon; there could be a problem with benefits since she gets more benefits from his company. We could issue two different paychecks or we could charge the City for her time. This slow down would not go beyond 6 months to a year and at that time we would go back to the way it had been.

Clerk McKamey stated that her primary concern was the level of service. We have Ms. Legler in our office from 8-12 Monday through Friday. Citizens need access to someone who could answer questions and Ms. Legler also answered questions for Code Enforcement. The Clerk stated she did not know how much of that time was COB or MT Causley. When you take away a staff person, we would be inundated with work and it would affect the rest of the office. Angilia Pittsley, Land/Code Specialist, was the only other person in that office and she fields a lot of those questions, but she needs to help our Planner, Jeff Shrum.

Mayor Moore stated that at the last meeting the Commission brought in the other building inspector. The Clerk stated that she neglected to notify Mr. Causley.

Walter Brown, Capri Engineering, came forward and stated that a Building Official would still be in the City two days a week and Mr. Brown would be here as well. As to Ms. Legler, it would depend on the volume. Mr. Brown stated the contract with Mr. Causley was for two days a week with inspections being done on a daily basis.

Mr. Causley stated that the COB had been an excellent client over the past few years and he liked this area. As the work picks up, Ms. Legler could end up as full time. He had been paying her for full time the last 2 years even though she was only here until noon each day.

Commissioner Nadeau stated either company was fine with him because the City received quality from MT Causley and from Capri Engineering. Would it be possible to find a way that would be cost effective to put Ms. Legler on staff or rent her 20 hours a week since we were looking for support staff in the next budget.

Commissioner Goldman stated permits were down and revenue was down and he would have a hard time suggesting adding hours to that department on any level. He did not like the idea of sharing an employee because working for two persons in the same office would run into problems.

Commissioner Dobkowski asked if this would be a conflict of interest and Attorney Landt stated the employee would work out of City Hall and work a half day as your employee and the other

half she would be the employee for a company that the City had a contractual relationship with; that was the potential conflict. Commissioner Dobkowski asked if there was a solution and the Attorney stated to hire her full time or let her work for them and then she could get a part time job somewhere else. Commissioner Dobkowski stated that she worked for MT Causley for 20 hours here, but was paid for 40 hours. Now we have to reduce her time because of the situation in the building field.

The Clerk stated for clarification you have been paying Ms. Legler 40 hours a week for doing 20 hours of work since she worked here. Mr. Causley stated that was correct and they were doing the same thing with Tom Rogers, the Building Inspector. Ms. Legler had worked for the COB from time to time and she did that even though it was outside the scope of his contract with the City, but he had no problem with that.

The Clerk stated if you chose accept MT Causley's notice to execute the 60 day option the City would have to put it out for proposals. Attorney Landt stated that the 60 notice of termination was sent to the City and accepted by the Commission and the City made an interim agreement for service until the RFP's could be advertise and approved by the Commission. If you decide to change that decision you would have to vote to a) rescind that decision to accept the notice; then b) you need to advise Mr. Brown that the City would not be using his service in the interim; c) recall the RFP and resolve the issue as to how MT Causley would perform the service.

Commissioner Dobkowski stated she needed more time to review those options. Commissioner Loar agreed with Commissioner Goldman that having one employee under two employers would be difficult, so she would vote no. Commissioner Loar stated if we need another person in the future, we could hire someone from the community cheaper.

Commissioner Goldman stated after listening to Attorney Landt's statement which was thought out well and because the Commission had decided at the last meeting that Capri Engineering would take care of services during the interim he would stand firm with that decision. Mr. Causley stated that his company would still stay through the RFP process.

Commissioner Goldman made a Motion to Deny the Request and to Stay with the Decision that was made by the Commission at the last Meeting and

The Motion Failed For Lack Of A Second.

Commissioner Dobkowski made a Motion To Table this issue until the next meeting

Motion Failed for Lack of a Second.

Mr. Causley stated that his company had actually stayed the 60 days. Attorney Landt stated since we know Mr. Causley's position we need to ask what was Mr. Brown's position. Mr. Brown stated either way you could stay with MT Causley or use his company, Capri Engineering, in the interim.

Commissioner Nadeau made a Motion to Rescind the Acceptance of 60 Day Notice Letter and Go Back To The Way It Was Handled In The Past and Commissioner Dobkowski seconded the Motion.

Attorney Landt stated before the Commission voted the letter dated 4/26/07 said Ms. Legler would stay and work 20 hours a week for the City and MT Causley would bill the City. It was clear the City was not voting on that proposal, but to go back to what the City had before. Mayor Moore stated that was correct.

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

NO: Goldman, Moore

The Motion passed with a 3-2 vote.

Commissioner Nadeau made a Motion to Appoint a Committee Of Staff And the Commission To Study The Possibility Of Staffing a Full Time Or Part Time Position In The Building, Planning, and Zoning Department and Commissioner Dobkowski seconded the Motion.

Commissioner Goldman volunteered to be on that Committee. Commissioner Nadeau, suggested the City Clerk, the Planning Director, the PW Director and Commissioner Goldman should be sufficient.

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

NO: Loar,

The Motion passed with a 4-1 vote.

6. NORTHPOINT DEVELOPER'S AGREEMENT – FINAL APPROVAL

Attorney Landt stated that he spoke with Don Harrell's Attorney and they revised the agreement to address the particular clause that put Mr. Harrell in violation of the agreement concerning the City's well head.

The Attorney read the following into the record which addressed the exemption that Mr. Harrell asked for. (Exception) "The prohibition of the above chemicals, liquids and substances shall not apply to those typically used in routine maintenance and cleaning by the occupants of the premises, those occurring in motor vehicles parked at or delivering to the Property or its occupants, or those used during construction or repair of the buildings, appurtenances and parking areas; (Restriction) THIS EXCEPTION SHALL NOT APPLY WHEN THE PRESENCE OF SUCH CHEMICALS, LIQUIDS OR SUBSTANCES, CAUSES ACTUAL CONTAMINATION OF OR IMMEDIATE DANGER TO THE CITY'S WELL SITE OR WATER SUPPLY.

Commissioner Nadeau made a Motion to Approve the Agreement as Amended and Commissioner Goldman seconded the Motion.

Commissioner Dobkowski stated on Pg. 109 the zoning classification would be R-1 was that going to fit into what Mr. Harrell wanted to do. Attorney Landt stated it should say B-2 not R-1.

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

The Motion passed with a 5-0 vote.

7. SUMMERFIELD PLACE DEVELOPER'S AGREEMENT – FINAL APPROVAL

The PWD stated that this project was south on 55th Ave. Road and quite a distance from the City limits. It would have 40 residential units and the City's W&S would be extended to this development. The Agreement was a standard agreement except for the pump station that was involved.

Commissioner Nadeau made a Motion to Approve Entering Into the Developer's Agreement and Commissioner Loar seconded the Motion.

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

The Motion passed with a 5-0 vote.

8. UNSCHEDULED AUDIENCE

Melody Hite came forward and stated she was a single mom with four children at home. She stated she could not pay her regular water bill which comes to \$300 - \$500/ month and come up with the money for an irrigation meter. Her home was built in 1958 by her father.

Commissioner Goldman stated he had previously discussed the idea of irrigation meters with the PWD. He would like houses to have them and break the cost up with a payment plan. Mayor Moore stated there was no policy for this and Ms. Hite had beautiful gardens and gets charged for sewer. Commissioner Goldman stated he would like to see something in place to get an irrigation meter and break payments down over months

Commissioner Nadeau stated she was using City water to water her garden and paying hundreds of dollars each month and she could reduce her future bills by putting in an irrigation meter. Commissioner Nadeau asked what the cost was to install one at her house and the PWD stated \$300.

Commissioner Goldman stated he would like to see everyone have an irrigation meter and it would pay for itself within a year. If we broke it up over 10 -12 months, then her water bill would be \$20 - \$30/month after that.

Attorney Landt stated should be done over 6 months because the longer the length of time, the harder it would be to collect in case of default and the deposit was not enough to cover the cost. The water issue probably would culminate in St. Johns Management District encouraging municipalities not allowing irrigation wells since they would prefer City water or irrigation meters over irrigation wells in the future.

PWD Monroe stated that the water study was done in the County and what we know we will soon see action to prohibit those wells in the future. Attorney stated this program might be a nice alternative for people who had them and could not continue to use them; those individuals would be in here complaining about how much they had paid and now could not use the well.

Attorney Landt stated you would have to treat everyone the same and Commissioner Goldman stated to do it for 12 months at \$25 - \$30/month and the individual would have to connect to

their system. The PWD stated they would provide a place for them to connect to whatever system they prefer.

Commissioner Nadeau made a Motion to Approve an Irrigation Meter at the Home of Melody Hite with the Installation Cost To Extend Over 12 Equal Monthly Payments Including The Deposit and Commissioner Goldman seconded the Motion.

Attorney Landt stated to adopt a general policy and treat everyone the same to extend it to all citizens.

Commissioner Nadeau Amended His Motion to Extend It to all Residents in the City and Commissioner Goldman seconded the Amendment.

PWD Monroe stated that typically there was an administrative \$3.00 tracking fee/month and the Clerk stated that would apply. Mayor Moore stated without interest.

Commissioner Nadeau Amended the Motion a Second Time to Apply the \$3.00/month Tracking Fee and Commissioner Goldman seconded the Second Amendment.

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

The PWD asked if the Commission would consider amending the irrigation well ordinance within the next few weeks. Mayor Moore stated to bring it back to the Commission.

9. PROPOSED COMPENSATION AND CLASSIFICATION PLAN

The Clerk stated they were in the process of preparing the budget for the next fiscal year and wanted to have a Compensation and Classification Plan done. The last professional one was done in 1996 and the City did one in-house in 2001. The County was at 3.5% unemployment rate which was lower than the Federal rate of 4.4%. This affects everything from recruitment to retention of employees. The Clerk stated she wanted the City's pay plan to be competitive with the surrounding classifications for job descriptions.

The City stated she received a proposal from Evergreen Solutions for a Compensation and Classification Plan study for a fixed rate not to exceed \$8000 with a completion date not to exceed 90 days. Evergreen Solutions was on the State Contract List so we would not have to send out an RFP. This could be funded in-house with savings from our Liability Insurance and Workers' Compensation; \$3000 split between W&S and the other costs split between Administration and the Police Department.

Mayor Moore stated this was mentioned last year and she had mixed emotions about it; however, the cost of living had gone up. Our salaries only went up 25% while the cost of living went up 68%. It was disturbing, when police officers and teachers were qualifying for low income housing. Lady Lake voted three weeks ago for a \$3600 increase per year/officer. Sumter County starts at \$40,000; Lady Lake starts at \$36,000, but the COB starts at \$24,000; that was a \$12,000 to \$16,000 difference. The City was having trouble keeping our employees and it was

not just the police officers, but PW and Administration as well.

Mayor Moore stated the field employees were required to have a high school diploma while 50% of kids in this County drop out of high school; it was harder and harder to find people who could or would work in the field. The latest information that she had received from the State regarding the property tax was that the City would be rolled back to the 2000 rate which would be 2 mills. The Mayor stated she felt that a study needed to be done with new job classifications and new job descriptions.

The Clerk stated that she and Ms. Byrd, Payroll/Benefits Coordinator, attended a conference pertaining to personnel issues, and benefits and salaries was the top concern; it used to be third or fourth on the list, but now it was number one. Mayor Moore stated employees were being required to take other jobs to make ends meet. All across the state whether they were in state jobs, federal jobs or local jobs, people were moving out because they could not live here any longer because the average wage was \$8.00/hour.

Commissioner Dobkowski stated she did not have a problem with raising salaries if warranted, but the cost of the study was a concern; \$8000 seems like a lot of money to evaluate 65 positions which comes out to \$123 per employee. The Commissioner stated she would not feel comfortable spending the \$8000 for a study; she would rather do it in-house.

The Clerk stated that the reason they looked at Evergreen Solutions was because they were on the state contract list and they had submitted their proposal to the State and they went through that process on the State level. They were authorized to enter into contracts with state and local governments. They look at positions and determine where they should be on the plan and if the City was in compliance with the Fair Labor Act which we have to adhere to.

The Clerk stated that in the past, they had done in-house studies, but because it had been so long since a professional study was done it was well worth the money to get an unbiased and professional study so they would be fairly assessed. The Clerk stated that she would not want anyone whether it was staff, Commissioners or citizens thinking that we were biased so she would strongly encourage that the Commission spend the money and get this done professionally. Considering that it had been over 10 years since the last professional study was done, it was not that expensive and it was a fair price for that type of service.

Commissioner Goldman stated he liked the idea of studies, but did not like to pay for them. The Commissioner stated he had no problem doing the study in-house and in a open meeting so the people would know we were not being biased but he was against doing it outside.

Commissioner Nadeau stated we spend \$8000 and then we had to increase salaries \$100,000; the Commissioner wanted to review the Ocala report to see what they did.

The Clerk stated cities routinely had these studies done. Ocala and Marion County had paid to have an unbiased study done. The job descriptions were unique but you could not make decisions until they had the basis and facts.

The Clerk stated then you would have to look at what each job does and Evergreen were professionals. Human Resources was very specialized and compensation and classification plans were one of those specialties. Mayor Moore asked if it was done in-house how much time and what would it cost salary wise. The Clerk stated it would require every department head and staff assistants for a number of hours and you would spend more in the long run and would have to work around our overloaded schedules.

Commissioner Loar stated she agreed with Commissioners Goldman and Nadeau in that she did not like giving someone \$8000, but would do it in-house. The City could come up with a plan without bringing someone from the outside in.

Mayor Moore stated if we do it in-house what night would the Commission set aside because it would take more than the Wednesday night workshops. The Clerk stated she could not stress enough that these were professionals who were trained in evaluating these positions and they assume the liability when they present their studies. It was better to have the study done outside. If we did it on a yearly basis that would be one thing, but we had not had one done professionally for 11 years.

Commissioner Loar asked what happened if we don't agree with the study and the Clerk stated you had to accept the study but they interview employees, Commissioners, Dept. Heads to learn how the positions interrelate with each other; they do extensive interviews for all the positions and then give a report to the Commission.

Commissioner Dobkowski stated she wanted to revisit this idea at some point and she had no problem doing it in a workshop. The Clerk stated we need especially now since the property tax issue, to be prepared to do what we can to retain our employees. They might have to look at our positions and maybe even do realignment and be able to compensate employees for what they do. Our employees had been extremely dedicated and the City was fortunate to have the longevity that we have had. That makes them more valuable because they do more than what was in their job descriptions. Clerk McKamey stated that Ms. Byrd, for example, has been here long enough to be able to help out in the Finance department, Risk Management and Personnel and needs to be compensated for that. Commissioner Dobkowski stated she had no problem compensating employees, but wanted to do it in house; the issue was the \$8000.

Mayor Moore stated the Attorney fees that we saved when the Union left the City would have paid for this study; the Clerk stated it would have.

Commissioner Nadeau Made a Motion to Appropriate the \$8,000 for the Personnel Study

The Motion failed for Lack of a Second

Commissioner Goldman stated this should have been budgeted over the last few years. The Commissioner stated he would be willing to revisit this issue at the next meeting after he looked at the reports from the surrounding communities to see if he could get information on like positions and to compare the reports or he would come back and admit that we could not do it in house. Mayor Moore stated when you compare the reports it needs to be apples to apples and not oranges to apples; you could not compare our tax base with the County.

Ms. Byrd stated that the most current report was Bushnell because Ocala was not completed yet. Chief Strickland stated that Dunnellon recently completed theirs and they raised their officers up to \$31,000. Ms. Byrd stated that Dunnellon was not completed by Evergreen. Mayor Moore stated to get all that you can get no matter who did the report for the Commission to review.

Commissioner Dobkowski asked why the Commission could not hammer this out with the employees. Mayor Moore stated she wanted to fix it for all the employees. The Clerk stated that reason for the classification plan was to establish the minimum and maximum for their job descriptions; we don't want any employees to leave. We spend a lot of time and money training people and once certified there was the lure for a higher paying position was attractive. Every time an employee leaves, the City spends at least 30% of that employee's salary to hire and retrain another person which does not count the time it takes for a supervisor to train them. We are a service agency and our out of our total budget 75% – 80% was spent on salaries and benefits so this was something that we could not take lightly.

Mayor Moore agreed with Commissioner Goldman to bring this issue back at the next meeting after everyone had time to look at the other reports.

10. PROPOSED ORDINANCES - DISCUSSION

a) Ordinance 2007 – XX – Animal

The Clerk stated the Code Committee and P&Z Board reviewed and approved the language in the following ordinances. In Section 18.3 the recommendation was to limit poultry, livestock and swine except for agricultural zones. It would also allow the few people inside the City limits who were not zoned agriculture, but who had the pre-existing use at the time of the adoption to continue the use until abandoned by the owner of the poultry.

Mayor Moore stated our code now reads that if they live inside the City limits they could have 25 chickens, but if they lived on land zoned agricultural they could only have 10 chickens.

b) Ordinance 2007 – XX – Agriculture

The Clerk stated the Code Committee looked at and had reviewed several ordinances and approved by the Code Committee Board and P&Z Board. The agricultural zone was a special district in our code. The City recently annexed several agricultural parcels and the Code Committee felt it was appropriate to look at this special district and update it to reflect the City's more urban nature.

Section (2) added mobile and manufactured homes;

Section (4) broke it down to sq. ft. per animal (complies with the County)

Section (5) did stair-stepping for agriculture; raising of poultry and defined a poultry farm

Section (8) road side vending for fruits and vegetables make it clear that roadside did not include slaughtering or vending types of business; also added just fruits and vegetables raised on the property

Section (9) requirements for storage of manure so it would not be offensive to the neighbors

Section (b) uses by special exception – took out schools and churches

Section (c) Uses Prohibited - added clause prohibiting specialty animals

c) Ordinance 2007 – XX – Temporary Certificates of Occupancy

The Clerk stated they looked at permits for issuing a temporary CO. When some one gets a temporary CO, the site plan cost \$200. We recommend they be charged an additional \$200 for an extension of that temporary CO for a period up to 30 days; after the 31st day up to 90 days it would cost 10% of the permit fee or \$20/day; then it would come before the Commission.

Commissioner Dobkowski stated she thought that they had done a great job and Commissioner Goldman liked how it was all broken down. Commissioners Nadeau and Loar were happy with the ordinances as well.

Commissioner Loar stated on Pg. 182 Section (c) Uses Prohibited: does the City charge fees for large reptiles or how do you handle that. The Clerk stated that with specialty animals you had to get a permit through the State and if the owners don't have that then it would go before Code Enforcement.

11. BELLEVIEW YOUTH BASEBALL – FEE WAIVER

Commissioner Nadeau stated that this goes back to the contract that Dixie Youth which called for them to pay \$150/month for use of the concession stand "A".

In 2005, the League did not operate a fall baseball season instead they renovated that particular concession stand from top to bottom. It was infested with insects and rodents and the bathrooms were unusable. Since there was no baseball program and no revenue, the Commission discussed that they would not have to pay the rent. That was never approved by this Commission and he forgot about it. PW Staff Assistant, Pattie Hill, continued to bill the League. Commissioner Nadeau stated he did not have the legal authority to waive that fee, but he was asking the Commission to consider that tonight.

Commissioner Goldman Made a Motion to Waive the \$450.00 Fee and Commissioner Loar seconded the Second Motion.

Commissioner Dobkowski asked if anyone evaluated the renovations. The PWD stated that the Dixie League group was wonderful to work with and did a terrific job and he had no problem with waiving these fees.

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

The Motion passed with a 5-0 vote.

12. STAFF COMMENTS

Chief Strickland – stated that on 5/15/07 the PD at 9:00 AM would hold the Law Enforcement Memorial Service honoring the officers that died in the line of duty.

Clerk McKamey – stated that Founders' Day was this Saturday;

Strategic Workshop was scheduled for 5/9/07 at 6:00 PM;

6/27/07 was the suggested date for the Joint County Meeting here in COB.

PWD Monroe – discussed the County Workshop that was held on the Water Study;
Stated he had discussed the vacation rates for garbage with Commissioner Goldman yesterday. This was addressed in the past and decision was to put irrigation meters in.

IT. Coordinator Towne – stated he installed Laser Fische Document System down at PD. This system allows you to take a document, scan it and eliminates the need for file cabinets.

Attorney Landt – stated that the representative from the Dept. of Community Affairs was pleased that the COB had hired a Planner.

Land Development Coordinator Shrum – thanked the Department of Community Affairs for meeting with the City and Commissioner Goldman attended. The City came away with a better understanding of what they were looking for.

Mr. Shrum stated that at the TPO meeting on the 441 sidewalks they approved an additional \$25,000. Mr. Shrum gave an update of the Three Seas and Race Trac Projects.

14. COMMISSION COMMENTS

Commissioner Dobkowski – asked what the pay grades actually pay and the Clerk pointed out the information in the agenda packet.

Commissioner Goldman – stated he enjoyed meeting with DCA; it was nice to sit there and watch Mr. Shrum and the DCA Representative speak their language. Commissioner Goldman stated he went to Tampa with Commissioner Stone and 16 other MPO officials from around the State. There was amazing information regarding planning and it should be on line.

Commissioner Loar – asked what decides the term for the Commission seats some cities have 4 year terms because they think it was easier on the voters. The Clerk stated that was determined by our Charter.

Commissioner Nadeau – stated he was very pleased that the tree stump on 113th Street was removed. The Commissioner asked about the two burned out houses in the City limits and Attorney Landt stated that the Code Committee allowed each of the owners' time to comply and that time had not run yet.

Commissioner Nadeau asked if there were regulations on big box stores coming into our City. Attorney Landt stated that our ordinance had a vision of the character of the community and what the City wants to preserve, but just keeping something out would fail. The Commission would have to define what was down town and decide what they wanted; the consultant talked about that last week.

Mr. Shrum stated that the shopping center ordinance we could do and the Strategic Planning Sessions were a benefit to him and that gives you the opportunity to decide what you want to prioritize and where the Commission sees the City growing.

Mayor Moore – Founders Day was on Saturday and it starts at 9:00 AM;
Friday night there was the Cancer Society’s Relay for Life at 6:00 PM;
Mayor Moore introduced Harriet Daniels who was the City’s new reporter
from the Star Banner. Austin Miller was now covering OPD.

Mayor Moore stated that she would be attending the Governor’s Workshop and would not be present for the 5/15th Commission Meeting but Commissioner Goldman will be the Mayor Pro-Tempore.

Meeting was adjourned at 9:05 PM

ATTEST:

Sandi McKamey, MMC, CPM
City Clerk/Administrator