
COMMISSIONERS:

Terry Knowles, Mayor
Eleanor Randall, Vice Mayor
John Martin
DeLoris Roberts
William Carlton

CITY MANAGER:

Chad M. Shryock, City Manager
Donna R. Mayes, City Clerk

CITY ATTORNEY:

Steve Lee

**MINUTES
REGULAR COMMISSION MEETING
MAY 21, 2007**

A. CALL TO ORDER

Mayor Knowles called the meeting to order at 6:30 PM. Board present was: Mayor Knowles, Vice Mayor Randall, Commissioners Carlton, Martin and Roberts. Staff present was: City Manager Chad Shryock, City Clerk Donna R. Mayes, Intern Planner Shane Laakso and City Attorney Steve Lee.

1. Invocation

Vice Mayor Randall gave the Invocation.

2. Pledge of Allegiance

Commissioner Martin led the Pledge of Allegiance

B. APPROVAL OF AGENDA

Moved to approve the agenda of May 21, 2007

Motion – Commissioner Roberts

Second – Commissioner Carlton

Vote – 5-0

C. RECOGNITIONS AND PROCLAMATIONS**D. CITIZENS COMMENTS**

Ms. Jewell Menkins voiced her complaints about the City's use of the Alachua Today Newspaper for advertising, stating no one in the Lake Shore Garden area was aware of the annexations north of them. Also the size of the posted notice signs for zoning are too small to be seen. She encouraged the Board to go the extra step to inform the people and change the size and format of the signs, giving information from neighboring cities where to purchase larger recyclable signs.

City Manager Shryock informed it was cheaper to use Alachua Today, adding the developer pays the cost for their advertising but, there was more advertising the City had besides land use issues that could add up to equal one half salary for a police officer position.

Commissioner Carlton noted the meeting was not posted on the Marque Sign and expressed how orderly he thought the P&Z Meeting went that he had attended. Mr. Shryock related the Foundation would be doing a subscription

drive for the Alachua Today but in the mean time the paper could be picked up at Hitchcock's for twenty-five cents or at City Hall for free.

Eddie Higginbotham addressed the issue of when signs are supposed to be posted, but annexation of properties does not affect anyone until such time as they come up for land use change and rezoning. In response to Commissioner Carlton's comments on the P&Z Meeting, Mr. Higginbotham responded there was such disruption by some in attendance that the Chair had to threaten to clear the room. He stated he had met with residents from Lake Shore Gardens and worked out issues of concern and would make sure they were aware when the meetings take place.

Ms. Vivian Wagner voiced her complaint about the Marque Sign not being posted, stating she did not know about the meeting. She also inquired if the Board looked at the work done on the Museum. Commissioner Roberts informed she had and asked the City Manager what could be done. Mr. Shryock advised they needed to approach the issue as a City building and get bids accordingly, hopefully getting better contractors.

E. CONSENT AGENDA

Moved to approve the consent agenda approving the Minutes of 5/07/07 City Commission Meeting, First Reading of Ordinance 2007-28 Urban Services Report Annexation A07-3, A07-10 & A07-11, Appointment of Canvassing Board, First Reading of Ordinance 2007-29 CPA 07-2 Ammar Atteyah and First Reading of Ordinance 2007-30 LDR 07-2 Ammar Atteyah

Motion – Commissioner Martin

Second – Vice Mayor Randall

Discussion – Commissioner Roberts inquired if item 2.i. Ordinance 2007-28 Urban Services Report must have a Public Hearing to which the City Manager replied it must be approved on first reading before setting the Public Hearing.

Vote – 5-0

F. PUBLIC HEARINGS - None

G. REGULAR AGENDA

1. Proposed Lease to Hawthorne Volleyball

City Manager

City Manager Shryock noted the lease was set up for fifteen (15) years with three five year options, the tenant being responsible for insurance, taxes and utilities. Initial rent is \$200.00 per month for the first 15 years and \$350 per month for the second 15 years adjusted for inflation after every five years. The Tenant will build and operate a volleyball training and tournament facility. Anticipated revenue is \$2,400 plus increased property tax revenue and increased sales tax revenue. The tenant will be responsible for the impact fees. Staff recommends approval of the agreement. Mr. Bob Nichols and wife Julie was present to discuss this project. Mr. Nichols presented drawings of the building informing he has increased from four to six courts and asserted this was not for him as an individual but a program for kids ages 10-18. He gave some background information on his qualifications; as head coach for University of Florida Men's Club, Coach for East Side High School Volleyball and Club Director for a Girls

Club Blue Lighting Volleyball Team. These teams are pulled from approximately 50,000 homes in Alachua County. There are 4,000 scholarships available each year for volleyball and this will present a great opportunity for the community.

The Board had several questions including building size, plan approvals, had the contract been reviewed by the City Attorney and the YMCA been informed. City Manager Shryock responded this was the basic framework to get the plan in motion and that all plans would come back to the Commission for approval. He was working closely with the YMCA Director, Jay, on where to put the building which Mr. Nichols said would be approximately 140x140. As for the contract, it was prepared by City Attorney Lee. Commissioner Martin stated there was no window from the time agreed to build and the time to be up and running and suggested it not be left open ended but add a finish date.

Mr. Nichols made the point that the building would be paid for and there would be no liens. He also offered his apologies for not attending the last meeting stating he did not know he was on the agenda to be there.

Vice Mayor Randall inquired if the facility might be used for basketball also and if Mr. Nichols would bring his own staff. Mr. Nichols related it could be made to standards for dual uses and that he would bring staff and well as volunteers.

Moved to table until such time as the City Manager, City Attorney and Mayor can work out more details both legal and business for the contract

Motion – Commissioner Martin

Second – Commissioner Roberts

Vote – 5-0

2. Sewage Treatment Plant Update

City Manager

City Manager Shryock reported that the cancellation of the Silver Project slowed the housing market but the long term urgency was still there. Current bids still on board are Bella Meadows with forty-one homes, Elite Resorts with six hundred sites, although there has been talk of a master meter for this park, and Madison Park at two hundred twenty town-houses. Currently 35% of the new capacity is pre-sold but, Mr. Shryock indicated he would like to bring that up to 60%. Estimated completion of the plant is about fifteen months.

Commissioner Carlton voiced his opposition to the master meter for Elite Resorts questioning how they could operate on one meter. City Manager Shryock informed that he preferred not to go with a master meter as the results would be a difference of \$600,000 in impact fees but it was permitted by City ordinance. He added that Elite had turned in their PUD and that he had sent a developers agreement to Madison Park developers.

3. Fire Department Update

City Manager

In developing an analysis on the Fire Department City Manager Shryock stated there were a couple of open questions that he could only make assumptions on. One major concern whether the County will provide Advanced Life Support and Basic Life Support and only assuming “yes” at this point. Another is whether the County will contract with the City for fire rescue services outside the city and assuming “yes” but planning for both. Also will the County provide Dispatch Services and assuming “yes” but planning for contingencies. It was noted that the County had not passed the Fire Assessment to date. Commissioner Martin

interjected that the County has the authority on who can handle First Responder and Rescue Services and they will not give over rights to other cities to handle these services. City Manager Shryock gave a review of the operating cost of a Fire Department with an operating budget of \$300,000 and presented example assessment scenarios. Commissioner Martin inquired if the City would continue to pursue its own department or if the County does not pass the assessment consider some type of fair share agreement with them. Mr. Shryock stated a lot depends on what is done with the property tax issue; a lot of unknowns are still out there at this time.

4. Brown & Brown Insurance Settlement & Release City Attorney

City Attorney Lee informed that Brown & Brown had basically been taking kick backs but rather than go through a court battle they had agreed to pay \$1.8 million to their Governmental entity customers. With the short time the City was insured through them the amount for settlement and release is \$50.00. Must have a motion to accept and sign release.

Moved to accept the settlement agreement on the City Attorney's recommendation in the amount of \$50.00

Motion – Commissioner Carlton

Second – Commissioner Martin

Vote – 5-0

H. CITIZEN COMMENTS

Nancy Hendricks stated the paper quoted 2,000 homes to be built and asked where the children would attend school, adding that the schools in the City were D rated schools. City Manager Shryock explained the schools would work to accommodate them. Intern Planner Laakso interjected that the concurrency management reports showed that these would be retirement and adult communities which would build the tax base but would not adversely affect the schools. Mr. Shryock informed that the Foundation planned to start an activity committee to pull together the community, parents and schools. Commissioner Roberts added that Dr. Arnold wanted to use tutors for the children. Memree Stuart, Hawthorne Librarian, expressed that the committee had already been formed and that the Library already had two lap-tops set up for tutoring.

I. REPORTS

- * City Attorney Lee reported he would be out of town for the next meeting and stated he would have another attorney attend if needed. He had filed the tax deed on the Sally K. Hall Heirs property. He and the City Manager will attend the County Commission Meeting tomorrow to talk about the dismissal on the Southern Annexation law suit.
- * City Manager Shryock reported the State Legislature would hold a one week meeting in June about the property tax and invited the Commission to attend. The City can raise the millage for certain projects but has already done that for establishing a Police Department. He gave good reviews on the Florida City Manager Conference he attended.

- * Mayor Knowles reported he had a call from someone in Tallahassee concerning the City's application for the CDBG grant, letting him know that it was a good possibility the City would get the grant to take down the water tower.
- * Vice Mayor Randall had no report
- Commissioner Roberts reported as part of Keep Alachua Beautiful trees were being planted in front of the High School and Shell Elementary. She suggested finding a student to put signs on the Marquis for extra credit.
- Commissioner Martin suggested checking with the Highway 20 project, they might have extra plants or surplus. He asked for an update on the Police Department. City Manager Shryock informed the Chief was at the academy and had survived six days. He was in the process of getting a background check on an applicant now.
- Commissioner Carlton stated payroll was ongoing in the Police Department and no revenue coming in. Mr. Shryock informed that the one applicant they thought would be hired pulled out and that the Department would not be running a speed trap to fund the Department. Commissioner Carlton pointed out he was not against the volleyball, just wanted more details.

J. ADJOURN

Moved to adjourn the Regular Meeting of May 21, 2007 at 9:05 PM

Motion – Commissioner Martin

Second – Commissioner Roberts

Vote – 5-0

These Minutes of the May 21, 2007 Regular Commission Meeting are submitted for approval.

Chad M. Shryock, City Manager

Terry Knowles, Mayor

Donna R. Mayes, CMC
City Clerk