M I N U T E S
REGULAR COUNCIL MEETING
CITY OF HOLLY HILL, FLORIDA
MAY 24, 1994

1. CALL TO ORDER

Mayor Virginia Wine called the meeting to order in Council Chambers 1065 Daytona Avenue, Holly Hill, Fl. at 7:30 p.m..

Answering roll call were Mayor Wine, Councilman Arthur Byrnes, Councilman J. D. Mellette, Councilman Shirley Heyman and Councilman Jim Elliott.

Also attending were City Manager Ralph Hester, City Attorney Edward Simpson, Chief of Police Pat Finn and Deputy City Clerk Sue W. Blackwell.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

The Invocation was given by Reverend Jennings, First Baptist Church, Holly Hill.

4. AUDIENCE PARTICIPATION

None.

5. CONSENT AGENDA

A. Approval of Minutes - Regular Meeting, May 10, 1994
Workshop Meeting, May 3, 1994

Councilman Mellette moved to APPROVE the Consent Agenda being seconded by Councilman Byrnes.

Councilman Heyman asked to have the Minutes of May 10, 1994 amended to reflect the statement she made stating she had her cellular telephone before she was elected and she pays for it not the City.

Councilman Byrnes said he also mentioned at the meeting that he has a cellular telephone and he also pays for it and would also like that added to the record of the May 10, 1994 meeting.

Councilman Mellette moved to Amend his motion to APPROVE the Consent Agenda with the statements from Councilman Heyman and Councilman Byrnes added being seconded by Councilman Byrnes.

The motion CARRIED 5-0 on roll call.

Mayor Wine told everyone it is important that everyone appreciate what the volunteers do for the City. She said it would be impossible for Council to do everything that is necessary without the volunteers who go to many meetings for the City.

Mayor Wine asked Mr. LaSorsa to report on his meeting with the MPO.

Mr. Tony LaSorsa, MPO Citizens Advisory Committee, reported there is a problem with a right of way on the west side of the Seabreeze Bridge and work should begin in December.

Mayor Wine said she attended an MPO meeting and there is going to be a Congestion Study to see what street is going to have priority. She said the City has been working diligently with MPO and DOT and hopefully the City will receive its fair share.

6. CONDEMNATION HEARING - 1310 CENTER AVENUE

Mr. Harbuck said this is a single story residential structure that has fallen into a state of disrepair and is below the minimum housing codes. He stated the structure is abandoned at this time.

Mr. Harbuck said he found out today a local developer had purchased the property and he believe the developer will make the necessary repairs. Mr. Harbuck asked the Council to issue a Certificate of Condemnation for sixty days to bring the house back up to code.

Councilman Byrnes moved to ISSUE a Certificate of Condemnation for sixty days being seconded by Councilman Mellette.

The motion CARRIED 5-0 on roll call.

7. FINAL DEVELOPMENT ORDER FOR ANGELICA HEALTH CARE SERVICES

The applicant seeks final development order for the addition of 9,078 square feet to the existing structure. The Board of Planning and Appeals recommended approval 5-0 subject to the following:

1. Proof of ownership be provided;
2. They comply with stormwater management regulations as determined by the City Engineer; and

3. Satisfaction of any applicable state and/or federal regulations pertaining to removal of underground storage tanks.

Councilman Mellette asked Mr. Harbuck if he was satisfied with the development order. Mr. Harbuck said it has gone through the entire review process and he is satisfied it meets the conditions of the ordinance and the three stipulations are also satisfied.

Councilman Byrnes questioned the parking availability.

Mr. Harbuck said they do meet the minimum parking requirements required in the ordinance.

Councilman Elliott also expressed concerns with there being enough parking spaces.

Mr. Harbuck said they do meet the minimum parking requirements of the ordinance and if the City asks them to provide more parking spaces then the City needs to change its Ordinance.

Councilman Mellette moved to APPROVE the final development order as presented being seconded by Councilman Elliott.

The motion CARRIED 5-0 on roll call.

8. PROPOSED AMENDMENTS TO SIGN REGULATIONS

The City's Community Redevelopment Advisory Board has recommended certain changes be made to the City's Sign Regulations providing that only "monument" signs be allowed along all arterial roads.

Mr. Keeth presented the proposed amendments to the sign regulations. (see attached)

There was a lengthy discussion concerning the height and the visibility of "monument" signs.

Councilman Heyman moved to SEND the proposed amendments back to the Redevelopment Board to examine the signs more thoroughly being seconded by Councilman Byrnes adding that the Board should examine visibility concerns and allow limited pole signs.

The motion CARRIED 5-0 on roll call.

9. AMEND LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR COMMERCIAL RADIO AND TV TRANSMITTING TOWERS AND ASSOCIATED OFFICES AS SPECIAL EXCEPTIONS IN THE I-1 AND I-2 INDUSTRIAL ZONING DISTRICTS.

The Board of Planning and Appeals recommended 5-0 to amend the Land Use and Development Regulations - Article V, Sec. 5.6.1.Z.2 as follows: 1. Strike out "Civil Aeronautics Board, the Federal Aviation Agency or other federal agency having cognizance of this equipment" and all "Florida Department of Transportation as provided in Chapter 333, Florida Statues" add to the I-1 and I-2 zoning classifications "Commercial radio/TV transmitting/receiving towers and associated equipment as a Special Exception".

Mr. Keeth presented a memo requesting amending the regulations to allow such towers. (see attached)

There was a lengthy discussion on towers and antennas and if they should be permitted at all.

Mr. John Starr, 346 Clifton, said the City should make sure TV reception is not ruined.

Mayor Wine questioned if the City had to allow towers and antennas anywhere in the City.

City Attorney Simpson said it would have to be permitted somewhere in the City. He said in some zone in the City it would have to be allowed.

City Attorney Simpson said the Council could pass this Ordinance on first reading and changes could be made and brought back to Council before second reading. He said the following amendments could be placed in the ordinance: towers must withstand hurricane force winds with a minimum of 125 miles per hour and change Item 4 in section 3 to read radio and television transmission and requiring and engineer certification that the tower will not interfere.

City Attorney Simpson read:

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA AMENDING ORDINANCE 2352 - WHICH ADOPTED THE LAND USE AND DEVELOPMENT REGULATIONS; PROVIDING FOR "COMMERCIAL RADIO/TV TRANSMITTING TOWERS AND ASSOCIATED OFFICES, TRANSMITTING EQUIPMENT" AS SPECIAL EXCEPTIONS IN THE I-1 AND

I-2 ZONING DISTRICTS; REVISING SECTION 5.6.1,Z,2, SPECIAL EXCEPTION CONDITIONS APPLICABLE TO COMMERCIAL RADIO/TV TRANSMITTING TOWERS, BY REPLACING REFERENCES TO THE CIVIL AERONAUTICS BOARD AND THE FEDERAL AVIATION ADMINISTRATION WITH REFERENCE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR RESOLUTION OF CONFLICT WITH EXISTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Councilman Mellette moved to ACCEPT Ordinance No. 2377 as read with the amendments that a tower must withstand hurricane force winds with a minimum of 125 miles per hour and change Item 4 in Section 3 to read radio and television transmission and requiring an engineer certification that the tower will not interfere being seconded by Councilman Heyman.

The motion CARRIED 5-0 on the following roll call:

Mellette, yes; Heyman, yes; Byrnes, yes; Elliott, yes; Wine, yes.

10. DISCUSSION ON CITY OF HOLLY HILL PARTICIPATION IN THE PURCHASE OF LAND LOCATED WEST OF TOMOKA FARMS ROAD

Mayor Wine said this was discussed at the Water Co-op meeting and she was asking for input from the Council on what they would like presented as their view points.

There was a lengthy discussion with Council consensus being at this time the City has sufficient well fields and the City can not afford a venture like this but not to slam the door on further consideration.

11. RECOMMENDATIONS FROM OCCUPATIONAL LICENSE EQUITY STUDY COMMISSION

Mayor Wine said the Commission did an excellent job. She said they have present some good recommendations and suggestions. (see attached)

Councilman Mellette moved to ACCEPT all recommendations proposed by the Occupational License Equity Study Commission being seconded by Councilman Byrnes.

The time it takes to be able to enforce a penalty was discussed. Several of the fee changes were also discussed. It was notice while discussing the fee changes that the Subcontractor: Plumbing, pipefitting classification was not changed with the other subcontractors. It was Council consensus to change the Plumbing classification fee to $100 to be equitable with the other "prime contractors".

Councilman Byrnes asked the Subcontractor: Plumbing, pipefitting be changed to $100.

The motion CARRIED 5-0 on roll call.

Mayor Wine presented the members of the Occupational License Equity Study Commission: Mrs. Moore, Mrs. Shearer and Mr. Butterfield with a Certificate of Appreciation from the Council.

At this time a five minute recess was taken.

12. CONSIDERATION OF BIDS TO RE-ROOF CITY HALL AND THE RED BRICK SCHOOL BUILDING

Mr. Martin said bids were received and opened on May 16, 1994. The bid items included a base bid and three alternates. (see attached)

The low bidder was ABBA Construction, Inc. for $33,004. Staff recommends accepting ABBA Construction, Inc. bid for $33,004.

There was a lengthy discussion on the shingles that would be used.

Councilman Mellette moved to ACCEPT staff's recommendation for ABBA Construction, Inc. for $33,004 to re-roof City Hall being seconded by Councilman Heyman.

The motion CARRIED 5-0 on roll call.

Council consensus was to go with the Red Brick color for the shingles.

Mr. Martin said bids were received on April 28, 1994 for re-roofing the Old Red Brick School Building. Two bids were received. (see attached)

Mr. Martin told Council the major structural damage to the Red Brick School Building was with the two wings that had been added to the original building. He said he checked with both bidders to see if they would give a deduct if the two wings were taken off. The low bidder was R & R Industries, Inc. for $18,190 with the wings taken off.

Mr. Hester said he received proposals to remove the wings. Yancey's Land Clearing was the low proposal to furnish labor and equipment and remove two additions and the wooden overhang and stock pile the bricks to be salvaged by the City. Yancey's quote was for $3,450. The other quotes were from Halifax Wrecking and Dan Rice Construction and were in excess of $3,450. Mr. Hester said if Council elects to go with the quote from Yancey's then the City would begin demolition process then do the roofing on what remains.

Mr. Martin said if Council goes with the demolition, the staff recommends the low bidder, R & R Industries, Inc. to do the re-roof.

Councilman Mellette asked where the money would come from to do this project since this is not a budgeted item.

Mrs. Gubernator, Finance Director, said the money would have to come out of the General Fund's Fund Balance. Mrs. Gubernator said there was $569,000 in the fund balance at the end of last fiscal year. Councilman Mellette said the object of the re-roof is to preserve the building.

Mr. Martin said the re-roof is to keep the building from "rotting down". He said the City had two choices, either give the building up or re-roof it.

Councilman Mellette asked it the re-roof would be done properly and Mr. Martin assured him it would be done properly. Councilman Mellette said he would like to see the building preserved and kept.

Councilman Mellette moved to ACCEPT staffs recommendations to award low bidder, R & R Industries, Inc. the re-roof of the Old Red Brick School Building for $18,190 and Yancey's Land Clearing the demolition of the two wings on the Brick School Building for $3450 being seconded by Councilman Elliott.

The motion CARRIED 5-0 on roll call.

Mr. Martin asked Council for a consensus on an Auditorium Chair to be placed in the new Council Chambers. He presented the Auditorium Chair to Council. Mr. Martin said this chair is on "State Contract" and staff recommends purchasing this chair from Wesinco for $10,684 which is the lowest price he has received. Delivery time is sixty to ninety days.

Councilman Mellette moved to PURCHASE the Auditorium Chairs from Wesinco on "State Contract" for $10,684 being seconded by Councilman Heyman.

The motion CARRIED 5-0 on roll call.

13. CONSIDERATION OF BIDS TO CONSTRUCT WATER AND SEWER EXTENSIONS ON NOVA ROAD BETWEEN 13TH STREET AND 15TH STREET

Mr. Chattin said on May 12, 1994, three bids were received to construct the water and sewer extensions to serve the area west of Nova Road from 13th Street to 15th Street. (see attached) The low bidder was Progressive Contractors, Inc. with a bid of $153,176.80. Both the engineer and staff recommend award to the low bidder.

Councilman Byrnes moved to ACCEPT staff's recommendation to award the bid to Progressive Contractors, Inc., low bidder, in the amount of $153,176.80 being seconded by Councilman Elliott.

The motion CARRIED 5-0 on roll call.

14. RESOLUTION APPOINTING TWO MEMBERS TO SERVE ON THE BOARD OF PLANNING AND APPEALS

Mayor Wine recommended Mrs. Ruth Starr to continue serving and Councilman Byrnes recommended Mr. Alan Emerson to continue serving on the Board of Planning and Appeals.

City Attorney Simpson read:

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, APPOINTING TWO (2) MEMBERS TO SERVE ON THE BOARD OF PLANNING AND APPEALS.

The names inserted in the body of the resolution are Ruth Starr for a term of three years and Alan Emerson for a term of three years.

Councilman Mellette moved to ADOPT Resolution No. 94-R-26 being seconded by Councilman Heyman.

The motion CARRIED 5-0 on the following roll call:

Mellette, yes; Heyman, yes; Byrnes, yes; Elliott, yes; Wine, yes.

15. RESOLUTION APPOINTING TWO MEMBERS TO SERVE AS ALTERNATES ON THE BOARD OF PLANNING AND APPEALS

Mayor Wine recommended Mr. Charles King and Councilman Byrnes recommended Ms. Francis Mobley to serve as alternates on the Board of Planning and Appeals.

City Attorney Simpson read:

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, APPOINTING TWO (2) ALTERNATE MEMBERS TO SERVE ON THE BOARD OF PLANNING AND APPEALS.

The names inserted in to body of the Resolution are Charles King and Francis Mobley for one year terms each.

Councilman Mellette moved to ADOPT Resolution No. 94-R-27 being seconded by Councilman Elliott.

The motion CARRIED 5-0 on the following roll call:

Mellette, yes; Elliott, yes; Byrnes, yes; Heyman, yes; Wine, yes.

16. RESOLUTION SUPPORTING COUNTY FOUR LANING 11TH STREET

City Attorney Simpson read:

A RESOLUTION OF THE CIT OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY TO APPLY FOR AN IMPROVEMENT GRANT FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AND EFFECTIVE DATE.

Councilman Heyman moved to ADOPT Resolution No. 94-R-28 being seconded by Councilman Mellette.

Mr. Hester said this is just in support of the four laning of 11th Street between US1 and Nova Road to get it in the MPO's five year plan. He said we do no anticipate taking on the construction project ourselves but we need to do this to have the official City support of the four laning activity.

The motion CARRIED 5-0 on the following roll call:

Heyman, yes; Mellette, yes; Elliott, yes; Byrnes, yes; Wine, yes.

17. COMMUNICATIONS FROM CITY MANAGER

A. Request for a street light in the 1100 block of Flomich.

Mr. Hester said Chief Finn has recommended a street light be placed in the 1100 block of Flomich Ave.

Councilman Mellette moved to APPROVE staff's recommendation to place a street light in the 1100 block of Flomich Ave., being seconded by Councilman Heyman.

The motion CARRIED 5-0 on roll call.

B. Report on assignment re: employee surveys.

Mr. Hester presented his report to Council. Mr. Hester gave the Council his analysis of the "situation" in the Public Works Division. (see attached) He said he went over the surveys and had dialogue with all the employee affected. His recommendations are as follows:

1. That Supervisors of the following units report directly to the Public Services Director.
    1. Building/Grounds/Parks
    2. Streets and Drainage
    3. Sanitation
    4. Vehicle Maintenance

2. That the City contract with the Institute of Governments to provide supervisory training to enhance and expand the people skills of all managers in the City especially the Public Services Division.

3. That the Personnel changes recommended in the implementation section be approved with the provision that six months after implementation the employees will be surveyed to assure the City the employee morale has improved and the links of communication between employees and management have been restored. (see attached for implementation)

Councilman Byrnes moved to APPROVE staff's recommendations being seconded by Councilman Heyman.

Mr. Calvin Fink questioned the fact that the supervisors involved were not going to receive a pay cut.

Mr. Hester said the moves of the supervisors were being considered lateral moves or "re-structuring" and not demotions.

Mayor Wine told Mr. Fink this was done by the direction of Council at the last meeting, to have Mr. Hester make the recommendations.

The motion CARRIED 5-0 on roll call.

18. COMMUNICATIONS FROM CITY ATTORNEY

None.

19. COMMUNICATIONS FROM MAYOR AND CITY COUNCIL

Councilman Byrnes questioned the review of the Beach Trust. Mayor Wine said the Committee was supposed to meet May 31, 1994 to discuss the individual Cities taking back the beach from the County.

Councilman Elliott asked who he should talk to concerning sidewalks on Selma Avenue.

Mayor Wine told Councilman Elliott he should speak with Mr. Hester.

Mayor Wine thanked Officer Klein, Culver and Aldrich for donating their time to give a Gun Safety Class.

Mayor Wine questioned Mr. Hester on when the Fire Training exercise would take place. Mr. Hester said he had a meeting scheduled this week and he would let her know the results of the meeting.

Mayor Wine said Mr. Martin would like Council to look at the "board" that will go up behind the Council in Council Chambers and consider using the boards in a vertical pattern instead of an angle pattern.

Council consensus was to go with the vertical pattern.

20. ADJOURNMENT

With nothing else to come before Council the meeting was adjourned at 9:58 p.m.

MINUTES
REGULAR COUNCIL MEETING
MAY 24, 1994

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Mayor

ATTEST:

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City Clerk/Manager