

**MINUTES
COMMISSION WORKSHOP
CITY OF HOLLY HILL, FLORIDA**

APRIL 12, 2005

1. CALL TO ORDER

Mayor William D. Arthur called the workshop to order in Room 227 at City Hall, 1065 Ridgewood Avenue at approximately 9:25 p.m. Attending with Mayor Arthur were Commissioners Arthur Byrnes, Gilles Blais, Lou Schmitt, and Roland Via. Also attending were the following staff members: City Manager Joe Forte, Community Development Director Stuart Buchanan, Finance Director Brenda Gubernator, Public Works Director Milton Hallman, and City Clerk Valerie Manning. Also attending was Big John from the media.

2. SIGN FOR RECREATION DEPARTMENT

Mr. Forte stated Mr. Hallman is going to get his crews working on the landscaping behind the gym. Several months ago or approximately a year ago, they talked about a sign out front. He does need to know what they want him to do as far as signage behind the gym. He has just under \$86,000 with monies that were left over that they had for the mural and landscaping they are doing internally.

Mr. Hallman stated they have allocated about \$12,000.

Mr. Forte stated they have a rather good amount of money to do a good sign that they want. He thinks they want an LED sign. It doesn't have to be multi-colored and movie grade but a sign not unlike what Oakwood Furniture and Arthur Kowitz Realty have. If the Commission wants him to go out and seek bids on a LED sign, single sided or two sided, let him know, give him some direction and they'll go out and get started on it right away.

Commissioner Schmitt asked where is this sign going?

Mr. Forte stated Ridgewood Avenue and the back side of the pool room by the gym.

Mayor Arthur stated he likes LED's. They are real reasonable and it doesn't have to be too expensive.

Mr. Forte stated if they do this type of sign it will be used in such a way that it will be read from the street. They have to remember that Ben's Gun and Coin is there so they have to kind of manipulate the location a little bit.

Commissioner Blais stated a two-sided sign would be good.

Mr. Forte stated the can go with just yellow lights or red lights.

Commissioner Via stated it should be a two-lined LED, both sides.

Mr. Forte stated probably three-lined.

Commissioner Via asked what are they looking at money wise?

Mr. Forte stated he doesn't know yet. He just wants to get their okay to start looking. Staff will get some proposals back and come back and show the Commission probably three options and then take it from there.

*There was **CONSENSUS** from the Commission for the City Manager and staff to move forward with an LED sign for the Recreation Department.*

3. STORMWATER FEE LIMITS ON PROPERTIES WITH APPROVED ONSITE STORMWATER RETENTION

Mr. Forte stated, "Unfortunately, this is a project that Greg Wood actually had collected some information on and I can't find it. I had it scheduled for tonight's workshop because I thought I would be able to find it but I can't so this will be postponed for another month or so."

4. SURPLUS LAND ASSOCIATED WITH STORMWATER PROJECTS

Mr. Forte stated they were going to wait until all of the stormwater retention projects were completed and signed off and that's happened and the last time they brought this up, the Commission said they would wait until that point. In their packets they have one of these listings of where the retention ponds are. The question is what do they want to do with this vacant land? There's plenty of land, in some cases, to actually expand a business on 7th Street or build a house or two down on Center Avenue near the 4th Street ditch and still have enough property around the pond to maintain it as a park-like setting. He does get inquiries quite often from people that want to know what the City is going to do about this. If the City were to sell these and put them back on the tax roll, the City would have to repay the loan the amount that they purchase first. For example, if the City bought it for \$9.00 a square foot but sold it for \$20.00 a square foot, we would have to pay the \$9.00 a square foot for that portion back to the State but the balance the City can keep. This is something where staff would go out and identify the properties and have them bid. They can set a minimum bid if they like.

Mr. Hallman stated there's only one of those that does not have utilities and not a street improvement in front of it. The rest of them are all on streets and have water and sewer.

Mr. Forte stated that's the one on 10th Street to 8th Street. The fellow that wants to purchase that, he has a home that abuts that property and he wants to buy approximately 20 feet worth of it to put a park out there. That particular property is of no use to anybody but that person. The 7th Street and 4th Street have some value to them. He doesn't think they should be sold for anything less than a square footage price that the City bought them for. He thinks that should be the minimum that they set.

Commissioner Byrnes stated he would like to see the open land. Especially, 7th Street which is a large residential area. That park really looks nice when they drive by there. It's a nice big open area. He thinks that having those open areas spread throughout the City while they maximize U.S. 1 is a good way to do things and save it for possible future uses.

Mr. Forte asked if they thought 7th Street and 4th Street would fit two single-family lots each?

Mr. Hallman stated it shown on the map there.

Mr. Forte stated that's Pond 3 and they're actually looking at three lots which would front Center Street and the other one down by 7th Street, Pond 4 that would have five residential units. They really have five properties that would have, in essence, a large enough pond in their back yard. It's not a matter that the City needs the money. It's just a matter that the land is available and it definitely has interest.

Commissioner Blais stated his feeling to the one near 7th Street, because the DAV property is just a block away, that's a high spot and to him, he thinks the City ought to keep that in the event that later on they need to expand some of the City yard facilities.

Mr. Buchanan stated they would take a survey, they would have to go through the subdivision process and then bring it back to the Commission to approve the replat and they would plat them as single-family lots if that's the Commission desire.

Commissioner Byrnes stated his desire is to leave it. He likes that park on Center Street and 8th Street.

Commissioner Via stated he agrees with Commissioner Byrnes. He knows that the people there at the B3 would love to take that and extend the B3 South. There's great business, Pond 4, the R7 next to the B3. The people that are in the B3, the Hunter's, want to purchase that if it would go to B3. He agrees with Commissioner Byrnes, that is a good looking park! It really is.

Commissioner Blais asked which one will they use for the Memorial Park? Remember they talked about a Memorial Park?

Commissioner Byrnes stated he doesn't want to do parks that will be an investment. He agrees with Commissioner Via about selling the Cherokee Ranch area. That's a nice area.

Commissioner Via stated and the one guy between 8th Street and 10th Street, that kind of makes sense for what he wants to do. That's not a bad idea.

Mr. Forte stated the consensus is then, they want him to sell the ones by Cherokee, Pond 1 and sell the parcels on Pond 2. On Pond 3 which is along 4th Street and Center Street, those they don't want to sell?

Commissioner Via stated he wants to hang on to it for right now.

Commissioner Blais stated he agrees with Commissioner Via because they have quite a few kids in that area.

Mr. Forte stated a *portion* of this money will buy down the loan not all of it. He then stated that the County gave a parcel of land to the City on 14th Street and there was consensus from the Commission to sell it. To clarify, the parcels on Pond 1, sell; parcels on Pond 2, sell; parcels on Pond 3, sell and the parcels on Pond 4, *don't* sell. The Commission agreed.

5. ADJOURNMENT

The workshop officially adjourned at approximately 10:00 p.m.

Attest:

City of Holly Hill, Florida

Valerie Manning
City Clerk

William D. Arthur
Mayor