

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

JANUARY 09, 2007

1. CALL TO ORDER

Mayor Roland D. Via called the workshop to order in the conference room at City Hall, 1065 Ridgewood Avenue at approximately 8:00 p.m. Attending with Mayor Via were Commissioners John Penny, Gilles Blais, Mark Reed, and Traci A. Anderson. Also attending were the following staff members: City Manager Joe Forte, Public Safety Director Don Shinnamon, Public Works Director/City Engineer Chris Hurst, Finance Director Brenda Gubernator, Community Redevelopment Coordinator Marsha Radulovich, and City Clerk Valerie Manning.

Also attending: Brad Blais and Kevin Lee, Consulting Engineers from Quentin Hampton and Associates, Inc.

Citizens attending: Eddie Colosimo, Jim Legary, Steve Smith, Dean Wiggins and Pastor Chuck McKeown.

2. STATE REVOLVING FUND LOAN PROCESS – WASTEWATER TREATMENT PLANT

Mr. Forte stated Brad Blais is one of the partners for Quentin Hampton and Associates, Inc., and he has been handling the City's water and wastewater for a number of years now and wants to bring the Commission up to date on the issues that the City has with its Wastewater Treatment Plant. The purpose this evening is to bring them up to date on the status of the Plant and what direction the City is going in. Mr. Forte mentioned that he doesn't know if Mr. Blais intended to talk about dollars and cents tonight.

Brad Blais, Quentin Hampton and Associates, Inc., stated he intended to bring that up because the next item that they need to talk about is setting up a Commission date to pass a Resolution that will authorize the State Revolving Fund Loan application.

Mr. Forte stated they have to have the funding source to pay that loan down which is going to ultimately end up in an increase to the water and sewer rates that the City charges.

Mr. Blais introduced Kevin Lee who is a new Engineer Interim with Quentin Hampton and Associates, Inc., and he is a recent graduate from the University of Florida and has finished up his Masters program with the Environmental Engineering at the University. Mr. Lee interimed with Quentin Hampton and Associates last summer and they are happy to have him aboard full-time as a new employee. Mr. Blais stated he believes they were here about six months ago and they talked about the Utility Master Plan that was prepared and they had a power point presentation here and they talked about some of the major improvements that are necessary to meet the needs of the City's utility system for

the next decade and beyond. One of the major elements that was involved is the Wastewater Plant. Both, upgrading of the existing plant components and expansion of the plant to meet the redevelopment needs, specifically with the new towers that are coming in, Marina Grande, the additional flows that are incumbent from that and in the Master Plan document they identified the projected flows, etc. The project that they have before the Commission tonight is an expansion of the Wastewater Treatment Plant and improvement of the existing infrastructure. At this time Mr. Blais asked the Commission to look over the handout of the Wastewater Treatment Plant which identifies the main components that they are be putting in and there is also a figure which is, Sheet 3, of the project plans set that's out here, if they want to go through the project plans, this is the plans set that they intend to go to bid with. The expansion is going to be 600,000 gallon per day. It will bring the rate capacity up from 2.4 to 3.0 mgd. During the initial planning stages they looked at doing an expansion beyond that to approximately 4 mgd which would have added a future Biological Treatment Unit (BTU). They have had a lot of success reducing infiltration and inflow into the City's system. At this point in time, based on the work that has been done to date, myself and Chris Hurst both feel confident that they can forestall the need for the future, BTU, and save approximately \$2 million. They already need to be set up, piped and plumed so that if there is a *need* to add additional capacity down the road, it's simply a matter of putting in the tankage; the instrumentation will be there, the pipes, the infrastructure and everything underground will be ready to go. This is truly a way to save a huge amount of money. They are also adding new filters. The primary focus right now is that the City does not have enough filtration capacity to pass the peak flows through the plant. So they are putting in new filtration and then in addition to doing this, they are going through the entire plant and replacing almost every piece of moving equipment that exists in the plant. Right now, all of the pumps that were put in were put in 1989 and 1990. There is equipment out there that has been running 16, almost 17 years. This equipment runs 365 days a year/24 hours a day/ 7 days a week. The useful life of this stuff in a sewage environment is 10 to 15 years. They essentially have to go through the entire plant and replace all of the moving parts, the pumps, the drive equipment that serves it and the instrumentation. Mr. Blais went over the preliminary probable cost handout sheet with the Commission at this time. This shows a breakdown of costs that they feel or at this point in time are pretty reflective of the overall project. The total, including contract or profit approximately \$4.6 million or \$4.7 million; 10% contingency. They intend to go to the State Revolving Fund (SRF) to fund this project. The State Revolving Fund is a low-cost way for municipalities to borrow money. The rate right now that they can expect to receive is 2.75%. That will save the City approximately, per million dollars, approximately \$40,000 per year/per million dollars borrowed and that's a fixed rate for 20 years.

Mr. Forte handed out information pertaining to where the City's money is in regards to the water and wastewater treatment plant as far as the loans that they have out going back as far as 1998. They can see the money that they borrowed in 1998, where it went, wastewater, water, stormwater so when Mr. Hurst comes back...it's not really pertinent to this discussion but he wanted the Commission to see where the money was coming and going.

Mr. Blais updated the Commission on the State Revolving Fund (SRF) process. It requires that the City has a Resolution that goes before the City Commission that says, okay this is the approximate amount that they are going to borrow and they are going to prepare this loan application that includes documentation, the Master Plan information and it goes to the State Clearing House, it goes to all of the State agencies, the Division of Forestry to look at to make sure that there is nothing in here that is environmentally detrimental to the State. Once they clear those hurdles then they are going to try to make the March 2007 Board hearing for the actual loan approval process. So they will need to have their permits in place by March 2007 and also a Resolution in place saying, okay, we have had a publicly noticed meeting, we've identified the costs and we have approved for the City Manager to sign this application to the Department of Environmental Protection (DEP) to borrow this money. Right now, there is approximately \$1 million in impact fees that are available so they are looking at borrowing approximately \$4 million. Their debt service picture on \$4 million is going to be somewhere in the neighborhood of \$24,000 to \$28,000 per month for that debt service.

Mr. Forte asked at what point is the City committed to the SRF loan.

Mr. Blais stated once they are approved in March then they will come back for the actual signing of the loan or approval of the loan document, once they cross all the hurdles. Part of what they have to put forward in March is what's called a Capital Finance Plan (CFP). The Capital Finance Plan is essentially the debt service calculation that says, okay this is what our operation and maintenance costs are historically, this is what our existing debt service obligations are, and this is how we are going to repay the loan with the required coverage factor. The coverage fact on this loan is approximately \$1.15 million. That means that the City has enough reserve monies in addition to what's coming in. Part of this CFP is going to be a rough cut estimate of what the City's rate increases are going to need to be to cover some of this. He will say that based on his look at the new units that are coming online from the new development, etc., that will cover a portion of the debt service associated with the new expansion.

Mayor Via stated in other words, what the City charges them for wastewater, that new income will...

Mr. Blais stated that new income will pay for the additional capacity that the City is constructing.

Mayor Via stated plus the million dollars that Mr. Blais talked about in impact fees.

Mr. Blais stated that will also offset the additional costs. The City's new growth is paying for itself but what they have to understand though is that they have approximately \$2.5 million to \$3 million worth of improvements here that are strictly just to bring the City's facility back up to the point that it can run for another 15 years. This is something that is unavoidable.

Commissioner Reed asked if they have any idea of about how much that water increase is going to be for the residents.

Mayor Via stated, \$2.00 but not as a total increase because the new units going to...

Mr. Blais stated the new units are going to generate that.

Mr. Forte stated he doesn't want to commit to any of those figures when they are not there yet.

Commissioner Reed stated, right.

Mr. Blais stated what he would like to do when they prepare the Capital Finance Plan, that Capital Finance Plan document, which is a required submittal for this SRF loan application in March, will identify the amount of revenue that will need to be generated by the system. At that point, they will have another workshop with the Commission and will identify all of the different options available to them. Their debt service picture at this point in time is not onerous as far as the percentage of the overall system revenues so the percentage increase is not going to be anything that is going to be an overwhelming shock to the customers but again, this is something that he will come back to the Commission with. The purpose of this exercise is mainly to tell the Commission what is coming up and the steps that they have to take in order to get this low interest money from the State. It does beat the bond market because their loan service fee, the underwriter's cost, all those things associated with the bond market are much higher than the SRF.

Mr. Forte stated the Commission will probably see a Resolution coming forth in February.

Mr. Blais stated, yes and then the Capital Finance Plan needs to come before the Commission the first part of March. His deadline for all of the packets is around March 10th.

3. SPECIAL EVENTS

Mr. Forte stated this is at the request of Commissioner Penny to revisit special events in its entirety. In addition to that, they were going to talk about Bike Week events, specifically the Bike Week parade. Mr. Forte handed out a calendar with some of the events already going on in the City and their scheduled dates until 2011. Most of these events are within the CRA. If they notice on the calendar, the City is more of a holiday special event City.

Commissioner Penny stated that his main concern is dealing with the Bike Week activities. They have already touched on the bike wash activities in previous workshops and meetings. His concern is that they are in a metamorphosis right now. They are trying to increase the City's standards, they are trying to re-invent themselves...they are going up. He thinks they need to increase their level of expectation and increase their standards. Commissioner Penny informed the Commission that at their last City Commission meeting there was talk about the "image" of the City. For the record, he does not like bike washes. He thinks if the Commission wants to continue to allow bike washes that they need to be in the back of the property, behind some sort of screen and it needs to be advertised by a static sign. He would like for them to openly discuss it and hear the other Commissioner's views.

Commissioner Blais stated that the City is a bedroom community; family oriented. They don't have the tourists or the beach, and they don't have the race track. They are an individual community just like South Daytona – a bedroom community. The City needs to keep their image and improve on it and have activities that are family oriented.

Commissioner Penny stated his whole concern with Bike Week and Biketoberfest is that the City has no history of these events. They are never, ever going to compete against Destination Daytona or Main Street; the City will never do it.

Commissioner Reed agrees that Holly Hill will never be Mecca for Bike Week. He was never concerned about the bike parade getting out of hand and he doesn't see the bike washes getting out of hand. He thinks there is something that the City can do to alleviate Commissioner Penny's fears but he really thinks some of Commissioner Penny's concerns maybe a little unwarranted, in that, it probably is just not going to happen. He doesn't have any strong feelings about it. He doesn't have any desires to make Holly Hill a bike Mecca. He is not that concerned about what's going on to tell them the truth.

Commissioner Penny stated his business is located right on U.S. 1, he sees stuff going on everyday, and he is really concerned with the image of the City's commercial corridor.

Commissioner Anderson stated looking at both sides...they are between a rock and a hard place in making a decision like this. Personally, she doesn't have a problem with the bike washes as long as they have them off the road with a sign and the girls are dressed appropriately, she will tell them that right now. As far as anything else, she really doesn't think...she thinks it would be just for the businesses that are here in the City and as far as any other special event, she thinks they should stay with a family event because they are a small community and they are a family community. As far as the bike washes, they have been around forever but she thinks they have to be regulated; she agrees with that.

Commissioner Penny asked if Bike Week was a family event.

Commissioner Anderson stated to some families, it is, yes.

Commissioner Reed stated Commissioner Penny, it may not be a family event and it may not be “our” event but because the City is stuck in the middle of it, the City has to deal with it somewhat. They are going to have some of Bike Week no matter what the City does. If there’s not one Pub in this town and no bike washes, they are still going to have motorcycles running through the streets at 3:00 a.m. They will still have to deal with it because this is where we live.

Commissioner Penny stated they can have motorcycles passing through the City but at least they won’t have to explain why the City has lowered its standards and let the bike washes and stuff happen.

Commissioner Anderson stated they can have bike washes but that doesn’t mean that the City is lowering its standards. They talked in previous meetings and workshops about a dress code. When the bikers come to town they pay a lot of their bills. They spend a lot of money in Volusia County. There is money spent. She really hasn’t had any trouble with them and it’s the same thing with the NASCAR people, they spend a lot of money here. Why can’t they have the best of both? Why can’t they have the bike washes but have them controlled like they had talked about earlier with Chief Shinnamon and have somebody go out there and make sure that the dress code is what it should be. The City can put restrictions on this stuff.

Commissioner Penny stated he understands that the motorcycles are big in Volusia County. He is just questioning is Bike Week an event that the City should focus on. There are numerous other events that are family oriented that the City can focus on.

Commissioner Blais stated they can put up a barrier for the bike washes so people don’t see them from the street.

Mayor Via stated he wants to refresh their memories that they started off on this path of a bike parade and some of the other special events. He doesn’t think anywhere along the line the Commission talked about replacing anybody else’s activities. The Commission looked at it as being a rather low impact of an event. The most calls he gets during Bike Week is about the girls at the bike washes. He doesn’t want to get into being the dress code police.

Commissioner Anderson stated but they have to have some kind of standards because how are the police going to enforce them if they don’t have a rule in place. There should be a rule on how they have to be dressed and if they want to have a bike wash off the street, behind the building that is fine but they have to have some sort of guidelines.

Mr. Forte stated there are five people here that set the image for the City and they use the word “image” a lot. “You have to tell me what you want to do”. Mr. Forte informed the Commission that the Statue of Liberty lady who advertises for Liberty Tax Services and the guys who stand on the corners in Holly Hill advertising for Sunrise Auto Sales are not allowed to do that anymore. The City has to draw the line because what they have is a commercial advertisement on a public sidewalk which is a “sign”. If every business put a character out on the City’s sidewalks, again, it comes down to image. It’s not his rule, that’s in the Code of Ordinances Book. He knows that South Daytona also stopped allowing the Statue of Liberty lady to advertise for their business on the sidewalks. At what point do they say enough...

Mayor Via stated a politician campaigning with a sign. He is just saying, what’s good for one should be good for all.

Mr. Forte stated Mayor, if you want me to stop the politicians from holding campaign signs, you let me know.

Mayor Via stated he means, they start getting into First Amendment Rights and a whole lot of other things there.

Mr. Forte stated it’s not a First Amendment Right, it’s a City policy. You set the rules. This is not a catering to a First Amendment Right issue. There are limits. You can’t yell fire in a crowded movie theater, you can’t threaten the President. The First Amendment doesn’t mean you have the right to do anything and everything you want to do, that’s not the First Amendment Right.

Mayor Via stated they are on the right track in talking about image and he doesn’t think anybody here has any purpose of dulling the City’s image because they have come a long way and they have further to go, especially with their plan. As far as Bike Week goes, all the Commission said is that they would entertain doing a bike parade.

Commissioner Penny stated there hasn’t been any clear direction given to Mr. Forte about any of this. They have talked about so many things and there has not been any direction given to Mr. Forte. Commissioner Penny stated he would like to hear some clear direction and give it to Mr. Forte. Commissioner Penny informed the Commission that he is opposed to bike washes; if the City is going to allow them, he thinks they should be behind a screen where no one sees them and there needs to be a static sign for the advertising of the bike washes. Is there consensus from the Commission?

Commissioner Blais and Mayor Via agreed with him because it goes back to image.

Commissioner Anderson stated they can have bike washes as long as they have rules.

Eddie Colosimo, Bikers for First Amendment Rights (B.F.F.A.R.), read off some demographics pertaining to bikers to the Commissioners for them to consider. Commissioner Penny, I respect you greatly but I keep hearing the word image about Holly Hill. He has to tell them, the worst image that they can get of Holly Hill is to come off of that beautiful off ramp on LPGA Boulevard and drive into Holly Hill.

Mayor Via stated that's a County road.

Mr. Colosimo stated he knows that but it's still an image and it's the first image that you get of Holly Hill when you come down LPGA Boulevard.

Commissioner Penny stated but his point is that the image he is concerned with is the people that live here and the people that raise children here and the people that he wants to recruit here with their businesses. The image that he doesn't want to portray to these people is people that have obscenities attached to their clothing.

Mr. Colosimo stated those patches have been corrected and he took the criticism and he took care of it. He thinks they are carrying the image thing a little bit too far. The City of Holly Hill is never going to be an Ormond Beach or what Daytona Beach used to be as far as Bike Week goes. He thinks the Commissioners concerns are too great about that. He is as image conscience as Commissioner Penny is. He doesn't want to see anything...he fights day and night down at his business, chasing prostitutes and bums and trash out of the City and trying to chase them north. If he wasn't concerned about the City's image, he would let them come in the parking lot and do business. He doesn't like that image and he doesn't want it either. He thinks the Commission is putting too much emphasis on Bike Week and Biketoberfest and bikers.

Mayor Via stated the problem is, Mr. Colosimo, is that it's the actions of a few that ruin it for the many. The Commissioners get the calls on the bike washes. What he is saying, he doesn't mind having a bike parade, he thinks it's a good, fun thing to do and it's just like a Christmas Parade, except its motorcycles. But the bike washes is something that he doesn't think is an image that the City needs to portray.

Mr. Colosimo stated his concern is, is that the City is catering to a minority few and is running scared because there is always going to be somebody that they are going to offend; he doesn't care what they do. His concern is that the City is over reacting to a minority in the community.

Pastor Chuck McKeown asked Mr. Colosimo if he lived in the City of Holly Hill.

Mr. Colosimo stated, no sir but he pays \$10,000 every year in property taxes.

Pastor McKeown stated but do you live here?

Mr. Colosimo stated no sir, I don't. I wouldn't live in *any* city.

Mayor Via stated Mr. Colosimo lives in the County.

Pastor McKeown stated well, I do live here and I do care about what people are exposed to and what people deal with and I am concerned. I was thinking just a little while ago, I think I will start a new group “White bearded men for First Amendment Rights” and then go after anything I want using the Constitution.

Mr. Colosimo stated he spent five years working on this organization to help the people in this community.

Pastor McKeown stated, and I have spent 15 years in this town.

Mayor Via stated what Pastor McKeown’s point is he is family oriented, he is concerned about image; we are *all* concerned about image.

Mr. Colosimo stated he is concerned about image too. He was a single parent for 18 years.

Mayor Via stated but what the Commissioners decision here is related to activities that have to do with those specific events. At this point, the City does not have a bike parade. Mr. Colosimo has heard that the City does not want bike washes directly out on the street with the signs and if the City can regulate them further back on the property by a reasonable distance or a screen then Mr. Forte has his direction on that. The next question, they were previously going to do a bike parade, his question is, the City is not sponsoring one now but would they consider if someone else wanted to do one, do we still want a bike parade whether the City is doing it or somebody else or is that off the table now?

Commissioner Penny stated he is not opposed to an orderly, organized motorcycle parade.

Commissioner Reed stated he doesn’t understand how Commissioner Penny can sit here and say he is not opposed to a bike parade when you make a motion and get the parade taken off as an event.

Commissioner Penny stated no, he said the City wouldn’t sponsor it; that’s a big difference.

Commissioner Reed asked why would they want a parade that they don’t have control over. Why would they want to have a parade that they are not sponsoring and don’t have any control over it? If they are going to have a parade, it should be a City sponsored parade so that the City can control what happens so that they don’t have the Outlaws coming in and getting a parade permit.

Commissioner Anderson stated if the City isn’t going to sponsor the bike parade then the City has no right to have a parade because the City wouldn’t have any control over it.

Commissioner Blais stated traffic control is the City’s responsibility.

Commissioner Reed asked what do neighboring cities charge for a bike parade.

Mr. Forte stated he doesn't know.

Commissioner Reed stated he doesn't want to put advertising money out for a bike parade that the City is not sponsoring. "Mr. Colosimo, I saw your request, I would not be in favor of that."

Mr. Colosimo stated it's simply a request; I don't need it. We already produced three times what the City gave us the last time.

Commissioner Reed stated that's fine. If the City is not going to sponsor it and the City is not going to be in charge of it then I don't want to spend any money on it. If it's going to be a public event, like a Christmas parade then they will have to spend some money on it.

Mayor Via stated the City has no process for providing parade permits. Do they want to create a process where they can allow parade permits?

Mr. Forte stated he doesn't know if that's the question the Mayor wants to ask because Mr. Forte doesn't think the City needs every business, every nonprofit, every social organization coming in asking the City for a permit to conduct a parade.

Mayor Via stated they would have to set an entire criteria of cost and effort.

Mr. Forte stated now you're opening it up, literally now, by permitting it; you're opening it up to *everyone*.

Commissioner Anderson stated they would be opening a bad door if they do that.

Mr. Forte stated now, if the bikers gather in Hollyland Park, a public park, and they want to exit from there in mass on the last Sunday of Bike Week, they can do that without a permit, without asking the City's permission, they can get 500 or 1,000 bikes to show up at Hollyland Park and exit Bike Week all on their own.

Commissioner Reed stated, or at Mr. Colosimo's place.

Mr. Forte stated, anywhere. They would have to follow the traffic control devices on the roads that they travel *or* like the City would do for a funeral procession is the City would give them a limited amount of keeping the procession moving to clear the traffic pattern. Nothing would prohibit someone from, by word of mouth or advertisement, letting people know that they will be meeting in Hollyland Park on this day.

Mr. Colosimo stated, "Let me make this easy for everyone, I have a business down there on the corner that I have been taking good care of, trying to keep clean and trying to keep the community clean, I have tried being a good, working member of this community...guess what guys? You can have it! I'm going to keep my business, I'm going to keep my corner clean but as far as the rest of this City is concerned, any support from me...you don't have anymore! Good-bye!"

The consensus from the Commission about permits for parades was: no.

Jim Legary, 342 Burleigh Avenue, stated he is concerned about a couple of things. He keeps hearing...we're not happy with Holly Hill; we need to change Holly Hill. He just doesn't understand how they can be so terribly selective about the businesses they are going to accommodate. He doesn't understand what is so drastically wrong with Holly Hill that they need to booster everything.

Mr. Forte stated he doesn't think Mr. Legary heard right. He doesn't think the Commission is saying what's wrong with Holly Hill, he thinks they are saying that Holly Hill is *changing* and they need to help steer the direction that Holly Hill is going in. He didn't hear anybody say that Holly Hill is a bad place.

Mr. Legary stated I didn't mean that, no, you're right, that's not what I heard but I'm hearing that we are going to do our best to institute programs so that...like we are going to deny that there are several, hundreds of thousands of people that will come here for Bike Week; we don't want them in Holly Hill.

Mr. Forte stated he didn't hear that. He heard that they don't want bike washes; that's the only thing he heard. Nobody said that bikers are not welcome in Holly Hill. He did not hear that. The issue that was on this table tonight was "bike washes". The City has a banner that was made that will hang over U.S. 1 every Bike Week that welcomes bikers.

Mr. Legary asked if they can do something in a positive step to make what we want to come to pass or do we just put the semi-naked girls, like the Mayor said, in the back of the establishment...

Mr. Forte stated that's the best thing...

Mr. Legary stated, and not pay attention to the fact that they are riding down the street?

Mr. Forte stated that's the best thing said tonight.

Mr. Legary stated he doesn't hear anything positive. He doesn't hear anything that there is some way that they can accommodate a better situation, some way that they can make a deal...like a babysitting thing, he doesn't hear any of that. What he is hearing is that they don't like the image.

Mayor Via stated he doesn't think they are trying to accomplish the positive, they are just trying to avoid the negative.

Mr. Legary stated that's exactly what he is saying.

Mayor Via stated they have to do positive things to get positive results.

4. SKATEBOARD PARK

Mr. Forte stated according to his minutes and the slight history of this topic, this will be the fourth time that they are discussing skateboard parks. There is not enough money and there is not enough space. It was put on the Commissions goal session in 2001 and it was stated that if they can find the land and the money, move forward with it, other than that, it's not a priority and then the following year it came off the goals list.

Chuck Beach, PAL Executive Director, mentioned that on December 13th he spent the whole day at Holly Hill Middle School talking about the different programs that they have coming up – basketball, cheerleading and things like that and he had a whole group of kids come to him, in between classes, and ask about a skate park and they said that they had a petition that was circulating and getting signed by all of the other kids there and they were up to 125 names that had already signed it. Mr. Beach spent the last three days after school got back in session trying to get that petition so he could actually look at it. The kids were supposed to give it to him the day he left the campus but never saw it and still haven't seen it. They have a core group, and it might be 5% of the kids, in this area, that are die-hard skateboarders. Mr. Chuck doesn't know if the City's choice is to invest the revenue that they will need to do to appease that 5%. Mr. Beach agreed that there isn't enough money or space for a Skateboard Park at this time.

There was some discussion amongst the Mayor, Commissioners, Mr. Forte and Chuck Beach, PAL Executive Director, and the final consensus was that there is not enough money or space right now. Therefore, they will not be moving forward with the Skateboard Park at this time.

Other items of discussion for the workshop:

Commissioner Reed stated he thinks they all got a letter in their mailbox about VOGC Concurrency Seminar – does he have to go to that? Is that something that is going to concern this City?

Mr. Forte stated, yes. That's what Mr. Gutierrez is working on and the City has to incorporate a School Concurrency Element into the City's Comp Plan and Mr. Gutierrez is on that Board. It probably wouldn't hurt to go to the meeting to get some firsthand information.

Commissioner Reed briefly discussed if someone wanted to get a new concrete driveway they would have to get a permit. He thinks if someone puts a new driveway in, that you're sidewalk should be right. They shouldn't be allowed to build a new driveway next to an old damaged sidewalk and not replace the sidewalk and make the City do it and/or build a driveway without an apron that goes from the sidewalk to the street.

The City Commission agreed with Commissioner Reed and there was consensus.

Commissioner Reed mentioned 3rd Street and Ridgewood Avenue. Is this Commission satisfied with the progress that's been done on 3rd Street?

There was consensus that the Commission was not pleased with 3rd Street and Mayor Via informed them that the City is doing everything they can. Mr. Forte mentioned that Mr. Rainey is going before the Special Master who will give Mr. Rainey an "x" amount of days to do something and if it's not done then a lien will be placed on the property.

Commissioner Reed stated the other thing he wanted to ask the Commission about that property is that it's pretty obvious that Mr. Rainey is not going to build 15, seventeen story towers there and the City has this Master Plan coming up for the CRA and is this City willing to work with Mr. Rainey and do something there? Would that be a good place to start rather than trying to social engineer the hotels or something?

Mr. Forte informed the Commission that he has a meeting with Roger LeBlanc tomorrow to discuss shopping centers and specifically, Mr. Rainey's property.

Commissioner Reed stated he has one more thing he would like to discuss – the fence on the corner yard, referring to side yard setbacks.

Mr. Forte stated the side yard setback Ordinance was approved on the first reading and denied on the second reading.

There was some discussion amongst the Mayor, Commissioners, and Mr. Forte pertaining the side yard setback Ordinance and there was consensus to bring that back to the Commission to possibly reconsider.

Mr. Forte briefly discussed the McCoy House. If three or more of the Commissioners decide they don't want to put money into the McCoy House, they don't need to have a Shade meeting or if the others say they should make an offer on it then they will have a Shade meeting and discuss the offer.

Commissioners Reed and Penny did not want to put any money into it.

Dean Wiggins, Chairman of the Historic Preservation Board, briefly discussed his feeling pertaining to the McCoy house at this time with the Mayor and Commissioners.

At this time, the Mayor adjourned the workshop to go into the Shade meeting at approximately 11:10 p.m.

5. ADJOURNMENT

The workshop officially adjourned at approximately 11:10 p.m.

Attest:

City of Holly Hill, Florida

Valerie Manning
City Clerk

Roland D. Via
Mayor