"The Crossroads to the Future"

Town Council Meeting Minutes

October 3, 2016
7:00 P.M.

Present at Meeting: Mayor Rau, Mr. Bass, Mrs. Smith, Mr. Mellecker, Mrs. Shaw, Mrs. Kirk, Mr. Fontes, Mr. Branham, Mr. Williams, Mrs. Knagge, fourteen (14) members of the Community, and two (2) members of the Media.
Absent: None

I. ***Call to Order*** – Mr. Bass at 7:01 PM

II. ***Pledge of Allegiance to Flag & Invocation*** – Mr. Bass

III. ***Visitors Welcomed & Reminded Meeting Minutes are Being Recorded*** – Mr. Bass

IV. ***Persons Wishing to Address Council – 3 Minute Limit*** – None

V. ***Minutes***

- Motion to Approve the Minutes by Mr. Fontes and 2nd by Mrs. Smith.
  - Discussion: None
  - Motion Carried.

VI. ***Treasurer's Report***

- Motion to Approve the Minutes by Mrs. Smith and 2nd by Mrs. Shaw.
  - Discussion: None
  - Motion Carried.

VII. ***Presentations***

- Girl Scouts Troop 689 – Missy Williams
  - Bethany, Troop President along with 4 other Troop Members discussed their plans for their 10th year of ministering to local Fire & Police Personal for Thanksgiving.
  - Council Consensus was to add to the next meeting for Consideration of a Donation.

- Vocational Scholarship Foundation, Inc. – Spotswood Watkins
  - Mr. Watkins updated the Council on what the Foundation has been up to this year.
  - He stated that they have now opened their Scholarships open to any graduate of Nassau County, past & present.
  - Council Consensus was to add to the next meeting for Consideration of a Donation.

VIII. ***Business***

- Resolution 2016-R21 – Episcopal Children's Services
  - Read by Title by Mr. Branham
  - Motion to approve donation of $500 to ECS by Mr. Fontes and 2nd by Mr. Mellecker.
  - Discussion:
    - Mrs. Knagge stated that due to the deadline for the matching of State Funds she added the Resolution before a Presentation was made, and asked the Council to accept the addition. Council agreed.
  - Motion Carried.

- Resolution 2016-R22 – Sanitation 3% Rate Increase
  - Read by Title by Mr. Branham
  - Motion to approve the 3% Sanitation Increase by Mr. Fontes and 2nd by Mr. Mellecker.
  - Discussion:
    - Mr. Fontes stated that per our contract the increase is permissible.
    - Mrs. Smith asked when this contract was up. Mr. Fontes stated in 2019.
  - Motion Carried.

- Public Hearing
  - Application for Alcohol Beverage Sales – Callahan Philly Cheesesteak & Pizzeria Restaurant – Joe Zimmerman
    - Mr. Zimmerman & his partner, Scott Hananna, provided the Council with their plans to add wine & beer to their menu. They also provided two letters of recommendations: Sheriff Leeper & Representative Adkins
    - Mr. Bass Closed the Regular Meeting: 7:16 PM
    - No Public Comment.
    - Mr. Bass opened the Regular Meeting: 7:16 PM
    - Motion to approve Callahan Philly Cheesesteak & Pizzeria Restaurants Alcohol Beverage Sales by Mr. Mellecker and 2nd by Mr. Fontes.
    - Discussion: None
    - Motion Carried.

- 1st Public Hearing
  - Ordinance 2016-O4 – Annexation Section 49
    - Read by Title – Mr. Branham
      - Mr. Branham stated this is a Voluntary Annexation and the Ordinance also designates future land use.
    - Closed Regular Meeting 7:19 PM and Opened Public Hearing 7:19 PM
      - No Public Comment
    - Closed Public Hearing 7:20 PM and Opened Regular Meeting 7:20 PM
    - Motion to accept 1st Reading of Ordinance 2016-O04 by Mr. Mellecker, and 2nd by Mr. Fontes.
      - Discussion: None
      - Motion Carried.

  - Ordinance 2016-O5 – Annexation Sections 51 & 20
    - Read by Title – Mr. Branham
      - Mr. Branham stated this is an In-Voluntary Annexation due to the fact that only 2 of the 3 homeowners had responded to correspondence. According to Florida Law it is legal for the Town to move on with the Annexation since 75% of the Homeowners are in agreement.
    - Closed Regular Meeting 7:24 PM and Opened Public Hearing 7:24 PM
      - No Public Comment
    - Closed Public Hearing 7:25 PM and Opened Regular Meeting 7:25 PM
    - Motion to accept 1st Reading of Ordinance 2016-O05 by Mrs. Smith, and 2nd by Mrs. Shaw.
      - Discussion:
        - Mr. Fontes asked if the one homeowner not responding could cause issues for the Annexation, and Mr. Branham stated he did not think so.
      - Motion Carried

- 1st Public Hearing
  - Ordinance 2016-O6 – Zoning Re-Classification -- Tabled
    - Mr. Branham stated this was not needed according to our Code. He said it could be handled under 'future land use' instead of 'zoning'.

- Impact Fees
  - Mr. Mellecker stated that the Council needs to discuss what to do about our Impact Fees. Especially since the County just redid theirs. He stated that the Planning & Zoning Boards recommendation was to have different Impact Fees for Commercial and Residential. To possibly do the Commercial by Square Footage.
  - Mr. Fontes stated the question the Council needs to answer is: Do we want to collect Impact Fees from new construction to help with Roads, Parks, Town Hall, etc.?
  - Mrs. Smith asked what the School Board Impact Fees are. Mr. Williams stated they are $3600. She stated that with the School Boards Fees and what we charge for

Water & Sewer it is already over $5000 for new construction to come to Town which is really high.
- Council Consensus was to research, think about what they want to do, and discuss at next meeting.

- Land Acquisition
  - Mr. Williams stated that the Allied Vets land could be annexed into the Town Limits, but that he would need to do some more research on the legal things that have occurred there and who actually has possession of it.
  - Mr. Williams stated he is still waiting on the results of the Soil samples before he has a survey done on the CSX land.

IX. *Review & Approval of Town Expenditures*

- General Fund **$5,519.15**
  - Motion to Pay the General Fund by Mrs. Smith and 2nd by Mr. Mellecker.
    - Discussion: None
    - Motion Carried.
- Water & Sewer Fund **$7,553.20**
  - Motion to Pay Water & Sewer Fund by Mr. Fontes and 2nd by Mrs. Shaw.
    - Discussion: None
    - Motion Carried.

- Water & Sewer Disbursements **$1,170.14**
    - Motion to Pay Water & Sewer Disbursements by Mr. Fontes and 2nd by Mrs. Smith.
    - Discussion: None
    - Motion Carried.

- Water & Sewer Adjustments – None

X. *Around the Council Table*

➢ **Mayor**
- Will be out of Town for the first meeting in November.

➢ **Mrs. Smith – Parks**
- Rebecca Lynn & Cub-Scout Troop 351 built a new Bird Feeder at the Park and have committed to supply the food and upkeep of it for one year.

➢ **Mr. Fontes – Water & Sewer** – Nothing

➢ **Mrs. Kirk – Treasurer** – Nothing

➢ **Mrs. Shaw – Streets** – Nothing

- **Mr. Mellecker – Zoning** – Nothing

- **Mr. Branham – Attorney** – Nothing

- **Mrs. Knagge – Clerk**
  - Reminded Council of the Callahan Garden Clubs 75th Anniversary Celebration on Saturday from 2-4 PM.

- **Mr. Williams – Town Manager** – Nothing

- **Mr. Bass – Council President & Fire**
  - Traffic around Town is getting worse. Has had parents contact him to ask the Council about adding sidewalks to Warrior Drive, so the kids have somewhere safe to walk. Mayor stated that the School Board should handle it. Mr. Bass will look into right of ways and whose responsibility it is.

XI. *Adjourn*

- Motion to adjourn by Mr. Fontes and 2nd by Mr. Mellecker. Motion Carried.
- Time: **7:58 PM**

Stephanie Knagge

John Kenneth Bass, Council President **Stephanie Knagge, Town Clerk**

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.