



“The Crossroads to the Future”

## Town Council Meeting Minutes

November 5, 2018

7:00 P.M.

**Present at Meeting:** Mayor Rau, Mr. Bass, Mr. Mellecker, Mrs. Shaw, Mrs. Kirk, Mr. Fontes, Mr. Branham, Mrs. Knagge, Mr. Williams, ten (10) members of the Community, and two (2) members of the Media.

**Absent:** Mrs. Smith

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- I. **Call to Order** – Mr. Bass at 7:00 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 2<sup>nd</sup> by Mrs. Shaw.
    - Discussion: None
    - Motion Carried
- VI. **Treasurer’s Report**
  - Motion to Approve the Treasurer’s Report by Mr. Mellecker and 2<sup>nd</sup> by Mrs. Shaw.
    - Discussion: None
    - Motion Carried

## VII. Business

- Planning & Zoning Board Member Approval
  - Motion to Approve Mr. Urban Fleming to the Planning & Zoning Board by Mr. Mellecker and 2<sup>nd</sup> by Mr. Fontes.
    - Discussion:
      - Mr. Mellecker stated that he, the Clerk, and the Mayor interviewed the Candidates who applied last week. It was agreed that Mr. Fleming would be a good asset to the Town.
    - Motion Carried
- Public Hearing
  - Axis Plex (Ewing Park) Apartments
    - Mr. Bass Closed Regular Meeting & Opened Public Hearing at 7:07 PM
      - No Public Comment
    - Closed Public Hearing & Reopened Regular Meeting at 7:09 PM
    - Mr. Franklin passed out a packet to the Council that included the Fee Schedule he would be paying to the Town, the County, & the School Board.
    - Mr. Franklin asked the Council to consider giving him a \$50,000 break on the fees to help with the cost of extending and repaving the road.
    - Discussion:
      - Mrs. Shaw stated she's concerned about the Fire/Rescue being able to get in there and turn around to exit.
      - Mr. Franklin stated he had already worked Mr. Butch Williams, the Fire Inspector, and the changes were made to the plans to safely accommodate the Fire/Rescue.
      - Mrs. Shaw stated that one way to get in and out of there is going to be ridiculous.
      - Mr. Franklin stated the road is passable and with the changes to the parking lot it will be even more so.
      - Mr. Franklin read the Planning & Zoning Board's Recommendation.
      - Mr. Fontes stated that in Chapter 195-80 of course code we are allowed up to 10 units per acre which would be 70 units.
      - Mr. Franklin stated that there is 7.5 acres, which means he is asking for an additional 7 units.
      - Mr. Bass stated that Ewing Park Road being the only access road is just not acceptable.
      - Mr. Fontes stated that Mr. Williams has been working on trying to get another access road which will come out between Wells Fargo and the strip mall.
      - Mr. Branham stated that 10 acres per unit would be the most the Council could approve without doing PUD & Development Agreement which would require an Ordinance.
      - Mr. Franklin stated that time is an issue, and he wanted to start in December, and now that's been pushed to January. He stated he started with the Planning & Zoning Board three months ago, and another four months is a little long.

- Mr. Mellecker stated that the biggest issue is the extra units.
- Mr. Franklin stated that he meets all the setbacks for 80.
- Mr. Mellecker stated the Units is the issue, and we can't change that without an Ordinance.
- Mr. Franklin asked, "What if I change it to 73 units?"
- Motion to approve Axis-Plex Apartments with 73 units by Mr. Mellecker and 2nd by Mr. Fontes.
  - Discussion:
    - Mayor Rau stated that the one road is too crowded. Even Wells Fargo exit would cause a lot of issues starting with the Property owners.
    - Mr. Franklin stating the resurfacing the entire road from the Speed Bumps, and fixing the parking lot will handle the majority of that.
    - Mr. Bass asked why it would only be to the speed bumps.
    - Mr. Williams stated that there is bond and if the road needs fully that will cover it.
    - Mr. Franklin stated he is in Flood X, the need for housing is great, and these units will be 1100 & 1300 sq. ft.
    - Mrs. Knagge stated she agrees the need for nice housing is great. However, the one way in and one way out is going to be a mess, and just paving to the speed bump will make the roads different and that's not making the road fully nice.
    - Mr. Franklin asked if we could work on the Fees.
    - Mr. Branham stated the fees can't be changed, but the Town can choose to make it up other ways.
    - Mr. Fontes stated that Mr. Gaus from West Nassau stated that the Apartments would help him be able to keep teachers.
    - Mr. Bass stated with Crawford Diamond employees will need housing, as well.
- Motion Carried.
  - Mr. Mellecker asked if \$50,000 of the Town Impact Fees can be used to pave the road.
  - Mr. Branham stated Section 102.22 states that those fees can't be adjusted.
  - Mr. Fontes asked what about Park Impact Fees? Mr. Branham stated it could.
  - Mr. Williams stated the Fair Share Requirements have to be in place for roads.
  - Mayor Rau stated it all needs to be in writing.
  - Mr. Branham asked if the Town will be helping to pave the road, and Mr. Williams said we would.
- Council Consensus:
  - Mr. Williams will gather the information needed for a 'Development Agreement' for the parking improvements and the access road.
  - This should be on the Agenda for the next Council Meeting.

- Out with a Boom Fireworks Spectacular
  - Mrs. Knagge - Total donations so far: \$1500
  - Knagge – Infrastructure? Haven’t seen in plans. Parking? Vendors or kids?
  - Mr. Fontes stated that is all in place, and will be presented to the Council when it is completed.
  
- Laura Dibella, Nassau County Economic Development -- Crawford Diamond
  - Mrs. Dibella introduced Tanesha Parker who is her intern and will be available at meetings from here on out.
  - Very large company is looking at Crawford Diamond and one other place, so we should know soon what the decision is.
  - The County is working on Infrastructure of Crawford Diamond which could provide several hundred jobs. They are working on some large grants and would like to then hand the Water & Sewer over to the Town. Which mean running pipe from there to here.
  - There will be discussions between the Town and the County to set all the details if the grants come through.
  - Mr. Fontes stated as long as this doesn’t cost the Town any money.
  - Mr. Bass closed the Meeting for Public Comment at 7:53, and with none he reopened the meeting at 7:54.

### **Review & Approval of Town Expenditures**

- General Fund **\$9,899.72**
  - Motion to Pay the General Fund by Mrs. Shaw and 2<sup>nd</sup> by Mr. Fontes.
    - Discussion: None
    - Motion Carried
  
- Water & Sewer Fund **\$11,105.29**
  - Motion to Pay Water & Sewer Fund by Mrs. Fontes and 2<sup>nd</sup> by Mr. Mellecker.
    - Discussion: None
    - Motion Carried
  
- Water & Sewer Adjustments
  - The Millers of Amherst Oaks. Stated they had a larger than normal water & sewer bill. Turned out to be the flappers in their commodes. No motion since it doesn’t meet the Code requirements.
  - Amanda Sondel on 3<sup>rd</sup> Street. Stated she had a larger than normal water & sewer bill. Turned out to be the toilet leaking. The landlord sent a letter stating it was fixed. No motion since it doesn’t meet the Code requirements.
  
- Water & Sewer Disbursements
  - \$482.87 Water & Sewer Fund + \$206.78 Active Customers = \$689.65 Total
  - Motion to disperse \$689.65 by Mr. Fontes and 2<sup>nd</sup> by Mr. Mellecker.
    - Discussion: None
    - Motion Carried

- Out with a Bang Fireworks
  - Mr. Fontes stated he has spoken with Mr. Schwend and everything is moving along.
  - Band is on board for Concessions. Football is still a question.
  - ROTC is handling parking.
  - Custodian will be there to open what needs open.
  - Financial -- \$1500 with more on the way.

### VIII. **Around the Council Table**

- **Mayor** – wish opponent well for tomorrow’s election.
- **Mrs. Smith – Parks** – Absent
- **Mr. Fontes – Water & Sewer** – Wish Mr. Rau good luck tomorrow for the will of the people. Last time on Council and is very proud of what we’ve accomplished the last 11 years.
- **Mrs. Kirk – Treasurer** – Nothing
- **Mrs. Shaw – Streets** – FDOT is doing a study on Lem Turner, but for now will be adding a sign with reflective strips on the Road reminding people that US1 is coming up.
- **Mr. Mellecker – Zoning** – Nothing
- **Mr. Branham – Attorney** – Nothing
- **Mrs. Knagge – Clerk** -- Nothing
- **Mr. Williams – Town Manager – Absent** -- Nothing
- **Mr. Bass – Council President & Fire** – Working on the traffic pattern for the Elementary and Dr. Burns stated we will discuss it our joint meeting.
- **Opened floor for Public Comment**
  - Carol Franklin - Good for the Town to approve this 6 million dollar investment. It’s impressive how much Brenton Franklin has accomplished for being 23 years old.
  - Dawn West – Veteran’s events – Thurs at 6 at WNHS & Saturday at Hilliard High.

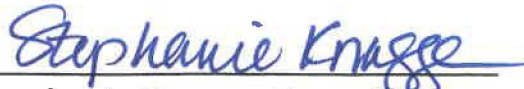
**IX. Adjourn**

- Motion to adjourn by Mr. Fontes and 2<sup>nd</sup> by Mr. Mellecker. Motion Carried.
- Time: **8:07 PM**



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**John Kenneth Bass, Council President**



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**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.*