

Approved
5/13/13
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TOWN OF CALLAHAN
PLANNING & ZONING COMMISSION
MARCH 11, 2013
6:00 P.M.

1. MEETING CALLED TO ORDER
2. INVOCATION
3. MCCI PARKING LOT EXTENSION REVIEW
4. MEETING ADJOURNED

BUFORD HOWARD CALLS THE MEETING TO ORDER

*** BUFORD HOWARD LEADS PLEDGE OF ALLIANCE ***

BUFORD HOWARD GIVES THE INVOCATION

BUFORD HOWARD – Have a seat Gentlemen. Do we have the minutes from the last meeting? We don't? Put those aside there until the next meeting. I'll close the regular meeting now and open up for public hearing on the discussion of the parking lot from Wilson out on 301. I don't have the address on this, but from 301 on Booth Street right behind the dental clinic and doctors office there and I'd like to ask anyone from the audience if they would like to say something toward this before we ask the zoning board members. Any questions you have at this time? Okay. Zoning board, we'll go around the table; you have any questions pertaining to the Callahan Parking Lot that you've had the plans now for awhile to look at. There are some questions pertaining to trees; we need to discuss and I did notice that we did find a fence around a retention pond, it was on one little moat back there in one place – I found that, but we had some questions pertaining to the trees. You left off one tree about taking it down. The one that's right on the property line, right in the center of the lot right out in front that's being removed. I have a picture of it if you would like to see it. It's got a pine tree growing at the base of it (some shuffling of papers going on). Here's a picture of it right here – right on your front property line.

MCCI AGENT – We're saving that tree.

BUFORD HOWARD – You're going to save that tree?

MCCI AGENT – Well it's not called out to be removed. Well if you want it to go, we can...

BUFORD HOWARD – I'm just wanting to be sure when we talk about the tree, we know what we are talking about when we say a tree and that one, the pine can go. We have no objections to the pine trees going at all. That's a non-oxygenating tree and doesn't benefit many people and now in this situation where pine sap will fall on cars and everything else. That answers that question. Board members I'm open for any discussion from you all now. I told you tree removal, the tree; let's look at that first.

*** **Some Background Discussion Going On** ***

BUFORD HOWARD – That one pine tree that they don't have shown on their plat either, its right back there, right where the septic tank; by the front wall of the

septic tank going to be; there's a palm tree there and it's not shown on your plans either. Are you going to remove that one? It's not shown on your plans, if you go straight back to the back of your lot, about twenty-five feet off your back property line forward, there's a big palm tree, same size as the one that's up front.

MCCI AGENT - It's showing its staying.

BUFORD HOWARD – Huh?

MCCI AGENT - It's showing it's staying; twelve inch palm.

***** Conversations in the background going on – inaudible – shuffling of papers – everyone is getting on the same page to view topic in question *****

MCCI AGENT - There's a twelve inch palm.

BUFORD HOWARD – Are you going to keep that one?

MCCI AGENT – Yes, back in the very back, by the retention pond.

BUFORD HOWARD – Okay. It is shown on here as being kept see or removed either. Okay.

MCCI AGENT – Then the other ones here aren't being kept (the rest in inaudible)...

BUFORD HOWARD – That palm, oh it's sitting back on your property there, about ten foot – it's sitting back here ...

MCCI AGENT – (Looking at the plans) that one's being removed, that one's being removed, that one's being removed, and there's one here that's being removed right on the property line.

BUFORD HOWARD – That's a cedar tree there.

MCCI AGENT – That's right, its where the cross street is.

BUFORD HOWARD – (Still looking at the plans) and you have one right here.

MCCI AGENT – And this one being shown is staying.

BUFORD HOWARD – And you're going to leave that one?

MCCI AGENT – Yes.

BUFORD HOWARD – Okay. My question is – I'd love to see a nice drawing of your parking lot with the trees on it and over head or side view or pictorial or whatever you could give us; it would give me more of a – I don't take over the discussion, but I've been on the zoning board since the early eighties with the county and city here, too. That's the reason I'm asking these questions. This tree here you're talking about keeping. Whatcha you going to do with it? Now whatcha you going to do to make that tree? That's the one you say you're keeping. It don't look...

MCCI AGENT – We're saving it.

BUFORD HOWARD – Now...

CARRIE HARRISON – We're saving it.

BUFORD HOWARD – Huh?

CARRIE HARRISON – We're saving it.

BUFORD HOWARD – You're going to save it?

CARRIE HARRISON – Yes.

BUFORD HOWARD – Okay.

BUFORD HOWARD – It needs a little tender loving care.

***** Multiple conversations in the background – inaudible *****

BUFORD HOWARD – It needs some care, it needs some trimming and all before it gets to be the summertime; get those dead limbs that are laying all up in it out and all that; and you're going to take this one down that's in the center of the lot there?

MCCI AGENT – Yes sir.

BUFORD HOWARD – This is the one that – I hate to see that one go, but I see where you all stand, too. You either have to take that tree down or you got to go to the D.O.T. and get a permit to cut that curb and I know what you're doing there. You're trying to dodge that permitting process which is lengthy and sometimes expensive and your ingress and egress is going to be right where that tree is planted. My recommendation, at this time – I'd like to see – Give me

something showing that parking lot like we normally do – a nice parking lot would show – You've got a little bitty picture back there showing a little bit of stuff on your last page here, but I don't agree with what you're putting in there. Are those cabbage palms? Does it have heavy limbs?

MCCI AGENT – No, I'm not the expert on landscaping.

BUFORD HOWARD – That's the one I'm concerned about, because I don't like to see palm trees. They grow up tall with those spears that come out of them, hitting cars down there when the wind blows off, cause they do – you know what I'm talking about.

MCCI AGENT – I do.

BUFORD HOWARD – Huh?

MCCI AGENT – I'm going to look up a picture of what a sable palm looks like.

BUFORD HOWARD – Bring that up - I'd like to see that before because if it is going to be one of those tall palms, that's going to have....

CARRIE HARRISON – They're not.

BUFORD HOWARD – They're not?

CARRIE HARRISON – They do have the palm trees, but other palms, the saga palms.

MCCI AGENT – They're small.

CARRIE HARRISON – Yeah they're small, they're like...

MCCI AGENT – Saga palms are small transitory trees ...fifty years before it becomes a tree. They're small and compact. The big tree, the sable palms fall during ... It's the Florida state tree.

BUFORD HOWARD – Yeah, that's the one I think it's dangerous on the parking lot, unless you go up there regularly and trim those dead limbs out of them.

CARRIE HARRISON – No they're like shrubs. They're not like trees. You see them everywhere for commercial and it's decorative.

BUFORD HOWARD – Okay.

CARRIE HARRISON – There are trees, they're...

BUFORD HOWARD – I bet you that's what I got one in my front yard. They told me that thing was worth about fifteen hundred dollars.

***** More discussion about sago and sable palm trees, their value, whether Mr. Howard does have one of these in his yard; damages they can do to a car; maintenance for the trees *****

BUFORD HOWARD – Sago is what you're thinking.

CARRIE HARRISON – I am sure that they will have maintenance to take care of all that.

BUFORD HOWARD – Okay I just want to be sure, question was just a question. I wasn't sure of what it was. I'm not originally from Florida. I've only lived here for forty years.

MCCI AGENT – It's a slow grower.

BUFORD HOWARD – It's a slow grower. Okay. Gentleman, you all talk a while. I've talked all I'm going to talk about. Our city clerk, will she have any questions? You discuss those, also.

CARRIE HARRISON – I'm good.

BUFORD HOWARD – Huh?

CARRIE HARRISON – I'm good.

BUFORD HOWARD – You're good with the site plan?

CARRIE HARRISON – Um hum.

BUFORD HOWARD – You're good with them taking the cedar out?

CARRIE HARRISON – Well they have to do that.

MCCI AGENT – They have to.

BUFORD HOWARD – That's the only tree I would love to see them keep- can't do it and I don't want to punish them by saying it has to be there because that would be another fifty or sixty thousand dollars to get it done – the driveway.

You don't go down as far that last drive down there, do you? You don't go down as far as this drive here?

JEB BRANHAM – Yeah you go just past it.

MCCI AGENT – Just past it.

BUFORD HOWARD – You go just past this one?

MCCI AGENT – Yes Sir.

BUFORD HOWARD – You're not going to utilize it?

JEB BRANHAM – They don't want to; they want to be able to control their parking; they don't want to...

BUFORD HOWARD – I see they're fencing the whole parking lot.

JEB BRANHAM – They don't want them to park there because it's an empty lot. You know what I mean? They want them to go in...

BUFORD HOWARD – What kind of fence are they going to put around the whole parking lot? I know that you're going to require a brown fence on the back of it, but you're not...

MCCI AGENT – There's an existing fence that was put up originally as a wood fence; it's moved over to the far side and then we fence around with a decorative fence around the pond.

BUFORD HOWARD – Okay.

***** More discussion about where and what type of fence is going to be placed around the property line. *****

JEB BRANHAM – So the whole parking lot will not be fenced in just like you said one time here.

MCCI AGENT – Just the southern property line, the side that is open to 301 that would be open.

BUFORD HOWARD – So you are just going to do the west side and the north side?

MCCI AGENT – Well that's the south. There is an existing fence on the north property boundary that we are going to relocate to the south's property line

and then we are going to use that same fence type on the western property boundary. And then the whole 4 foot security fence which will be decorative will go around the retention pond.

BUFORD HOWARD - Gentleman, you all have anything? Ask any questions or ask anybody a question?

JEB BRANAHAM – Page three – It shows the retention pond, it's two of them on here – one is existing; one is right behind MCCI, right - am I correct? Okay, it had one on site of it, the south side of it – Was that proposed at one time? Was it just drawn in the drawings to be there or is that going to be grassed in or grass it in or what? Page three...

BUFORD HOWARD – There is two, one in the back and one in front. I have one question gentlemen, there has to be a septic tank somewhere in the middle of this lot. Probably because the house that was torn down there had been there nearly, what was their name? The whole house was right next to the hotel, it's been there over 100 years so they tore it down so somewhere in there, there has to be at one time a septic tank from that house. I am just telling you that because I don't want you to...

JEB BRANHAM – It might have been that when they did demolition we may have removed it. I don't remember if they removed it or just paved it in?

BUFORD HOWARD – When they took down the old wooden house?

CARRIE HARRISON – It was a two story.

***** Various people talking at once – difficult to decipher. More discussion continuing about the retention ponds and concerns about a septic tank that still may exist. Mr. Howard talks about a pre-existing house that had been there over a hundred years, but had been torn down, replaced with a couple of mobile homes that are no longer there and a motel – warns agent with MCCI of the possible presence of a septic tank and the past problems that other businesses that have had with this same issue.*****

BUFORD HOWARD – Any other questions from any board member?

KIM HOFFECKER – Looks like you're putting in more than what you're taking out.

BUFORD HOWARD – Yeah it does. I would like to see you get a nicer – if you could get us a nicer drawing we can turn over to the city council when they get this. I think that it would be advantageous for you all – show them some pictorial view or overhead, something or other– show them the greenery part of the

parking lot. It doesn't have to be exactly to scale, but as close as you can get it.

CARRIE HARRISON – I'll let them know they need to have it for the council.

BUFORD HOWARD – It makes a difference when you bring it before the...

MCCI AGENT – We're going to deliver that to Carrie before Thursday.

BUFORD HOWARD – Okay good. I'm open for a recommendation – anymore discussion? Mr. Attorney, do you have any to finish up?

JEB BRANHAM – No.

BUFORD HOWARD – I open the floor for a recommendation from the board to the city council on this project. Do I hear a motion that we recommend this – that they permit this job to the city council? I need someone to make a motion please.

KIM HOFFECKER – I make a motion.

BUFORD HOWARD – Do I have a second?

JOSEPH HORNE - Second.

BUFORD HOWARD – Do I have any discussion? All in favor say Aye.

***** Vote was unanimous in favor of the recommendation. Motion carried. *****

BUFORD HOWARD – It is to be recommended to the city council that we go with the plan with the addition of the drawing you going to supply.

MCCI AGENT – Wonderful, thank you very much.

BUFORD HOWARD – I don't if I know all of you. I believe that is the doctor there.

***** Mr. Howard has a conversation with someone in the audience, another representative of MCCI about when this will go before the council. Eric Almond with Almond Engineering introduces himself. Mr. Howard introduces himself to Mr. Almond. *****

MCCI AGENT – When will this go in front of the council?

CARRIE HARRISON – Monday.

MCCI AGENT – Monday?

BUFORD HOWARD – Monday to the council.

MCCI AGENT – Do we need to be present at that meeting as well?

CARRIE HARRISON – An agent will need to be present, yes.

MCCI AGENT – Okay.

BUFORD HOWARD – You need a representative. It don't have to be all of you, but somebody needs to be representing both. Now, one other question I need to ask you. I need to know this. Are you leasing the property, buying the property or what's the story on the property there? Do we have the owner's permission if it is leased?

CARRIE HARRISON – (Indicating to someone out in the audience)The owners are right there.

BUFORD HOWARD – Oh yes, I knew. I had to ask the question, though. I wanted it for the record that if you own it and you permitted them to do this, Sir.

PROPERTY OWNER – Yes sir.

BUFORD HOWARD – Okay then I wanted that for the record and you need to make a note, witness note, and give it to them that you permitted this to be attached to this so we can file it with the records in the city so if you find in the next few days that it could cause some problems. We do need something in writing that you've agreed to let them do this.

PROPERTY OWNER – Okay.

CARRIE HARRISON – Yeah, we'll do that through permitting.

BUFORD HOWARD – Okay, you'll do that when he gets the permit. Okay, they need to have that. Okay, that's all. It's your job.

MCCI AGENT – Thank you.

***** Multiple conversations are going on at the same time about the permitting time frame and cost. *****

BUFORD HOWARD – Thank you all for coming and thank you for the improvement to our city.

***** All MCCI representatives and property owner exit the building. *****

BUFORD HOWARD – What else do we have on the agenda tonight?

CARRIE HARRISON – I did pass out the tree ordinances, so you all can kind of look at those, collaborate, which ever and come up with something , maybe, to alter ours.

BUFORD HOWARD – I tell you, look at these, take your pencil, mark the sections that you like and you don't like, and both of them, so at our next meeting we can discuss this and maybe put together some kind of talk out loud and go ahead and start working from – coordinating both ordinances to meet our city's needs. Like for you to do that. It will take a little time, but you can go through and say, we don't need this, we don't need that, we need this and mark it so we don't have a long discussion, it waste our time and pull that out and get rid of them and have someone combine an ordinance that we can study then and tear apart.

JEB BRANHAM – What do we not like about ours? Our tree ordinance?

CARRIE HARRISON – Well, we were thinking that, I said we, not here, me, here in the office that it needs to be a little bit more stringent. We don't have anything other than if it's for construction purposes or if it's going to damage your home, which ever, then you can take a tree down.

BUFORD HOWARD – That's all that matters.

CARRIE HARRISON – Yeah, but there's nothing in regards to really replacing, the type of trees we want to replace the size, so and so forth.

BUFORD HOWARD – So we couldn't change that on their plans tonight.

JEB BRANHAM – Right.

BUFORD HOWARD – Because we have no ordinance to back us up. I'd like to see the palms not even put on that plan there, but I could not tell them they couldn't do it, because I don't have anything to back me up.

CARRIE HARRISON – Some of the landscaping ordinances, I try to stick with trees, but some of the landscaping ordinances does have, I mean, right down to the type of flower that you can plant right outside your business.

BUFORD HOWARD – We need to go somewhere with these trees because...

CARRIE HARRISON – Greenery is greenery as far as I'm concerned.

BUFORD HOWARD – Whatever, there's some trees that don't do us any good, naturedly wise.

CARRIE HARRISON – And I think that we have in our tree ordinance specific trees listed.

BUFORD HOWARD – But, we need to look at that when we put trees on property, on streets, on sidewalks, eventually, or where ever, that we put trees that would not be high maintenance and that would not be a possibility of a dangerous fallout from the trees like you go down to South Florida, you see some of the streets in West Palm Beach you don't walk down certain times of the year. When the wind's blowing, you get a coconut bounced off the top of your head and you don't park your car and I know for a fact what happened to a trailer...

CARRIE HARRISON – That's just lack of maintenance, really, to the property owner.

BUFORD HOWARD – But yet we can't afford to create a maintenance headache if we cannot do it.

CARRIE HARRISON – Right. I understand.

BUFORD HOWARD – It costs money. It will cost the city money to do it, to maintain it. I think we need to look at some of that, too.

CARRIE HARRISON – Some tree ordinances, also for every tree that you remove, you have to replace and based on the size of the tree that you remove. You have the determinant if for the one you have to replace it with so there's kind of a...

JEB BRANHAM – As you guys go through this, keep something in mind. You can't necessarily just draw a bright line between commercial and residential property when you're regulating what people can do with their trees because the premise of regulating what they can do with their trees, you're trying to protect the trees as a natural resource and it doesn't make since to do that on commercial property, but not residential. In other words, you can't just put all the burdens on residential property. When we passed this tree ordinance, back in 2008, the council spent a lot of time on it and one of the big sticking points was the council and I think at least three of the same council people are on there didn't want to overly regulate what people could do in their yards, in their own yard. In other words, the feeling of the council was, if you had a tree in your

yard, you could cut it down – that may have changed somewhat. A couple of the largest proponents of that point of view are not longer on the council. So that's part of the reason the tree ordinance that we had is like it is because the council did not want to tell private property owners what they could do on their land with the trees that were on their land and that's why so the tree ordinance is one of those tough things that it's a wonderful thing in principle, but when it comes down to telling somebody what they can do on their land, it becomes a different matter all together. So, as you work through this, think about what you're prepared to tell your neighbor what they can and can't do with their trees.

BUFORD HOWARD – There certain trees, if you look at the state. They divide the trees into two categories – oxygenating trees and non-oxygenating trees. That's a tree like the Cyprus, cedar, pine – there's one more I can't think of what it is – that don't give off oxygen at all. It doesn't help the environment. It does help it as far as shading and protecting and holding the soil in place, keep from washouts and all this, but you turn right around and look at some of the oak trees and maple trees and all those. They help the environment – keeping air clean, putting oxygen in the air, and all that, so there's a lot more, I feel than us this taking an ordinance. Now, this thing, I think, needs to be studied through real thoroughly and make sure we don't cause – I've got pine trees in my yard – them things coming down cause they're lightning rods and they did come down and I don't think that they should punish people for cutting those big pines down. But, if they got a nice water oak out there at the corner of their lot, four foot off the right of way and not over their house, not rotten – I think there's then there's a situation that we - just give you some examples that we might we to keep in place.

CARRIE HARRISON – I think our current tree ordinance has to determinant if the tree is going to be imposing a hazard the home or to this routing area or whichever.

BUFORD HOWARD – There's some things we need to look at. If these things need to be imposed on the property owner that's building a new property - going to put some trees in their yard and it's also on the commercial building, cause if they're going to go out there and stick a bunch of pine trees on their yard. I don't think we need to have that.

KEN BASS – Well I noticed that like with this parking lot they're doing. They're taking out five trees roughly, four or five trees, but they're replacing them with about twenty trees, so to me, it's okay to do this if you're going to replace it right then with more than what you're taking out. I don't see a problem with that. And , you know, something like this – what I understand that you're talking about, because I'm new to this, is that go through this thoroughly if you do like

what we're saying, determining what you do for commercial, you do the same for the people, too. So if the people are going to take out some trees but I'm going to put in three more trees - I'm going to take out two or one, then that's what we're doing here with this commercial, we're taking out five, but putting in twenty, so that to me is a balanced / fair way of doing it. So, if you are going to take the tree down, what are you going to replace it with?

BUFORD HOWARD – If it is not a nuisance tree.

KEN BASS – Yeah and that's a fair way of doing it. I took out one tree at my house, but I put in two more trees and they grow to forty feet high.

CARRIE HARRISON – Right, right. We don't have anything in place that states if you're going to remove this tree, regardless of what kind of status it's in – whether it's healthy, dying, or whatever. We don't have anything that states that, you know, one needs to be replaced with another. We don't have that, so that's one of the things that.

JEB BRANHAM – Basically what we have before you can cut one down in connection with new development so if you're already on the property, you can do whatever you want, is you've got to come and get a permit for it and you have to meet certain conditions.

CARRIE HARRISON – And there's no fee.

JEB BRANHAM – If you apply for the permit ahead of time. You pay a penalty if you don't.

CARRIE HARRISON – Yeah, right. I know what you're saying. Yeah, there's no tree ordinance or tree permit fee to have a tree removed.

JEB BRANHAM – Yeah, and the reason it looks the way that it does, this is about all that the whole council would agree on.

CARRIE HARRISON – Okay.

BUFORD HOWARD – Well it was brought to us.

JEB BRANHAM – Yeah and I think it's a very good thing. The council makeup has changed some since 2008.

BUFORD HOWARD – But, it not going to be something we do in two or three meetings. It's probably going to take us five or six meetings to go through it, cause I don't see us sitting here studying and try to do a whole big ordinance,

but we need to do it and when we get it all put together, and then make up an ordinance of what we recommend and make up a copy of it – what we suggest – maybe change that word from ordinance to suggest.

CARRIE HARRISON – Whatever you guys come up with, I can put it together.

BUFORD HOWARD – And then you can have it put together for us.

CARRIE HARRISON – Okay and then we can look at what we have put together and then Mrs. Graham can help us with that.

BUFORD HOWARD – We'll take a step at a time.

CARRIE HARRISON – Right.

BUFORD HOWARD – So we don't have to work three or four hours at a meeting here. We can work an hour, forty-five minutes – an hour at one of these meetings until we get it ironed out.

CARRIE HARRISON – Okay.

JEB BRANHAM – Yeah, mitigations are a great idea, I think – mitigation options is a great idea as well as identifying species you can cut down and you can't.

BUFORD HOWARD – And we can get a lot of that from the state. The state will furnish that. We had it here at one time. That's where I got all those words I'm using – I don't know if that's smart, but it's been several years ago.

CARRIE HARRISON – Okay.

KEN BASS – I have one question. I don't know this - if we can ask this or not, but I know last week was my first meeting, someone or some people talking about the fenced in area down here where the guy builds his cars. I don't know the man, who he is, but anyway, we were talking about trees, we just talked about them, and said that beautification to the city and make it, you know, better like that. Yet, people come into this town and they see that fenced in area where all there're junk cars there. I haven't finished reading the ordinances yet or the zoning.

CARRIE HARRISON – That, he is considered the nuisance ordinance. Now he has been there...

KEN BASS – It makes us look bad.

CARRIE HARRISON – Yeah, it does, it does. Mr. Caulkins is going to deal with him, but yes, we have had some complaints in regards to the appearance of it when you are coming into town because it's right there - connect Lem Turner and U.S. 1. So any direction you come from, you run right into that.

KEN BASS – There's another one right here on A1A, but that's county, though. I just don't see it inside the city limits.

CARRIE HARRISON – It's not. I wish he was in ours.

KEN BASS – Yeah, I wish he was, too.

KIM HOFFECKER - What does he have in there?

CARRIE HARRISON – It's J & W... You're talking about this - southern end? He does old cars...

KEN BASS – Hot rods.

CARRIE HARRISON – Hot rods.

KEN BASS – Rebuilt stuff.

CARRIE HARRISON – Yeah, hot rods.

JEB BRANHAM – So it wouldn't be considered a junk yard?

CARRIE HARRISON – No it is not junk yard. Over the years he has just let it go.

***** Buford Howard talks about what the J & W Performance business does. More discussion from other about what the business does. Jeb Branham talks about other areas that are also nuisances near the town. Ken Bass talks more on the business on A1A on the east side of the town. Carrie talks about the empty trailers near the town where they did the D.O.T. work -county line by Annie Laura Street. *****

KEN BASS – But not only you've got people coming through Callahan, you talk about trees - your vacation and you turn around and see that. It's like you're cutting off your nose despite your face here. I mean, you're not doing one thing, by letting something else go. I mean, it's not together at all.

CARRIE HARRISON – Yeah, the J & W...

BUFORD HOWARD – Some of these things, too, they've been there for ten to

fifteen years. So there are some grandfather clauses and stuff like that. We probably have to work with it pretty gingerly to get it taken care of.

CARRIE HARRISON – With him, it's strictly a nuisance.

KEN BASS – Yeah, it's an eye sore.

CARRIE HARRISON – Yeah and Mr. Caulkins is aware of this. He's our code enforcer so that is one that I will not be addressing. That's something he'll be addressing.

KEN BASS – And also another thing, I'm the new kid on the block.

CARRIE HARRISON – Yeah, go ahead.

KEN BASS – I started reading through some of these ordinances here and I found one that was either I'm interpreting it wrong or either it's wrong; it talks about the elementary school on Booth Street would be certain times it will be one way street and it says northbound flow or flowing northbound.

CARRIE HARRISON – Right.

KEN BASS – Well it's not. When they close it off, it's southbound.

CARRIE HARRISON – It sure is southbound.

KEN BASS – But the ordinance says it flows northbound, so if somebody were to get a ticket on the way or on the street, which one does it go by?

CARRIE HARRISON – It would go by the ordinance, which is southbound.

KEN BASS – We need to look at the ordinance again.

BUFORD HOWARD -Get that ordinance number and let's turn it over to the attorney.

***** Multiple conversations going on at the same time. *****

CARRIE HARRISON – It should be southbound.

KEN BASS – I am still reading it, I'm the new guy.

CARRIE HARRISON – But that's good though.

KEN BASS – Well, I thought about, you know. My son's with the sheriff department and I said, can you give somebody a ticket at the high school if you go over here to the elementary school – what's it going to be?

JEB BRANHAM – Now, what may have happened is the school board may have changed it or did they ever change the direction.

***** Both Carrie and Buford Howard said no with other simultaneously with other discussion. They, then, discussed the extension of the sign direction *****

KEN BASS – I was just wondering about that.

CARRIE HARRISON – Yeah, that was good. That was just one of those little things we needed to know about.

JOSEPH HORNE – I just noticed. Was there some reason he was wanting to get rid of the land?

CARRIE HARRISON – He's leasing it.

JOSEPH HORNE – I know, but he was going to build something else entirely there.

CARRIE HARRISON – Yeah he submitted plans a few years ago, but, I don't know, maybe this worked out better for them. I don't know.

KEN BASS – I've seen the way that Booth Street is getting to be really a situation as far as traffic goes because the street is narrow cause of trees.

KIM HOFFECKER – Which way is it suppose to flow?

CARRIE HARRISON – It supposed to flow southbound.

KEN BASS – It flows to the southbound, but it says flow to the northbound.

JEB BRANHAM – What is the date at the bottom right hand corner of your code book?

***** Ken Bass is looking for the date. Carrie and Jeb Branham are giving him instructions to where it is. It was discovered that the section about one way streets in Ken Bass' book was out of date – the revision had not been inserted – will get with Mrs. Horne to get a copy of those - Jeb Branham explains about the chapter numbers, revision dates, and section numbers. *****

KEN BASS – Booth Street is going to be coming up sometime. The street is very

narrow because of the big oak trees have gotten bigger...

CARRIE HARRISON – Those water oaks, yeah.

KEN BASS – ...narrowing down this way and people have to come to a stop going through here, both directions, to get through there.

BUFORD HOWARD – Well some things there, if you go back and look at the plat, some of our streets only have a thirty foot easement and time you put a bench and all that on both sides, it's going to have a narrow street. That was done back when we had the horse and buggies and there was cow's passing down through there – that was when the city was first and there's one street here, I remember looking up – it has only twenty foot.

KEN BASS – Where I live at, it's only a twenty-five foot easement.

JEB BRANHAM - It's narrow.

BUFORD HOWARD – So that's going down behind Brandies Avenue; it's only twenty foot on that street.

KEN BASS – On Brown Street now, they've pulled two or three cars out of the ditches because the ditches are right on the edge of the road. It's a narrow road and if you've got somebody coming by - say with an SUV like an Excursion or something, somebody's liable to go into the ditch unless they stop. I've seen already two or three cars that have already gone into the ditch and had the wreckers pull them out because they're right at the edge and I don't know if they can do something with that or they have to take those ditches out and put piping in.

BUFORD HOWARD – Well, eventually the traffic going into the city – they will have to be some traffic studies made and probably some of the streets made one way. That's going to be probably the only way to correct it because you can't buy the property and get the property now and go to forty foot which is what we're requiring now.

KEN BASS – Would the city ever be liable for something like that because they are so narrow?

JEB BRANHAM – Highly unlikely.

***** Multiple discussions about the liability of the city on the narrow streets and what other cities have had to do about the same problems. Carrie starts a**

conversation about the trees and about the tree expert analyzing some of them last year. Suggestions being made about how and what streets could be made one way; and where we may need traffic lights; what we could do economically to solve the current traffic issue. There are several conversations going on at once. ***

BUFORD HOWARD – Do we have anything else to come before the board tonight?

CARRIE HARRISON – No.

BUFORD HOWARD – Okay, do I hear a recommendation that we close the meeting?

JOSEPH HORNE – I recommend that we close the meeting.

BUFORD HOWARD – Second?

KIM HOFFECKER – Second.

BUFORD HOWARD – All in favor say, “Aye”.

***** All members said “Aye”. Motion carried. *****

BUFORD HOWARD – Meeting’s adjourned.