

CITY OF OAK HILL

CITY COMMISSION MEETING

CITY COMMISSION CHAMBERS – CITY HALL
234 South US Highway 1
Oak Hill, FL 32759
(386) 345-3522

July 28, 2014
6:00PM

MINUTES



A. OPENING

1. Invocation
2. Pledge of Allegiance
3. Roll Call

Present at Roll Call: Mayor Douglas Gibson, Commissioner Kathy Bittle, Commissioner Ron Engele, Commissioner Robert Livingston. Absent: Vice Mayor Jeff Bracy

B. PRESENTATIONS

Mayor Gibson introduced Sterling Carroll of Florida Rural Waters Association, who joined the meeting by Skype, to answer questions about the Final Feasibility Study prepared for the City. He explained that extending the water main for the Initial Phase 1, making 50 water and sewer connections down US 1 to Lagoon, would cost about \$775,000.

Eugene Kowalski, owner of property at 175 N. US 1, asked for clarification on a few points in the Feasibility Study. Mr. Carroll reviewed how the impact fees were calculated. Mr. Carroll prices a lift station at about \$125,000. The 50 connections in the Phase 1 would basically take care of the commercial properties. Phases 1 – 5 would connect about 50% of Oak Hill.

The size of the force main was discussed. Mr. Carroll agreed that 6" pipe may be adequate for now but not for future expansion. The Mayor stated that the County advises a force main of 12" with 8" feeder pipes, but the cost would be an estimated \$75/ft.

Richard Brice, Marsh Landing Loop, asked if the pipes would be crossing US 1. The Mayor said he believes it would come down the middle of US 1.

C. CITY ADMINISTRATION REPORTS

1. Review of the Bills and Paid Interim Bills for July 28, 2014

There were no questions or comments on the bill payments.

2. Tentative Budget Hearing Date – September 8, 2014

By consensus, the Commissioners scheduled the Tentative Budget Hearing on Monday, September 8, 2014.

3. Proposed Millage Rate – Rollback Rate 5.8131

Mayor Gibson explained what is meant by "rollback rate." He stated that the rollback rate for Fiscal Year 2014-15 is 5.8131, and that the proposed millage rate, once chosen, can be lowered before the Final Hearing but not raised.

The Commission also addressed the decision whether to raise the Non-Ad Valorem for each customer's waste services by \$24 this year or postpone this increase until the following year.

Commissioner Engele asked whether the City could use its reserves to pay Waste Pro's billing increase rather than raise taxes, but the Mayor pointed out the dire need for road repair and paving.

Commissioner Engele made a motion to make the Proposed Millage Rate the rollback rate of 5.8131 and to raise the Non-Ad Valorem assessment for waste services by \$24 per customer. Commissioner Livingston seconded the motion, and it carried, 4-0, by the following roll-call vote: Mayor Gibson, yes; Commissioner Bittle, yes; Commissioner Engele, yes; Commissioner Livingston, yes.

The Commission needed to schedule a budget workshop, and by consensus chose July 29, 2014 at 6:00 PM.

4. Personnel Manual

The Personnel Manual discussion was tabled until the August 11th meeting when City Clerk/Administrator would be present.

D. CITY ATTORNEY NON AGENDA ITEMS - none

E. VOLUSIA COUNTY SHERIFF ITEMS – none

F. CITY PLANNER ITEMS - none

G. CONSENT AGENDA

Commissioner Engele made a motion, seconded by Commissioner Bittle, to approve the Consent Agenda, which included the Regular Commission Meeting minutes for the dates of June 23, 2014 and July 14, 2014, and the Special Meeting minutes for the dates of June 30, 2014 and July 16, 2014. Roll call vote: Mayor Gibson, yes; Commissioner Bittle, yes; Commissioner Engele, yes; Commissioner Livingston, yes. The motion carried, 4-0.

H. OLD BUSINESS

1. 2nd Public Hearing – City Charter

The Mayor suggested that a line in Sec. 4.07 FILLING VACANCIES be changed from "shall" to "may". Commissioner Livingston suggested that in the same sentence "60 days" would be better than "30 days."

There was discussion, with comments from Charter Review Committee members Derwin Smothers and Lyn Seaward, and with input from former city clerk Euda Mary Alderman and former mayor Mary Lee Cook.

Commissioner Livingston asked to re-consider the verbiage "technical experience" in Sec. 6.02 O. regarding a Commission member assisting the City Administrator. After discussion, the consensus was to keep this section as City Attorney Simpson had suggested.

Euda Mary Alderman, Ridge Road, stated she was pleased with the conciseness of this revised charter, and the new organizational direction the charter revision will be taking the City administratively.

I. NEW BUSINESS

1.

ORDINANCE #2014-07

AN ORDINANCE OF THE CITY OF OAK HILL, VOLUSIA
COUNTY, FLORIDA ADOPTED PURSUANT TO FLORIDA

STATUTE SECTIONS 101.161 AND 166.031 SETTING FORTH A NEW CITY CHARTER TO BE SUBMITTED TO THE VOTERS OF THE CITY AT THE NEXT REGULARLY SCHEDULED ELECTION; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Engele made a motion, with a second by Commissioner Livingston, to adopt Ordinance 2014-07 with the following amendment in Sec. 4.07 – “within 60 days the Mayor may” instead of “within 30 days the Mayor shall”. Roll call vote: Mayor Gibson, yes; Commissioner Bittle, yes; Commissioner Engele, yes; Commissioner Livingston, yes. The motion carried, 4-0.

At this point, the Mayor announced that the City received a letter about the merger of Volusia Council of Governments (VCOG) with the Volusia League of Cities (VLOC), asking for a response by Aug. 25.

Mike Arman, EZDA Chair, gave input that VCOG / VLOC do not want to lose our membership. After more discussion about the merger, Commissioner Engele proposed that he first attend an upcoming meeting and make some contacts before we respond to the letter. The matter is tabled.

Mayor Gibson stated that Mr. Jimmie Vann has received offers to buy his property, including the property he has leased to the City for use as Sunrise Park, and that the City needs to pursue ways to also make an offer.

Helen Lavalley, Planning Solutions Corp, stated that her team has found four grant possibilities. The first one, available in September, would need matching funds. Ways to match these funds would be on the City's next agenda.

J. CITY GOALS – no discussion

Annexations
Road Repair
Water and Sewer

K. BOARDS AND COMMITTEES

EZDA (Enterprise Zone Development Agency)

Mike Arman, EZDA Chair, reported on some research he has done. He finds that, unlike other cities, Oak Hill has had no flood losses. Yet 48% of the property parcels are in a flood zone. He pointed out that Future Land Use grants are available for areas not just individuals. He suggested that we might look at pre-emptive flood zone amelioration on potential commercial property areas since that would make the parcels more desirable for businesses looking to build or relocate in Oak Hill. He also wanted to mention an interesting finding: 22% of Oak Hill's structures have been built since 2002, compared to an average 8% of other typical Volusia County cities.

Waterfront Committee
PLDRC (Planning & Land Development Regulation Commission)
Charter Review Committee

The Commissioners confirmed that the Charter Review Committee is still not dismissed.

Parks and Recreational Advisory Board

L. CITIZEN PARTICIPATION (NON AGENDA ITEMS)

Richard Brice, Marsh Landing Loop, stated he plans to join the Parks & Rec Board and requests a survey or some data on the usage of the City's Parks.

Derwin Smothers, Randle Avenue, suggested the City look into buying some County surplus property on East Ariel Road that could be acquired at a reasonable price.

Euda Mary Alderman, Ridge Road, reiterated her praise for the work of the Charter Review Committee and asked to clarify that tonight's Old Business was the Second Public Hearing on the Charter, and that the New Business portion was the First Reading of the Ordinance. The Commissioners confirmed that this was what was intended.

Mary Lee Cook, West Ariel Road, asked how soon the old Public Works building would be vacated and demolished, because the VIA Hall needs that area for parking space. Mayor Gibson replied that the property is now designated for testing with Brownfield grant money, and this would delay any demolition plans.

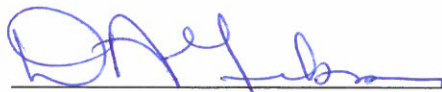
M. COMMENTS AND CONCERNS FROM THE COMMISSIONERS

Mayor Gibson stated that he has discussed updating Oak Hill's water and sewer options with Pete Zahn, engineer, now that his firm's report is four years old. Mr. Zahn suggests that Phase 1 could run to Halifax Avenue, and that Phase 2 could be 500 square feet of drain-field and a lift station obtained by the School with other monies.

Commissioner Engele inquired about the feasibility and cost of a wash basin in the new Public Works Garage. PW Department Head Commissioner Livingston agreed to pursue this.

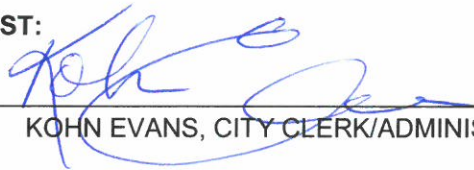
N. ADJOURNMENT – 7:35 PM

Note: In accordance with Resolution 2006-17, a three (3) minute time limitation per speaker will be imposed. A speaker may address the Commission for a maximum of three (3) minutes during the Public Participation portion of the meeting, and for a maximum of three (3) minutes during any specific Agenda topic. Pursuant to Florida Statute 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made.



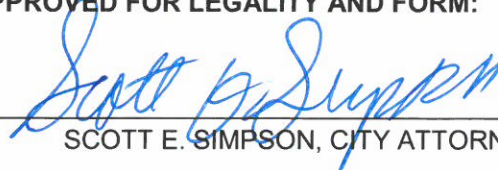
DOUGLAS GIBSON, MAYOR

ATTEST:



KOHN EVANS, CITY CLERK/ADMINISTRATOR

APPROVED FOR LEGALITY AND FORM:



SCOTT E. SIMPSON, CITY ATTORNEY