

Regular Council Meeting
June 23, 2005

Mayor Marse called to order the regular scheduled meeting of June 23, 2005 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Janice McLean, Ray Jackson, Earl King and Jean Arrant were present. Also present: Attorney Clayton Adkinson, City Planner Latilda Henninger, and City Clerk Diane Riley. Councilman Mike Helton was absent.

Councilman King gave the invocation and the Pledge of Allegiance was recited.

Councilman Jackson motioned to accept the minutes of the regular council meeting of June 14, 2005. Councilman King 2nd the motion, it carried, 4-0.

Old Business:

Latilda Henninger, City planner asked the Council for a motion to add to the agenda the following: Advertisement for the first reading of a proposed ordinance to allow any zoning designation a single family residence had been done and she is prepared to give that first reading. Councilman King motioned to add this to the agenda as item "d". Councilman Jackson 2nd the motion, it carried, 4-0.

Clerk Riley requested an addition to the agenda as well. Request from Chandler Huff for annexation of property was received by Clerk. Councilwoman Arrant motioned to add this to the agenda. Councilman King 2nd the motion, it carried, 4-0.

The first three items under the legislative issues was presented as followed by Paul Miller of WFRPC: Mr. Miller preformed the first reading of proposed ordinances.

Small scale amendment changing the future land use category from GA to MU for Hammock Bay consisting of 9.86 acres. Councilman King motioned to accept the proposed amendment as presented. Councilman Jackson 2nd the motion, it carried, 4-0.

Rezoning of Hammock Bay consisting of 9.86 acres from RA to R-3. Councilwoman McLean motioned to accept the proposed rezoning ordinance as presented. Councilman Jackson 2nd the motion, it carried, 4-0.

Small scale amendment changing the future land use category from GA to MU for Hammock Bay- Blue Gulf Development consisting of 9.79 acres. Councilwoman Arrant motioned to accept the proposed amendment as presented. Councilman King 2nd the motion, it carried, 4-0.

Rezoning of Hammock Bay-Blue Gulf Development consisting of 9.79 acres from RA to R-3. Councilman Jackson motioned to accept the proposed rezoning ordinance as presented. Councilwoman McLean 2nd the motion, it carried, 4-0.

Small scale amendment changing the future land use category from GA to MU. for Hammock Bay consisting of 9.68 acres. Councilman King motioned to accept the proposed amendment as presented. Councilman Jackson 2nd the motion, it carried, 4-0.

Rezoning of Hammock Bay consisting of 9.68 acres from RA to R-3. Councilwoman Arrant motioned to accept the proposed rezoning ordinance as presented. Councilman King 2nd the motion, it carried, 4-0.

Jack Rhodes addressed the Council by informing them that the above items were part of the master plan PDP for Freeport 860. He explained that the process had started with WFRPC and he felt that his client should continue to use WFRPC since Mr. Miller had compiled all the data and analysis information. All expenses incurred from WFRPC would be paid by his client.

City Planner Henninger addressed item "d" by preformed the first reading of proposed ordinance to add into the land development code. This ordinance would allow any land use designation to have a single family dwelling located on it. Councilman King motioned to accept the ordinance as read and advertise for a second reading and adoption. Councilwoman McLean seconded the motion, it carried, 4-0.

Paul Miller presented the Hammock Oaks development. Councilwoman McLean motioned to approve the development as presented. Councilman Jackson seconded the motion, it carried, 4-0.

City Planner Henninger presented the Hencinski dental office project. There were no public comments on the project. Councilman Jackson motioned to approve the project as presented. Councilwoman Arrant 2nd the motion, it carried, 4-0. Bryan Farmer is the agent for this project.

Attorney Adkinson stated that he has met with Latilda and Diane on the annexation request. Several items were not submitted in the request, so he is working on getting that information. It is taking more time than anticipated to get the ordinance written. On regards of questions about the annexation of Magnolia Landing Phase 1 and 2 being inside the City, Attorney Adkinson stated that it is not within the City limits, because the requester Magnolia Bay did not own such property. It is within the ordinance at this time and will be corrected in the next ordinance.

Charles Peters presented the engineers' report by stating that the North Bay project is ready to be closed out. The closing of the wells should be done by the end of July, by McLean Well Drilling. The well sites will be excess property for the City and needs to be surveyed for possible disposal. The Bay Loop area 6 inch sewer line is in and completed on time. Charles recommended looking at the user agreement as soon as possible and handed out a draft to the Council. The Bay area sewer design is done. Utility relocation pre-construction meeting has been done. After reviewing the calculations on the pumps by vendors, the Council asked the sewer plant operator, Robert Fawcett what his recommendation would be. Mr. Fawcett recommended the Meyers pumps. Councilman King motioned to accept Mr. Fawcett recommendation and named the Meyers pumps for the new grinder pump system installations. Councilwoman Arrant 2nd the motion, it carried, 4-0.

New Business:

Dr. Charles Satterwhite addressed the Council on the projected new thrift store that the Methodist Church runs. He requested waiver of the fees for development and water/sewer taps. Councilman King motioned to deny waiver of the development fees and noted that he can use the existing water/sewer tap on the property. Councilwoman Arrant seconded the motion, it carried, 3-0, while Councilwoman McLean abstained from voting due to a conflict of interest.

McKee and Associates did not make a presentation on the City Hall.

Councilwoman Arrant motioned to accept the request for annexation of the Mehling and Huff property. Councilman King 2nd the motion, it carried, 4-0.

Councilman Jackson motioned to pay all bills that were in order. Councilwoman Arrant 2nd the motion, it carried, 4-0.

Grand Opening of the swimming pool on Saturday the 25th at 10 am was announced.

John Fogarty presented the Council with a written request to use the Community Center for church services and get a reduced fee for rental of the room. He stated that Clerk Riley had given him permission to use the Community Center. Clerk Riley expressed to the Council that she instructed him to come before the Council for such a request. Councilwoman Arrant stated that she felt it was a church and state conflict. Attorney Adkinson expressed that he could rent the building for whatever, but not at a reduced rate. He also noted that the City needed to look into the church and state issue and is concerned about the City allowing rental of government buildings for church services. Several alternatives were offered to Mr. Fogarty by the Council. Dr. Satterwhite offered negotiating with Mr. Fogarty on use of his church when there were no services or functions at the Methodist church. Mr. Fogarty asked if he could amend his request for the facility for 1 month to have meetings for private citizens to consider forming a church. Attorney Adkinson stated that there was not a problem with having meetings to form a church, but there would be a problem having church services at the facility and we didn't need to go there. Mr. Fogarty stated that if that was what it was rented for then no services would be held. He furthered with a comment, stating the Council have issued a proper discrimination for the purpose of what I would choose to use the building for if I rented it as a citizen. He then thanked the Council and returned back to his seat.

With no other business, Councilman Jackson motioned to adjourn at 8:30 pm.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Diane Riley, City Clerk

Janice McLean, President of Council