

CITY OF MACCLENNY
Regular Hearing
August 13, 2013,
6:00 p.m.

The City Commission met in a regular session, Tuesday, August 13, 2013 with the following present: Mayor Gary Dopson, City Manager Phil Rhoden, Commissioners Floyd V. Bennett, Dr. Richard Johnson and Mark Bryant. Commissioner Johns was not present.

Mayor Dopson called the meeting to order. City Commissioner Mr. Bennett opened the meeting with prayer, followed by a pledge to the United States Flag.

With a room full of residents that live in Macclenny II, Mayor Dopson spoke about the difference in City and County taxes. Mayor Dopson stated the first item he wanted to discuss was under New Business part B; he wanted to make the residents of Macclenny II aware of how city and county taxes work. (Outside city limits any property especially commercial property increases the tax base in the city. That is important because most small cities and counties money is very tight.) The county pays county millage and the city pays both city and county millage. The city controls the city and the county controls the county. The city does not benefit from the county taxes that are paid. Mayor Dopson said if he wanted to be totally selfish, he would automatically take this property in, not have a hearing and get the tax base increase and taxes off of it. The fact that we are having this hearing is proof even if you live outside city limits, we do have concerns and treat people fairly. The city makes the best decision possible when it comes to zoning, which is one of the toughest decisions to be made. We try to be non-political when it comes to zoning. When it's commercial we try to require buffers or things that blend in better. Mayor Dopson's concern is heavy equipment, eighteen wheelers, piles of rock, stuff that we are not real sure about. Even though the vehicles would go out on the road next to the interstate and not come out the back road, its contingent on the neighbors primarily to the east of it would have to be in a 100% agreement. Where this property is located so close to Interstate 10 and SR121 and it's contiguous with the hotel that's already there. The corridor from Jacksonville going west which we are in is the only corridor left for development. In the future that is a valuable piece of property. If the right kind of business like Cracker Barrel comes along then it's going to be a totally different situation as far as consideration of it. The Mayor said he wanted people to be aware that because the piece of property is so close to I10 and SR121 it will not remain housing. In terms of zoning he wouldn't do something to someone else that he wouldn't do to himself. He assured the audience as long as he has been on the board; zoning was taken very seriously and over the entire time it has worked quite well. The Mayor offered the audience to stay but the item had been removed from the agenda. An audience member stood up and asked "Will this be put back on the agenda?" The Mayor replied "It is not to come back as far as I know, but if it does Mr. Rhoden will make sure everyone is notified." Commissioner Bennett made a statement that the "Mayor has done a real good job this evening trying to explain this; it's a hard thing for all of us. We love all of our people, we have all been here for a long time and we don't want to hurt anyone's feelings. We have to look out for the whole organization. Everything that goes on here we are responsible for. I am so happy I don't have to make this decision either." Commissioner Bryant stated "Mayor you talk about the future and that you necessarily wouldn't be around and as the junior member of this commission I know we don't have to make a decision today but I can say I have never been a fan of a square peg in a round hole." The question was asked from an audience member, she wanted to know how come if she pays taxes why the roads are not fixed in Macclenny II. Mayor Dopson replied "You will have to ask the county."

Mayor Dopson recognized City Attorney Frank Maloney to read the final reading of Ordinance 13-09 by title only. Mr. Maloney read Ordinance 13-09 a bill to be entitled an ordinance relating to annexation; providing for the annexation of certain lands contiguous to the City of Macclenny providing for acceptance of a voluntary annexation request from Farmers & Merchants Bank of parcel 04-3S-22-0000-0000-0176 providing for an effective date. Mayor Dopson asked why the City was waving taxes for a bank for five years. Assistant City Manager Roger Yarborough responded with, the property owner didn't really want to come into the City, it would make the property all contiguous and we look forward to asking Wal-Mart to come into the City after this. Without the taxes being waived he didn't believe he could get them to agree to annexation. The people that did the EC zoning west of there all received five years without taxes but have since then been put on that tax roll. Mayor Dopson suggested that before anyone else is

exempted from taxes that it is to come before the board. This doesn't necessarily mean a public meeting, possibly discussing it one on one. There were no comments from the Commissioners. Commissioner Bennett made a motion to accept the final reading of Ordinance 13-09. Commissioner Johnson seconded the motion. Voting was unanimous.

Mayor Dopson recognized City Attorney Frank Maloney to read the first reading of Ordinance 13-11 by title only. A bill to be entitled an ordinance relating to annexation; providing for the annexation of certain contiguous property to the City of Macclenny; providing for acceptance of a voluntary annexation request from Audrey M. Snelson of a portion of parcel 08-3S-22-0000-0000-0750; providing for an effective date. Mayor Dopson stated that this parcel was on 121 where the high tower is, he asked, "Any idea what this land is going to be used for?" Mr. Yarborough replied "Retail Store." Mayor Dopson asked Mr. Maloney if the City rezones this property and the owner turns around and sells it and they don't use for a retail store, will the zoning be withdrawn. Mr. Maloney stated he doesn't believe so as long as it falls within the CG zoning which is limited to what they can do, and that's what they are asking for. Mayor Dopson stated his concern about a property that was annexed to the north that has become very trashy looking. He doesn't want the same thing to happen to this parcel. City Manager Phil Rhoden stated he and Roger will go visit the property and resolve this issue. There were no comments from the Commissioners. Commissioner Bennett made a motion to accept the first reading of Ordinance 13-11. Commissioner Johnson seconded the motion. Voting was unanimous.

Assistant City Manager Roger Yarborough requests the Council reappoint Mr. Dennis Collins and Mr. Robert Lambright to the Zoning Adjustment Board. There were no comments from the Commissioners. Commissioner Bennett made a motion to reappointment of Dennis Collins and Robert Lambright to the Zoning Adjustment Board. Commissioner Johnson seconded the motion. Voting was unanimous.

Mayor Dopson read a proclamation designating September 2013 as Muscular Dystrophy Association Firefighter Appreciation Month.

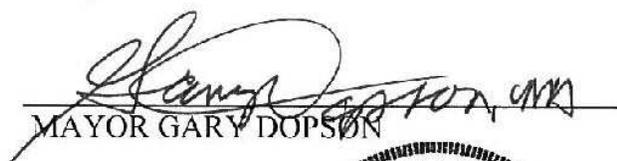
In other business was approval of the Minutes from the regular city council meeting on July 9, 2013. Commissioner Bennett made a motion and was seconded by Commissioner Johnson to approve the minutes. Voting was unanimous. Motion carried.

In other business was the review of the bills for July. Mayor Dopson applauded Mr. Mike Walker for the amount of money that was brought in from the auction. The money was used to purchase a 2003 Chevy Dually with a crane to use for removing lift stations motors. Motion to approve the July bills was made by Commissioner Bennett and was seconded by Commissioner Johnson. Voting was unanimous. Motion carried.

Commissioner Bennett mentioned receiving a letter from Counsel on Aging thanking the City for donating the vehicle to them for their meals on wheels program.

Manager Rhoden discussed the need to reschedule the next regular meeting due to a conflict with election obligations. It was decided to have the meeting on Monday September 9, 2013 at 6:00pm.

With no further comments from the audience, Mayor Dopson adjourned the regular meeting.


MAYOR GARY DOPSON

ATTEST: 
CITY MANAGER/ CLERK Phil Rhoden

