

**CITY OF MACCLENNY**  
**Regular Meeting**  
**January 10, 2017**  
**6:00 p.m.**

The City Commission met in a regular session, Tuesday, January 10, 2017 with the following present: Mayor Gary Dopson, City Manager Phil Rhoden, City Attorney Frank Maloney, Commissioners Mark Bryant, Sam Kitching, Cecil Horne Jr., and Danny Norton and Council Secretary Deanna Dinkins.

Mayor Dopson stated we would allow the prayer and pledge from the CDBG Public Hearing to stand for this meeting.

**New Business:**

Spencer Nabors stated the Citizens Advisory Task Force met and the biggest concern appears to be infrastructure. The second public hearing is scheduled on February 14<sup>th</sup> to discuss which project to pursue for the CDBG grant. Commissioner Kitching made a motion and was seconded by Commissioner Bryant to allow Mr. Nabors to proceed with the application for the CDBG grant. There were no questions or comments. Voting was unanimous. Motion carried.

City Attorney Frank Maloney read **Ordinance 17-03** by title only, an ordinance rezoning approximately 6.65 acres in the Southeast Quadrant of the City from Planned Unit Development (PUD) to PUD. Assistant Manager Griffis stated the property is located behind Fidelity Bank. The original PUD was approved in 2007, and this is a rewrite of the PUD. He then asked Debra Fleming, a representative of the developer, to discuss the project. Mrs. Fleming stated she was here on behalf of her husband Randy, who is the President of National Development Foundation (“the Foundation”), a not-for-profit organization dedicated to bettering the lives of people by providing work-force housing for working people in the state of Florida. The Foundation has developed several projects using funds procured from the Florida Housing Finance Corporation through the Home Program. The Home Program was created in 1992 by President George Bush and has provided millions of dollars and tons of units across the United States for hard working people. Typical residents would be teachers, police officers, city employees with incomes ranging from \$25,000 to \$45,000 per year. Mrs. Fleming stated they are requesting a lower density, as they originally proposed 41 townhomes and that has been reduced to 30. Mayor Dopson asked what the job of the Foundation would be. Mrs. Fleming replied they are the non-profit owner and developer of the property. They will receive the State funds in May and construction should take a year to two years to complete. There is an affiliated management company called Horizon Management that has strict rules on how to manage the property. Mrs. Fleming introduced her husband, Randy Fleming, Cindy Skrocki (Board Member of National Development Foundation), and Angela Tanner (Manager of Baker Manor). The cost of the project is about \$6 million, and local subcontractors will be utilized when possible, as this is a requirement of the program. Monthly rent amount will be range from \$751 to \$910 for a four-bedroom unit. Mayor Dopson asked how many projects like this have been completed. Mrs. Fleming stated eight have been completed on their own and a few joint ventures with for-profit developers. Mayor Dopson asked if there have been any failures and if the projects are working well. Mrs. Fleming stated there have been no failures and most of them are 100 percent leased and in perfect condition. She said they are not allowed to use the word “luxury” in this business but one would think these are luxurious, market rate units. Mayor Dopson asked if they are considered good neighbors. Mrs. Fleming answered yes and added they are invested in the communities. Mr. Fleming added some communities where they already have a presence have requested this Foundation develop for them/with them in lieu of others. Florida Housing Foundation has also asked for the Foundation’s help in communities where they may be having trouble. The Foundation is very well regarded in the communities and throughout the state. Mayor Dopson asked who the players are in this project. Manager Rhoden stated Blair Gatlin is the land owner, Hugh Fish is attorney for the land owner, Brandi Volz has acted as facilitator for Tommy Rhoden Real Estate Agency, Ray Daugherty from Bradford County did the surveying, and Scott Lyons is the Civil Engineer. Manager Rhoden asked how long their group has managed Baker Manor, and Mrs. Fleming answered since 2005. Manager Rhoden then asked Sheriff Rhoden if he sees a difference there from 20 years ago. Sheriff Rhoden replied they can see a total difference; Manager Rhoden added the drug issues are not there that have been in the past. Mr. Fleming added the management is not outsourced and he personally inspects properties monthly. Mayor Dopson asked if they were in this for the long haul, and Mrs. Fleming

replied absolutely. Manager Rhoden clarified the PUD was already approved with 41 units and the Foundation was under no obligation to reduce the density; the Foundation chose to decrease the number of units to 30 and that's what is requiring the rezoning tonight. Commissioner Bryant admitted there was some confusion about moving from a PUD to a PUD. Mayor Dopson explained a PUD is very specific to that PUD. Assistant Manager Griffis added that a PUD may be amended but there were such significant changes that it required a rewrite rather than amendment. Commissioner Norton asked if this is taxable. Manager Rhoden replied yes, this is not subsidized housing. The financing is funded by the government, but the rent is not subsidized. Mrs. Fleming added this is correct. Commissioner Norton asked if each unit would have water and sewer services, and Mrs. Fleming answered yes. She added the great thing about this property is that a lot of the utility lines are already in, making construction quick. Mayor Dopson stated we do not discriminate against subsidized housing. There was brief discussion regarding access to the development and maintenance of the road. Commissioner Norton asked if this will be built in phases or all at once. Mrs. Fleming stated it will be building by building but construction is anticipated to be completed all at once; it will not be done in phases. She added the community room will be the last to complete. Assistant Manager Griffis stated one of the changes in this PUD is that the original PUD was a 55 and older community, and this will have kids so we wanted to have a playground area. Mayor Dopson noted staff seemed pleased with the proposed project. Assistant Manager Griffis stated the financing is in order, and Mrs. Fleming added they have the preliminary commitment and are going through underwriting now. Mrs. Fleming asked if the first reading is approved would it include approval of the site plan as well. Attorney Maloney responded that would be approved on the final reading. Mr. Fidel Lido asked if impact fees would be assessed for each unit or collectively. Mayor Dopson stated there is a moratorium on impact fees, except for schools. Mrs. Fleming stated they would be paying school impact fees, and water and sewer connections fees. Mr. Lido asked about fencing between this property and existing homes. Mrs. Fleming stated there is already a fence, and Assistant Manager Griffis added there are additional fencing requirements in the PUD. There was brief discussion regarding the tenant selection plan, the long-term commitment to the project, street parking and emergency access. Commissioner Norton asked if we could add language to address street parking to the PUD. Mrs. Fleming stated she would work with Janice Clark to add the language. Commissioner Kitching made a motion and was seconded by Commissioner Bryant to approve the first reading of Ordinance 17-03. There were no questions or comments. Voting was unanimous. Motion carried.

City Attorney Frank Maloney read **Ordinance 17-04** by title only, an ordinance declaring a temporary moratorium on the operation of medical marijuana treatment centers and medical marijuana dispensing organizations within the City for a period of one year. Commissioner Kitching asked if anyone has done any background work on how these facilities may be regulated. Manager Rhoden stated we have reached out to numerous communities, and our attorney has reached out to his associates. Legislature has not developed guidelines on this and many communities are imposing moratoriums. There was brief discussion regarding the purpose of the moratorium until guidelines can be established. Commissioner Bryant made a motion and was seconded by Commissioner Kitching to approve the first reading of Ordinance 17-04. There were no questions or comments. Voting was unanimous. Motion carried.

In other business was the approval of the minutes. The following minutes were submitted for approval:

- Regular Meeting: December 13, 2016

Mayor Dopson asked for one item of clarification in the minutes. The first sentence of the last paragraph reads, "...the relationship with Baker County Sheriff's Office will not only continue but further." Mayor Dopson recalls him saying "... continue to improve" or something to that effect. Manager Rhoden stated we would refer to the audio minutes and make the correction. Commissioner Kitching made the motion to approve the minutes with the one correction noted and was seconded by Commissioner Bryant. Voting was unanimous.

In other business was the review of the bills for December. There was discussion regarding the roll of hay purchased for Heritage Park. Commissioner Kitching made a motion to approve the bills and was seconded by Commissioner Bryant. Voting was unanimous.

**Comments from the Board:**

Manager Rhoden reported our dive team assisted the Sheriff's Department at Turkey Creek in the recovery of weapons used in a robbery. One weapon was found but the other was not.

Manager Rhoden stated Jonathan Street is scheduled to be paved January 28<sup>th</sup>. There will be prep work prior to that with some interruptions of traffic. Freddy Bennett will oversee the project.

Manager Rhoden reported Buck Starling Road will be paved next Monday.

Mayor Dopson asked about the timeline for the light at SR 228 and Lowder Street. Manager Rhoden reported the new culvert has to be installed within inches of our water main. We do not know the timeline for paving yet. There was brief discussion regarding the repercussions of raising the road.

Mayor Dopson asked about the CSX gravity sewer line project. Manager Rhoden stated we have our permits, and there are forms that the contractor has to complete and forward to CSX. The project should begin in the next 30 days. Manager Rhoden then discussed the traffic pattern.

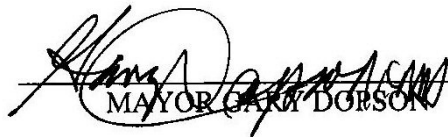
Commissioner Norton asked if we can encourage people to buy fuel in Baker County. Darrell Register replied it is a hard thing to change. Manager Rhoden pointed out Chamber members do offer discounts to try and encourage people to buy locally. There was brief discussion regarding taxes generated from local purchases and ways to promote buying local.

Amber noted the meeting minutes on the website reflect only the first page. Marshall Mann will correct this.

Sheriff Scotty Rhoden stated he looks forward to working with the City and will be attending the meetings to let us know what is going on at the Sheriff's Office.

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



  
MAYOR GARY DOPSON

ATTEST:

  
CITY MANAGER/ CLERK PHIL RHODEN