

**CITY OF MACCLENNY**  
**Regular Meeting**  
**November 10, 2014**  
**6:00 p.m.**

The City Commission met in a regular session, Monday, November 10, 2014 with the following present: Mayor Gary Dopson, City Manager Phil Rhoden, Commissioners Floyd V. Bennett, Mark Bryant, Sam Kitching, and Cecil Horne Jr. Council Secretary Stacy Mills.

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

Mayor Dopson recognized Tom Conley from the Florida League of Cities who presented an award to Mayor Dopson for his 35 years of service.

Old Business: City Manager Rhoden updates the council about well improvements. Manager Rhoden stated St. Johns water management is not allowing the City to use the original property at Wal-Mart. The City has been told there is a wet land issue there. (see below) We attempted to move further east to a higher elevation, which will lessen the amount of usable property that the Development Commission has. During a meeting with St. Johns Water Management, our Engineer attentively came up with a different idea to drill a well at the end of the easement, within 150 feet of our existing well at the Wal-Mart site, but to do this it cannot be within 100 foot radius of any sanitary issues like sewer lines. This will impact the development commission property a little bit, as well as Wal-Mart. We have to send in a written request to Wal-Mart asking them to apply deed restrictions to their own property. This is the back land surrounding the propane tank and will not be used for any other improvements. Wal-Mart's new supervisor, Melissa Thompson is checking into where to send this request to for approval. The completion process was already going to be five months and now we will have to add sixty days to that. During the meeting we discussed what the City's other options might be. The immediate response we are asking the board is to approve us to move forward on an **emergency** basis, with an option recommended by St. Johns is to refurbish the well we are having a problem with at our Ohio Street plant. We can put a lining down, which caused some initial talk about reducing capacity. If a 6inch pipe went inside the 10inch pipe our engineer felt there would be some erosion issues. They feel they can get an 8inch pipe in there. A drop line has to be put into the pipe to determine the level of water and will do an upgrade to a stainless steel pipe. With this being done it will bring the well back up to 1200 gallons per minute to give us two wells at the Ohio Street plant, and can complete this process in roughly 60 days. The City will still need to do the well at Wal-Mart. We have the issue there and do not have any redundancy for that system that we are obligated to provide water to. Mayor Dopson stated this well is still needed in case one of the other wells went out, a tentative situation depending on how long the well went down for. We went through the entire process with SJWD; they gave us an approval to proceed with the well. We called in the engineers, spent money and made plans and just before getting ready to put in the new well, one person, an environmental person came out and said this is wetland and you cannot put a well in. The City Manager says on the map it's not wetlands. She said I don't care what the map says; its wetlands and you can't put the well here. We have spent a lot of money, got an approval from St. Johns. All of that money wasted and we have to start all over again trying to locate a different site. This is what is frustrating and now we will have to spend more money to upgrade the old well. We really have no choice but to have a backup well. This expert on renovating this new well has no doubt that he can do it. This will cost us a little more than we wanted. Barring any emergencies later on we should have the money to do it with. At some point we will still have to put in the new well at Wal-Mart. Mr. Reed Dearing asked, Did St. Johns issue the permit and then the environmentalist over rode the permit? Mayor Dopson stated the person was from St. Johns. Manager Rhoden stated the permit had not been issued yet. DEP had approved us and we were within one week of starting. Our new engineering firm agreed if we can move to this alternate site they would modify our plans at no additional cost. Commissioner Kitching made a motion to approve the renovation of the well at Ohio St. and was seconded by Commissioner Bryant. Voting was unanimous.

Mayor Dopson recognized City Attorney Frank Maloney to do first reading of **Ordinance 15-01**, A bill to be entitled an ordinance relating to amending the 2025 future land use map which shall change the future land use designation for approximately 0.28 acres described herein from Low Density Residential (LDR) to Commercial Low Intensity (CLI) related to a small scale development activity; rezoning the property as described herein from Residential, Single Family (RS-2) to Residential, Professional Office (RPO); providing for intent; authority; findings of consistency; findings of fact; severability; recordation and an effective date.

Mayor Dopson stated that 228 and 121, somewhere in the future are going to be either RPO or CG from the interstate past 90 going north. As it changes being as though there are a lot of single family homes we are trying to make things compatible with what is already around there. This is ideal office space inside of a home. Mayor Dopson said he didn't think they had night time hours or a lot of traffic. It is ideal and compatible with the housing nearby. Manager Rhoden stated this is a two-step process a land use change and a zoning adjustment for a parking variance. If the first reading is approved tonight and will be contingent on the Zoning Board meeting, Joshua Potts would like to withdraw the land use change if the variance is not approved. Mr. Reid Dearing sent in a letter in support, it was read and attached to minutes. Commissioner Kitching stated he spoke with his church Macclenny Church of Christ on several occasions about this and there were no objections from the members for the zoning change or the parking variance. Mayor Dopson stated he hoped everyone knew the purpose for First Coast Women's Services. He strongly supports the program and it serves a good purpose. Mr. Jeffery Cox, member of the board for FCWS spoke. He stated the goal of our program is to prevent abortions and a lot of our clients are walk-ins from Baker County. Our goal is to own our own facility like we do at the beach, in Mandarin, and Clay County. Commissioner Bennett stated thanked FCWS for being in Baker County and helping the young women. He recognized FCWS as a place that we definitely need here and for saving many children. Commissioner Kitching made a motion to approve the first reading of Ordinance 15-01 and was seconded by Commissioner Bryant. Voting was unanimous.

Mayor Dopson recognized City Attorney Frank Maloney to do first reading of **Ordinance 15-02**, **An Ordinance of the City Of Macclenny, Florida amending the capital improvements element to update the five- year schedule of capital improvements; providing for conflict with other Ordinances; providing for severability.** Ms. Melissa Thompson stated the City's planner does an outlook every five years to see what the plans are for the next two years, and five years. These items have already been approved in our budget, a new well, and the million dollar appropriation from DEP. It also outlines where the funds come from for the first two years, after that we are still looking forward into 2016 & 2017. This will include the sewer line replacement for the SRF we are applying for. We also included impact fees even though they are not over the \$25000.00 threshold; we add them in just to see where we are at. Mayor Dopson stated it does include the new Fire Station we are working on now. Commissioner Bennett made a motion to approve the first reading of Ordinance 15-02 and was seconded by Commissioner Kitching. Voting was unanimous.

Mayor Dopson recognized City Attorney Frank Maloney to read **Resolution 15-02** by title only. A Resolution of the City of Macclenny, Florida approving and authorizing the execution of a maintenance agreement between the State of Florida Department of Transportation and the City of Macclenny. Mayor Dopson questioned the fifth paragraph, the wording "maintain not only". Ms. Thompson stated the City already has an agreement with DOT to maintain the right-of-way and this had to be done to acquire a permit. A new agreement will merge the right-of-way and the light fixtures together. Commissioner Bennett made a motion to approve Resolution 15-02 and was seconded by Commissioner Kitching. Voting was unanimous.

In other business was approval of the minutes from October 14, 2014 regular meeting. Mayor Dopson pointed out the following change:

Page 1 Paragraph 5 which refers to the impact fees. Mayor Dopson asked to change the wording from opposed **of** impact fees-opposed **to** impact fees.

Page 2 Paragraph 6 which refers to politics and impact fees. Mayor Dopson asked to omit the word "it" in the following sentence. Everything does get down to politics, but this has nothing to do with **it**, Sheriff Dobson.

The changes were made before the printing of minutes on numbered paper.

Mayor Dopson asked for a motion to approve the minutes with the corrections. Commissioner Kitching made a motion to approve the minutes as corrected, and was seconded by Commissioner Bennett. Voting was unanimous.

In other business was the review of the bills for October. Mayor Dopson stated he would like to discuss pricing and insurance costs for drug testing and physicals. Commissioner Kitching made a motion to approve the October bills and was seconded by Commissioner Bennett. Voting was unanimous.

Ms. Melissa Thompson updated the board on Ghost in the Oaks. There were around 2500 children. \$7600.00 was collected, with an expense of \$1944.00 and a net of \$5600.00. The next event at Heritage Park is the Fall Festival on November 22, 2014 from 10:00am – 3:00 pm.

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

  
MAYOR GARY DOPSON

ATTEST:



CITY MANAGER/ CLERK Phil Rhoden

