

December 11, 2017

The meeting was called to order at 6:30 p.m. by Mayor Lara Edwards with prayer and salute to the flag. In attendance: Edwards, Lewis, and Roddenberry.

The minutes from the previous meeting were approved as presented by the Clerk. Motion by Roddenberry, second by Lewis, passed 3/0.

At this time, a motion was made by Roddenberry to appoint Fred McClendon and Roger McKenzie to the two vacant Council seats; second by Lewis, passed 3/0. Councilmember McClendon will serve until November 2018, and McKenzie until November 2020. Once the Oath of Office was administered by Attorney Dan Cox, the new Councilmembers took their seats at the dais.

Attorney Cox informed the new members they need to complete a Form 1 and gave them a brief overview of the Sunshine Law.

1<sup>st</sup> public hearing for Ordinance 2018-01 – AN ORDINANCE OF THE CITY OF SOPCHOPPY, FLORIDA AMENDING THE CITY OF SOPCHOPPY LAND DEVELOPMENT CODE SECTION 119-239, OFF STREET PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. (Read by title only)

1<sup>st</sup> public hearing for Ordinance 2018-02 – AN ORDINANCE OF THE CITY OF SOPCHOPPY, FLORIDA, ADOPTING A FEE SCHEDULE FOR PLANNING AND DEVELOPMENT SERVICES; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. (Read by title only)

At the request of the City, Somer Pell, Director, Wakulla County Planning and Zoning, was present to present an Inter-local Agreement between the County and the City of Sopchoppy to assist with overseeing planning and zoning requirements and conditions relating to Dollar General and potential future commercial growth with the City limits. A motion was made by Lewis to enter into the Agreement, second by McKenzie, passed 5/0.

Attorney Dan Cox addressed the Council regarding the need to update the Land Development Code. Mr. Cox stated either he can work with staff, or the City can obtain bids.

The financial and adjustment reports were approved by signature of the Council.

Baskerville-Donovan, Inc. presented a cost of \$16,580.00 to perform a hydraulic modeling of the water system. This will include, but not limited to, gathering data related to usage, number of customers, future developments, analysis of areas for potential pipe upgrade, towers, wells, etc. A motion was made by Lewis to allocate \$16,580.00 for the hydraulic modeling, second by Roddenberry, passed 5/0.

Councilman Roddenberry feels any study that wouldn't increase water rates is good.

City Clerk, Ashley Schilling, reported Monday, December 18, as an anticipated "live" date for the new MuniLink utility billing system.

Clerk Schilling also informed the Council that Public Works Director, Leonard Tartt, has entered the DROP program.

Leonard Tartt reported the Casora project is nearing completion. Roddenberry and Associates is in the process of certifying the as-builts and hopefully by the end of the week of December 18, the new system will be on-line.

Councilmember Roddenberry attended the Florida Legislative Conference and urged citizens to read Home Rule and protecting Cities rights.

Mayor Edwards reported Dollar General has a contract on property in Sopchoppy. Ms. Edwards read a letter to the Council she drafted to Dollar General's engineer's stating a few of the City's concerns and desires. With approval of the Council, the letter was mailed.

Ms. Pell stated the County will require Dollar General's engineers provide pictures of the structure for the City Council's ultimate approval.

Councilmember McClendon expressed concern regarding flood impact and potential costs involved. Ms. Pell stated on-site stormwater infrastructure will be addressed with Dollar General.

Shawn Lawhon, citizen, asked who will hold Dollar General's "feet to the fire" relating to mutually agreed upon conditions. Lara Lawhon, citizen, expressed concern for traffic safety. Ms. Pell said Dollar General will not be able to obtain a Certificate of Occupancy until all codes and conditions are met and a traffic analysis and study will have to be submitted with the engineered plans.

Councilmember Lewis inquired about the review of the policy manual. Attorney Cox stated he is still working on it and nearing completion. Mr. Lewis also addressed the Mayor regarding a "less than positive interaction" that occurred between a Councilmember and staff. Lewis asked the Mayor to please remind Council that staff is to be treated with respect at all times. He stated City staff runs the day-to-day operation of the City and does it well.

With no further business, the meeting adjourned at 7:25 p.m. Motion by Lewis, second by McClendon.