

MINUTES

WORK SHOP OF THE LAKE CITY COUNCIL

April 23, 2015

9:30AM

Participants: Mayor and members of the Council; City Manager, Director Community Services; City Clerk, Police Chief, Code Enforcement Officer, Assistant City Attorney, Four members of the URA Board, Bill Johnston Planner and Mr. McGinnis and family.

New Business

- I. **Adoption of ordinance extending the moratorium for auto related businesses – Motion made by Councilman Sowell, seconded by Councilman Williams to extend the moratorium until mid November 2015, the matter was approved unanimously.**
 - a) **Property owner requesting waiver of auto related moratorium – Mr. McGinnis requested a waiver to the moratorium due to the fact that he was losing approximately \$50,000 per year by not being able to lease certain vacant portions of his buildings to auto mechanics. After a lengthy discussion it was concluded that the Community Services Director and Code Enforcement Officer would meet with Mr. McGinnis within a week and provide him all the regulations, ordinances and standards for him to be in compliance with the City Codes. Thereafter, Mr. McGinnis would be given a reasonable amount of time to bring his properties up to code requirements. Once that standard was met, the Council would hold a special meeting (if necessary) to further hear the property owners request for a waiver to the moratorium with the understanding that he provide the City Council with a written application including verified supporting data, documents, and facts and circumstances which the property owner feels necessary to substantiate his claim for a waiver to this moratorium. The discussion ended with all parties concluding that this was a “conditional denial” of the property owner’s request for waiver at this time.**
- II. **Resolution approving Lake City’s Urban Redevelopment Plan – Motion made by Councilman Ginn, seconded by Councilman Williams and the measure passed unanimously.**
- III. **Resolution approving the activation of the Urban Redevelopment Agency and appointing its members – Motion made by Councilman Williams,**

seconded by Councilman Sowell, with recognition and approval of the following URA Board Members and the matter passed unanimously.

a) Introduction of URA Members: Ralph McDuffie, Eleanor Gilbert (potential hire), Carl Rhodenizer and Steve Meissen (auxiliary member)

- IV. Resolution adopting the tri cities intergovernmental agreement – Motion made by Councilman Williams, seconded by Councilman Williams and the matter passed unanimously.
- V. Bill Johnston, Strategic Planning Initiatives – Economic Development Recommendations via Power Point. Bill Johnson illustrated the methods and means by which the City could enhance its position in the area of economic redevelopment by leveraging its present status within the Tri City Initiative in addition to becoming associated with the present Aerotropolis Alliance Board.
- VI. City Clerk – Community Center rates – Due to the fact that there was a suspicion of certain Lake City residents making numerous reservations at the discounted level and apparently delegating the function to a third party it was the Council's recommendation that the Community Center's rules and regulations be modified to illustrate that a resident will have to pay the higher rate for renting the Center if the resident elected to rent the Center more than two times in a given year.
- VII. City Manager – Modified Code Enforcement Regime – City Manager outlined the necessity of increasing the present resources in Code Enforcement as it applies to blighted properties, both residential and commercial. It was explained that if the City has any chance of navigating its way to meaningful economic redevelopment, the blighted properties must first be dealt with in a more assertive manner. As such, it was recommended that the Community Services Director's job description be amended so as to reflect this more assertive protocol together with making the current Code Enforcement Officer's part time function become full time and adding the administrative support necessary to this activity. In addition it was agreed that certain fines be increased to bring the blighted property owners into compliance with the City's codes, rules and regulations. After a meaningful discussion on this activity the City Council directed the City Administration to proceed with its recommendations in this regard.

There being no further business the meeting adjourned at 12:43 PM.