

TOWN OF GRANT-VALKARIA, FLORIDA
TOWN COUNCIL WORKSHOP MEETING
JANUARY 16, 2008
TOWN HALL, 5120 HIGHWAY US1, GRANT, FL 32949

The Workshop Meeting of the Town of Grant-Valkaria, Florida, Town Council was called to order at 7:04 p.m. by Mayor Del Yonts followed by the Pledge, and roll call to the Council Members, with the following present:

Mayor – Del Yonts	Town Manager Matthew Brock
Seat No. 1 – Joe Hackford, Vice Mayor	Town Clerk Susanne Krueger
Seat No. 2 – Danielle Morgan	Town Attorney Karl Bohne
Seat No. 3 – Pat Bryan	
Seat No. 6 – Jason Mahaney	

EXCUSE COUNCIL MEMBERS DEMOTT AND FADEN

Mayor Yonts stated that he was notified by Council Member Bryan that he would arrive a few minutes late because of work.

Motions by Council Member Morgan, second by Vice Mayor Hackford, and vote unanimous to excuse Council Members DeMott and Faden.

WORKSHOP ITEM

1) Unpaved Road Ordinance

Town Attorney Bohne stated that Council had two ordinances – one he created and one that Mr. Balog created. The basic difference between the two is how the property owner(s) being reimbursed for road construction when someone else wants to benefit from the road. The purpose of creating this ordinance is to facilitate the process/create guidelines for roads/unpaved roads and access to properties which may be different from the County guidelines. He stated that there are some policy decisions that Council needs to make:

- What will determine the pro rata share – front footage, number of lots, etc.
- What is going to be the road standard
- If there is not sufficient right of way in an area, those who come for a building permit will need to dedicate some property to meet minimum requirements for right of way
- What burden will be put on the applicant
- Will a construction bond of 125% be required

It was the consensus of Council to stay with the County standards and reference the same paper for road design standards.

The following people spoke:

- Ed Tietig – suggested special assessments; corner lots should pay for one access not two and that flag lots should be treated the same; pass the engineering burden to the applicant

- Frank Colletta – suggested that if a farmer was to access his property, he should not be assessed the same as a residential driveway assessment
- Doug Balog – stated that he addressed in his ordinance draft about how to assess adjacent property owners; there is a benefit is the Town issues a permit for a longer period of time
- Bonnie Allen – suggested that it be the original property owner’s responsibility to keep town informed of their current address

Town Attorney Bohne addressed the special assessment suggestion – doesn’t think this is the way to go – Town assesses properties and collects the money but fronts up the money to construct the road.

Questions arose from Council:

- is the County still getting money from roads being built on
- how do we deal with roads that are all ready there and they make the person(s) who pulls a permit pay a fee
- if you are on a dirt road do you have a maintenance fee due when a permit is pulled today
- has the County been collecting any money since October 2007 and not reimbursing the Town

After some discussion, it was the consensus of Council the following:

- 1) that abutting property owners will pay when they build on the property
- 2) if the original applicant for the unpaved road permit cannot be found that the money goes to the Town,
- 3) it be the responsibility of the applicant to notify the Town of current address
- 4) the trigger for reimbursing the applicant be when the abutting property owner obtains a driveway permit
- 5) if the number of lots increases or decreases it would trigger re-calculation
- 6) length of the permit be 15 years
- 7) there be no road length requirement
- 8) there be an unpaved road length requirement of ¾ mile
- 9) require a bond in the amount of 120% of the cost to ensure completion of the road project, if not completed then Council has choice of revoking bond or assess lien on property
- 10) assess by lots
- 11) pull out of Balog’s ordinance that part about the Town name
- 12) subject to approval regarding interlocal with County regarding address assignment

It was suggested by Town Attorney Bohne to have another workshop to discuss the width of the road.

Motions by Council Member Bryan, second by Council Member Mahaney, and vote unanimous to adjourn the meeting at 10:30 p.m.

(signature on file)

ATTEST:

Del Yonts, Mayor

(signature on file)

Susanne Krueger, MMC, IIMC, Town Clerk