

**TOWN OF ST. LEO
COMMISSION MEETING
November 13, 2013
7:00 PM**

OPENING Mayor Pro Tem Inslee

INVOCATION Commissioner Hallett

PLEDGE OF ALLEGIANCE
Mayor Pro Tem Inslee

ROLL CALL Donna DeWitt, O.S.B. – Commissioner
James Wells – Commissioner
Jack Garner, Mayor - Absent
James Hallett, O.S. B. – Commissioner
Robert Inslee – Mayor Pro Tem

STAFF Joan Miller - Town Clerk
Patricia Petruff, Esquire – Attorney
Andrea Calvert – Assistant Town Clerk

GUESTS Approximately 20 guests, including:
Greg and Sheila Smith Pasco County Administrator Michele Baker
Robert Christmas Pasco County Attorney David Goldstein
Arnold and Margaret Curington Pasco County Executive Planner Matthew Armstrong
Ronnie Deese San Antonio Mayor Tim Newlon and Allison Newlon
Paul Finora Journalist Robert Napper

MINUTES **MOTION: TO APPROVE THE MINUTES OF THE TOWN
COMMISSION MEETING DATED OCTOBER 14, 2013.**
MOTION BY: Commissioner Wells
SECOND: Commissioner Hallett
Discussion.
VOTE: Unanimous for Approval, 4/0

EXPENSES AND BUDGET REVIEW
**MOTION: TO ACCEPT FINANCIAL REPORT DATED NOVEMBER 13,
2013.**
MOTION BY: Commissioner Hallett
SECOND: Commissioner Dewitt
Discussion.
VOTE: Unanimous for Approval, 4/0

PUBLIC COMMENT

Michele Baker (Pasco County Administrator) spoke in support of the local bill that would contract the portion of the Lake Jovita Subdivision that is within the Town of St. Leo, and expressed concerns about the potential annexation of the Iafrate property.

Baker requested that the Town Commission consider tabling the annexation until the contraction of the Lake Jovita Subdivision area was completed.

Greg Smith advocated more investigation into the criteria for a successful annexation. He asked the Commission to consider whether the annexation would be in the best interest of current and future residents, specifically with regard to jurisdictional overlaps, preexisting plans, use of natural resources, impact on current communities, and the Town's collective vision of the future. He asked if disadvantages from the County's point of view can be mitigated.

David Goldstein (Pasco County Attorney) spoke about County roads and the County's inability to levy an additional impact fee if the property is within the Town. Water and Sewer Impact fees are charged regardless of jurisdiction. A developer will pay more for road impact fees if the development is in the County.

Attorney Petruff stated that the details being discussed will be part of the pre-annexation negotiation process that the staff has been directed to begin. The Commission has the authority to deny the annexation if the issues are not adequately addressed.

Arnold Curington expressed his belief that those in charge, whomever they may be, should have the best interest of the community and whole area in mind.

Commissioner Hallett addressed the transportation issue, with reference to the 2004 Clinton Avenue extension and subsequent Iafrate purchase of the property in question. He spoke about the impetus behind the need for the extension, and the Town's on-record opinion that, of the options offered, the extension was the one favored by the Town.

Baker spoke about the State Road 52 bypass (Clinton Avenue extension) and the proposed Bella Verde development. Pasco County is sharing the cost of a road with the future Cannon Ranch development.

David Goldstein spoke about charges to provide services, and the responsibilities of the Pasadena Hills property owners. The Iafrate property was excluded from the plan at the request of the landowner. The County would welcome the property back to the plan to ensure compatibility with the Pasadena Hills area plan.

COMMISSION REPORT

Municipal Association of Pasco Meeting November 7, 2013

Commissioner Wells gave a short report on the meeting. The Association offered support to the Town with regard to the possible annexation of the Iafrate property.

ATTORNEY REPORT

RESOLUTION 14-01 Public Participation in Open Meetings

This resolution will bring the Town into compliance with the new state statute requirements for public comment at Commission Meetings.

MOTION: TO ADOPT RESOLUTION 14-01 AS AMENDED, CHANGING 4. B "CHAIRMAN" TO READ "COMMISSION".

MOTION BY: Commissioner Wells

SECOND BY: Commissioner Dewitt

Discussion.

VOTE: Unanimous for Approval, 4/0

RESOLUTION 14-02 Support for a Local Bill Contracting Town Boundaries

The draft house bill to contract Town boundaries was sent to Ralph Lair, the Chief Legislative Assistant to Speaker of the House Will Weatherford and will be shared with Pasco County. A Town resolution must be adopted supporting the local bill if it is to be passed by the State Legislature. An economic impact statement must also be completed.

MOTION: TO ADOPT RESOLUTION 14-02, PROVIDING SUPPORT FOR APPROVAL OF A LOCAL BILL AMENDING MUNICIPAL BOUNDARIES.

MOTION BY: Commissioner Wells

SECOND BY: Commissioner Inslee

Discussion.

VOTE: Unanimous for approval 4/0

MOTION: TO POSTPONE THE FINAL DECISION ON THE IAFRATES ANNEXATION UNTIL SUCH TIME AS THE LAKE JOVITA SUBDIVISION CONTRACTION BE RESOLVED

MOTION BY: Commissioner Wells

SECOND BY: Commissioner Hallett

Discussion. The final decision regarding the annexation would be postponed, however, the pre-annexation agreement work and discussions will continue.

VOTE: Unanimous for approval 4/0

CLERK NOTES

Certificate of Deposit

The first certificate has been moved. The remaining two will be attended to next week.

Sanitation Contract

Amendment to the Waste Management Franchise Agreement for commercial solid waste removal. The extension to the current agreement would be for two years.

MOTION: TO AUTHORIZE THE MAYOR PRO TEM TO EXECUTE THE FIRST AMENDMENT TO THE NON-EXCLUSIVE AGREEMENT FOR THE COMMERCIAL SOLID WASTE COLLECTION WITH WASTE MANAGEMENT INC.

MOTION BY: Commissioner Wells

SECOND BY: Commissioner Hallett

Discussion.

VOTE: Unanimous for Approval 4/0

UNFINISHED BUSINESS

Feasibility Study

Commissioner Hallett brought up the contraction feasibility study. He would like the study to include the financial impact on the portion of the Town that would remain. The most recent Town audits should be utilized. Commissioner Hallett will lead the financial impact portion of the study.

Dirt Mining

Michele Baker stated that, while it was not being mentioned as a scare tactic, the potential for dirt mining is a major concern of the County. She asked the Commission to address dirt mining and the potential for a landfill at the site during the pre-annexation process. The Happy Hill dirt mine was referenced. The County officials mentioned Dade City's lack of preparation as a factor in permitting the mine.

ADJOURNMENT

MOTION: TO ADJOURN MEETING AT 7:55 P.M.

MOTION BY: Commissioner Wells

SECOND BY: Commissioner Hallett

Discussion.

VOTE: Unanimous for Approval, 4/0