

**DeFuniak Springs City Council  
Workshop  
February 24, 2020**

The following members were present: Mayor Bob Campbell, Mayor Pro-Tem Robert McKnight (Seat 2); Councilmember Todd Bierbaum (Seat 1); Councilmember Kevin Crystal (Seat 3); Councilmember Henry D. Ennis (Seat 4), and Councilmember Wayne Graham (Seat 5). Also present were Clay Adkinson, City Attorney; Mell Smigielski, City Manager; Debra Gibson, Finance Director; and Maryanne Schrader, City Clerk.

Mayor Campbell called the workshop to order at 5:01 p.m. and turned it over to City Manager M. Smigielski.

City Manager M. Smigielski went over the Consent agenda items. He asked if there were any questions. Regarding the auction item, he explained that there are no plans for an auction, but we may want to update it in case we have a future auction.

City Manager M. Smigielski went over the budget information from the departments.

Councilmember R. McKnight brought up the overtime allocation and whether we were adequately projecting staffing. He also mentioned the increased revenue of water and sewer and said it appeared to be great economic indicators.

Mayor Campbell asked about situations regarding staffing issues. City Manager M. Smigielski responded that we still do not have the Planner position. Mayor Campbell suggested thinking about a temporary employee contract in whatever department we need in order to keep the projects going timely. City Manager M. Smigielski said there are military that are interested in a temporary position as they transition from their military career. They have discussed it with Career Source and mentioned it could be a solution in the future.

Councilmember R. McKnight spoke about revenues and went over the high overtime percentages, as the Park department is over 140% and police are over 42% in overtime. He mentioned we should consider if there is a way to do jobs without overtime. Councilmember R. McKnight added the cemetery grave opening percentages are much higher. He added it is notable how many burials are occurring in the cemetery.

In response to Mayor Campbell, Finance Director Debra Gibson said we are in the 5<sup>th</sup> month of the budget.

City Manager M. Smigielski mentioned Councilmember R. McKnight will go over the Charter Review committee update. Councilmember R. McKnight added the accreditation programs is something he would like Council to think about. He said we do not have any programs presently, and we may want to add policies and procedures in place to improve services. He would like Council to think about accreditation regarding planning during the budget season.

Councilmember R. McKnight requested information about the 13-hour street closure for the corn hole event and why the city would permit a street closure of that length. He asked if the businesses affected have been notified.

Councilmember T. Bierbaum requested additional information on the Lakefest closure. Mayor Campbell responded the event is in three phases. For the parade, the street is closed between 7<sup>th</sup> and Live Oak with the parade street closure starting at 6 in the morning and ending at 3:30 p.m. Mayor Campbell explained the area needs to be closed earlier to ensure the cars are not getting in the area. He added the barricades come down about 3:30 p.m., but they have approval until 5:00 p.m. Councilmember T. Bierbaum said it is not unusual for the city to close streets for long periods for events. He added it is his understanding that the corn hole event organizer has done his due diligence. Councilmember H. Ennis also does not see a problem.

Kelly Schultz responded that Mr. Eichorn is on his way and has letters from the businesses with their signatures that they do not have a problem with the street closure. Planning Director K. Schultz said Mr. Eichorn plans to do these events twice a year. They have added a backup utilizing the fairgrounds in the event of inclement weather. We do not know about traffic issues yet at this location, as they had to move the event last year because of inclement weather.

Councilmember T. Bierbaum asked about Item 12B, regarding the development and what Mr. Henderson is trying to accomplish. Planning Director K. Schultz explained one of the issues is the comp plan on the development side, as multi-family on a collector street is not permitted. She added she had the proposed development advertised, and she has received calls opposing the project. The callers want to present a petition against the development. Planning Director K. Schultz added the developer has asked to push the hearing to the next meeting, so she will resend the notices, and have it published in the newspaper.

Councilmember T. Bierbaum said the comments on Facebook appear to be misunderstanding on the ownership of the property. Planning Director K. Schultz agreed that there is misinformation floating around. She added that even if the plan use is approved, the development will have to come back to the Council for approval.

In response to Councilmember K. Crystal, Planning Director K. Schultz said the developer has changed his project plans. City Attorney Clay Adkinson replied that the project is not at the development order stage yet. He added the amended code must be approved first.

Regarding the amendment on Item 12C, Councilmember H. Ennis explained the history on modular homes is that no one wanted them. He now knows that construction on modular homes has improved significantly.

Councilmember R. McKnight also commented on Item 12B and asked why the Planning Board is not required to distribute letters to the nearby property owners. City Attorney Clay Adkinson replied that it is not in the Code now, but Council could change the requirement. Councilmember R. McKnight asked why signs are not placed on the property, and Planning Director K. Schutz replied the Code does not specify that requirement. City Attorney Clay Adkinson added the statute does not require it either. Councilmember R. McKnight asked what the radius is when the notices are sent. Planning Director K. Schutz said it is 500 feet. Councilmember R. McKnight voiced his concern for the nearby residents, and added it is a transparency issue, so signs are very important. He said it may not be legally required, but we should look at our citizens' expectations. He also asked whether a Public Hearing should be held at the Board level, and City Attorney Clay Adkinson responded that is the call of the Council, if that level is desired, however, the Hearing must come to the Council level. He added there is no reason why we cannot notice the Hearing, so we can provide for that. Councilmember R. McKnight said we need to

address the issue in the future, so that we could tone down the concerns, as Council has an obligation to the public regarding property.

Councilmember K. Crystal added he was on the Planning Board, so the requirement at that level is duplication, and the Planning Board does not have the authority to do anything, as that body can only recommend a decision to Council. Councilmember R. McKnight explained if there were letters sent out and a sign placed on the property, and if the public was opposed to the change, the public would have time to mobilize and could sway the recommendation of the Planning Board. City Attorney Clay Adkinson said we could be open to lawsuit, as the Planning Board must confine its review to the Code. He added the Planning Board can only recommend on the competent evidence and staff analysis that comes before it.

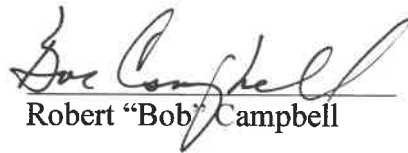
Councilmember H. Ennis added that he served on the Planning Board, as well, and agrees with Councilmember K. Crystal. Councilmember R. McKnight said it may be a matter of education for the citizens. Councilmember T. Bierbaum added that he understands but is concerned that sending out more letters will cause more overtime relating to the staffing issues. He added the Planning Board is the process. Councilmember R. McKnight said a flowchart might be helpful for the citizens' expectations regarding transparency. He added he would like the property address listed on the description on the Council agenda. Planning Director K. Schultz said the map of the property is included in the newspaper and in the mailings sent to the residents.

City Attorney Clay Adkinson explained the requirement of notice is 1,000 feet for special approvals and 500 feet for the Ordinance in question.

City Manager M. Smigielski said the March 9<sup>th</sup> meeting will be held at City Hall. In response to Councilmember K. Crystal, he explained the modular home Ordinance will be brought up at the March 9<sup>th</sup> meeting.

Mayor Campbell adjourned the meeting at 5:44 p.m.

Approved:

  
Robert "Bob" Campbell

Attest:

  
Maryanne Schroder, City Clerk

