

**CITY OF FANNING SPRINGS**  
**MINUTES – REGULAR MEETING OF THE CITY COUNCIL**  
**August 7, 2018**

1. The regular Meeting of the City of Fanning Springs City Council was held in the City Hall Assembly room this date.

The meeting was called to order at 5:00 p.m. by Chairman Tommy Darus

2. The Invocation was given and all present gave the Pledge of Allegiance to the flag of the United States of America.
3. The following members and officials were:

**PRESENT:**

Howell E. "Trip" Lancaster		Mayor
Michael O'Steen		Attorney
Sheila Watson		City Clerk
Tommy Darus	Chairman	Seat #1
Jennifer Padot-Collins	Vice-Chairman	Seat #2
Jane Jones-Redd		Seat #4
John McDonald	Member	Seat #5
Barbara Locke	Member	Seat #3

4. **APPROVAL OF MINUTES:**

**REGULAR MEETING 07/03/18**

**Moved** by Councilmember Collins, seconded by Councilmember Jones-Redd, to approve the Regular Minutes of 07/03/18. **MOTION CARRIED.**

5. **REVIEW OF GENERAL AND UTILITIES DEPT. GENERAL LEDGERS**  
**REVIEW OF FINANCIAL REPORT**

The City of Fanning Springs presented to Sheriff Bobby McCallum, Levy County Sheriff and Sheriff Bobby Schultz, Gilchrist County Sheriff a resolution in appreciation of their efforts in the apprehension of the criminals that were responsible for several break-ins of residents within Fanning Springs.

6. **RESOLUTION 2018-004**

**A RESOLUTION OF THE CITY OF FANNING SPRINGS IN APPRECIATION OF**  
**LEVY COUNTY SHERIFF ROBERT B. "BOBBY" McCALLUM, JR.,**  
**HIS PROFESSIONAL STAFF AND DEDICATED SERVICE TO THE**  
**CITIZENS OF FANNING SPRINGS, FLORIDA.**

**WHEREAS**, the Levy County Sheriff's Department and the Gilchrist County Sheriff's Department together with their Professional Staff's dedication, and;

**WHEREAS**, working together with the Dixie County Sheriff's Department and other agencies, lead to the resolution of crimes against several Fanning Springs residents, and;

**WHEREAS**, with the combined efforts of all agencies resulting in the return of stolen personal property, and;

**WHEREAS**, the City of Fanning Springs wishes to express its deepest appreciation for their continued support and concern for the safety of our citizens, and;

**WHEREAS**, the Mayor and the City Council of Fanning Springs, Florida have approved this Resolution.

**THEREFORE, BE IT RESOLVED**, by the City Council of Fanning Springs that they express their deepest appreciation for the dedicated services to the Citizens of Fanning Springs, Florida.

**PASSED AND RESOLVED IN** regular session this 7<sup>th</sup> day of **August, 2018**.

**Moved by** Councilmember Jones-Redd, seconded by Councilmember Locke to approve Resolution 2018-004. **MOTION CARRIED.**

7.

**RESOLUTION 2018-005**

**A RESOLUTION OF THE CITY OF FANNING SPRINGS IN APPRECIATION OF  
GILCHRIST COUNTY SHERIFF ROBERT D. "BOBBY" SCHULTZ,  
HIS PROFESSIONAL STAFF AND DEDICATED SERVICE TO THE  
CITIZENS OF FANNING SPRINGS, FLORIDA.**

**WHEREAS**, the Gilchrist County Sheriff's Department and the Levy County Sheriff's Department together with their Professional Staff's dedication, and;

**WHEREAS**, working together with the Dixie County Sheriff's Department and other agencies, lead to the resolution of crimes against several Fanning Springs residents, and;

**WHEREAS**, with the combined efforts of all agencies resulting in the return of stolen personal property, and;

**WHEREAS**, the City of Fanning Springs wishes to express its deepest appreciation for their continued support and concern for the safety of our citizens, and;

**WHEREAS**, the Mayor and the City Council of Fanning Springs, Florida have approved this Resolution.

**THEREFORE, BE IT RESOLVED**, by the City Council of Fanning Springs that they express their deepest appreciation for the dedicated services to the Citizens of Fanning Springs, Florida.

**PASSED AND RESOLVED IN** regular session this 7<sup>th</sup> day of **August, 2018**.

**Moved by** Councilmember Jones-Redd, seconded by Councilmember Locke to approve Resolution 2018-005. **MOTION CARRIED.**

**8. AUDIT REPORT 2016-2017**

Richard Powell, Powell and Jones CPA, presented to the City Council the 2016-2017 Audit Report. Mr. Powell stated the city was audited on two levels of standards, Federal and Stated standards and the audit shows how the city stands at the end of the year. Mr. Powell stated that the city had a good year financially. He was pleased with the sound practices of bookkeeping from staff. Mr. Powell reviewed the restricted and unrestricted accounts of the city. Mr. Powell stated that there was no finding in this year's audit. Mr. Powell stated that the city was not in a financial emergency but looks very strong. Mayor Lancaster stated that he was very pleased with the hard work from city staff that makes this a great audit. With all questions answered a motion was made.

**Moved by** Councilmember Jones-Redd, seconded by Councilmember Collins to approve the Audit Report 2016-2017. **MOTION CARRIED.**

**9. ANOTHER WAY, INC.**

Pamela Jones, Another Way Inc., gave a brief presentation to the City Council in reference to the mission of Another Way. Ms. Jones stated that the mission of Another Way was to offer free and confidential services that include counseling, support and safe shelter to survivors of Domestic and sexual violence. Ms. Jones gave information of other services offered by this agency as well.

**10. CODE ENFORCEMENT HEARING OFFICER RFP'S**

City Clerk Watson stated that there was only one RFP submitted to the city for Code Enforcement Hearing Officer by the deadline. This application was from Attorney Lindsey Lander, Trenton, FL. After discussion a motion was made.

**Moved by** Councilmember Jones-Redd, seconded by Councilmember Locke to approve Attorney Lindsey Lander as Code Enforcement Hearing Officer. Attorney O'Steen will contact Attorney Lander. **MOTION CARRIED.**

## 11. HOTEL DEVELOPER'S AGREEMENT

Tess Padot and David Padot, Nature Coast Development Group, LLC discussed with the City Council the Hotel Developer's Agreement. Councilmember Collins abstained from voting or discussion as she is a partner with the Nature Coast Development Group, LLC. Mrs. Collins will sign a Form 8B, Voting Conflict to be filed with the City Clerk and to become part of these minutes. Mr. Padot stated that he wanted to ask the city to do a 50/50 of any overages with a \$100,000.00 cap on the construction of the infrastructure to the hotel. The city obtained a grant in the amount of \$1,049,970.00 from DEO regarding this project. After a very long discussion regarding the overages, long meetings, time deadlines, numerous phone calls, and other concerns it was agreed that the city would cap 50/50 at \$50,000.00 in overages. After another long discussion a motion was made.

Moved by Councilmember Jones-Redd, seconded by Councilmember Locke for the city to do a 50/50 overage regarding infrastructure construction cost with a \$50,000.00 cap from city funds. MOTION CARRIED.

Mayor Lancaster, Chairman Darus, and Attorney O'Steen will work with the Nature Coast Development Groups attorney to complete the Developers Agreement by the August 10, 2018 deadline.

Daniel Brewer with the Hotel Group did a presentation of the proposed hotel.

12. **Moved by Councilmember Jones-Redd, seconded by Councilmember Locke to recess the City Council meeting calling to order the LDRC meeting. MOTION CARRIED.**

13. **\*\*\*\*\* Chairman Darus called for a Recess from the City Council meeting calling to order the Land Development Regulation Commission Meeting \*\*\*\*\***

### 1. **Review of Site and Development Plan for Proposed Hotel**

Discussions reviewing the Site and Development Plan for the proposed hotel began with reviewing the information from the NCFRPC. With all information required by the Planning Council a motion to read Resolution LDRC SDP 18-01 was made.

Moved by Councilmember Locke, seconded by Councilmember Jones-Redd for Attorney O'Steen to read Resolution LDRC SDP 18-01 by title only.

### 2. RESOLUTION NO. LDRC SDP 18-01

A RESOLUTION OF CITY COUNCIL OF THE CITY OF FANNING SPRINGS, FLORIDA, SERVING AS THE LAND DEVELOPMENT REGULATION COMMISSION OF THE CITY OF FANNING SPRINGS, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 3.1 OF THE CITY OF FANNING SPRINGS LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE CONSTRUCTION OF HOTEL

WITHIN A COMMERCIAL, GENERAL ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF FANNING SPRINGS, FLORIDA; REPEALING ALL RESOLUTION IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Moved by Councilmember Locke, seconded by Councilmember Jones-Redd to approve Resolution No. LDRC SCP 18-01. MOTION CARRIED.

3. Moved by Councilmember McDonald, seconded by Councilmember Locke to adjourn the LDRC meeting and return to the City Council meeting. MOTION CARRIED.

14. \*\*\*\*\* **Chairman Darus called to order the August 7, 2018 City Council meeting**

15. RESOLUTION NO. LDRC SDP 18-01

A RESOLUTION OF CITY COUNCIL OF THE CITY OF FANNING SPRINGS, FLORIDA, SERVING AS THE LAND DEVELOPMENT REGULATION COMMISSION OF THE CITY OF FANNING SPRINGS, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 3.1 OF THE CITY OF FANNING SPRINGS LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE CONSTRUCTION OF HOTEL WITHIN A COMMERCIAL, GENERAL ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF FANNING SPRINGS, FLORIDA; REPEALING ALL RESOLUTION IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Moved by Councilmember Jones-Redd, seconded by Councilmember Locke to approve Resolution No. LDRC SCP 18-01. MOTION CARRIED.

## 16. REPORTS

**MAYOR:** Mayor Lancaster stated that he, Chairman Darus, Attorney Osteen and City Clerk Watson will be meeting at 10:30 am tomorrow to review the Developers Agreement. Mayor Lancaster stated that the sewer projects are moving forward at current time. Mayor Lancaster reviewed the boil water notice and suggested to all in attendance to make sure they are registered with the 911 department of each county in order to receive reverse 911 calls. Mayor Lancaster also welcomed back Councilmember Locke from her accident.

**ATTORNEY – No report**

**CITY CLERK –** Reviewed upcoming dates for Budget workshop and TRIM.

**FIRE DEPT.**

Fire Chief Porter stated the Fire Dept. answered 70 calls for the month of July. All maintenance and repairs are up to date.


COUNCIL COMMENTS: None

8. **CITIZENS COMMENTS:** Dana Sheffield stated he visited the Fire Dept. and was very pleased with the work being done. The Fire Dept. is doing a very good job.

9. **ADJOURNMENT:**

**Moved by** Council member McDonald, seconded by Council member Jones-Redd, to adjourn.  
**MOTION CARRIED.**

CITY OF FANNING SPRINGS CITY COUNCIL

  
Tommy Darus, Chairman

ATTEST:

  
Sheila Watson, City Clerk