

JEFFREY R. SMITH

Clerk to the Board



INDEX TO MINUTES OF REGULAR MEETING

OF BOARD OF COUNTY COMMISSIONERS

OCTOBER 23, 2012

1.	CALL TO ORDER.....	1
2.	INVOCATION	1
3.	PLEDGE OF ALLEGIANCE	1
4.	ADDITIONS/DELETIONS TO THE AGENDA/EMERGENCY ITEMS	2
5.	PROCLAMATIONS AND PRESENTATIONS	2
5.A.	PRESENTATION OF PROCLAMATION DESIGNATING THE WEEK OF OCTOBER 21 – 27, 2012, AS PRO BONO WEEK IN INDIAN RIVER COUNTY	2
5.B.	PRESENTATION BY PAUL U. DRITENBAS, PRESIDENT, ROTARY CLUB SUNRISE, REGARDING “RISSA” - ROTARY INITIATIVE FOR SUBMERGED SEAGRASS AWARENESS	3
7.	INFORMATIONAL ITEMS FROM STAFF OR COMMISSIONERS NOT REQUIRING BOARD ACTION - NONE.....	4
8.	CONSENT AGENDA	4

8.A.	APPROVAL OF WARRANTS – OCTOBER 5, 2012 TO OCTOBER 11, 2012.....	4
8.B.	APPOINTMENT OF INDIAN RIVER STATE COLLEGE REPRESENTATIVE TO THE ECONOMIC DEVELOPMENT COUNCIL	5
8.C.	FLORIDA DEPARTMENT OF LAW ENFORCEMENT FY 2012/2013 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM.....	5
8.D.	MISCELLANEOUS BUDGET AMENDMENT 002.....	6
8.E.	DELETION: APPROVAL OF CHANGE ORDER NO. 2 AND RELEASE OF RETAINAGE AND FINAL PAYMENT TO TECHNICAL ELECTRIC SYSTEMS, INC. FOR INSTALLATION OF A NEW GENERATOR, MUFFLER AND DAY TANK AT THE SOUTH REVERSE OSMOSIS (RO) WATER PLANT	6
8.F.	53 RD STREET ROADWAY IMPROVEMENTS - CHANGE ORDER NO. 2, FINAL PAYMENT AND RELEASE OF RETAINAGE, INDIAN RIVER COUNTY (IRC) PROJECT NO. 0107	6
8.G.	APPROVAL OF AMENDMENT TO POLARIS LIBRARY SYSTEMS CONTRACT.....	7
8.H.	AUTHORIZATION FOR UPDATED AGREEMENT FOR BID 2012034 WEST WABASSO SEWER AND DRAINAGE IMPROVEMENTS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT.....	7
8.I.	ADDITION: APPOINTMENT TO THE COUNTY CANVASSING BOARD	8
9.	CONSTITUTIONAL OFFICERS AND GOVERNMENTAL AGENCIES - NONE.....	8
10.	PUBLIC ITEMS.....	8
10.A.	PUBLIC HEARING(S)	8
10.A.1.	COUNTY INITIATED REQUEST TO AMEND THE TEXT OF SEVERAL ELEMENTS OF THE COUNTY’S COMPREHENSIVE PLAN (LEGISLATIVE).....	8
10.A.2.	GRAVES BROTHERS COMPANY’S REQUEST TO REZONE ± 14.15 ACRES FROM HEAVY COMMERCIAL DISTRICT (CH) TO GENERAL COMMERCIAL DISTRICT (CG) (QUASI-JUDICIAL)	9
10.B.	PUBLIC DISCUSSION ITEMS.....	11
10.B.1.	REQUEST TO SPEAK FROM RAYMOND GIUSTIZIA REGARDING NOTICE TO LEAVE PROPERTY	11
10.C.	PUBLIC NOTICE ITEMS - NONE	12

11.	COUNTY ADMINISTRATOR MATTERS - NONE.....	12
12.	DEPARTMENTAL MATTERS	12
12.A.	COMMUNITY DEVELOPMENT	12
12.A.1.	CONSIDERATION OF OUTDOOR VEHICLE STORAGE USE IN THE CL (LIMITED COMMERCIAL) ZONING DISTRICT	13
12.A.2.	IMPACT FEE REVIEW	14
12.B.	EMERGENCY SERVICES - NONE.....	17
12.C.	GENERAL SERVICES - NONE	17
12.D.	HUMAN RESOURCES - NONE	17
12.E.	HUMAN SERVICES - NONE	17
12.F.	LEISURE SERVICES - NONE	17
12.G.	OFFICE OF MANAGEMENT AND BUDGET.....	17
12.G.1.	FITCH RATINGS.....	17
12.H.	RECREATION - NONE.....	17
12.I.	PUBLIC WORKS.....	18
12.I.1	TRI-PARTY COST SHARING AGREEMENT BETWEEN INDIAN RIVER COUNTY, CHARLES AND JULIE HERSHEY, AND DAVID HORNCHEK.....	18
12.J.	UTILITIES SERVICES.....	19
12.J.1.	WEST WABASSO COMMUNITY GRAVITY SEWER SYSTEM LIFT STATION EASEMENT – UCP 4078.....	19
13.	COUNTY ATTORNEY MATTERS - NONE.....	19
14.	COMMISSIONER ITEMS.....	19
14.A.	COMMISSIONER GARY C. WHEELER, CHAIRMAN - NONE	19
14.B.	COMMISSIONER PETER D. O’BRYAN, VICE CHAIRMAN - NONE	19
14.C.	COMMISSIONER WESLEY S. DAVIS - NONE.....	19
14.D.	COMMISSIONER JOSEPH E. FLESCHER - NONE	20
14.E.	COMMISSIONER BOB SOLARI	20
14.E.1.	GENERATIONAL TRANSFER OF LEADERSHIP AT OUR EMERGENCY SERVICES DEPARTMENT	20

15.	SPECIAL DISTRICTS AND BOARDS	21
15.A.	EMERGENCY SERVICES DISTRICT - NONE.....	21
15.B.	SOLID WASTE DISPOSAL DISTRICT	21
15.B.1.	APPROVAL OF MINUTES MEETING OF AUGUST 21, 2012	21
15.B.2.	APPROVAL OF MINUTES MEETING OF SEPTEMBER 11, 2012	21
15.B.3.	APPROVAL OF MINUTES MEETING OF OCTOBER 2, 2012	21
15.B.4.	RECOMMENDATION TO AWARD THE NEW OSLO CUSTOMER CONVENIENCE CENTER PROJECT TO PAUL JACQUIN & SONS, INC. (BID No. 2012051).....	21
15.B.5.	FINAL PAY FOR GEOSYNTEC WORK ORDER NO. 29 FOR GIFFORD LANDFILL PROJECT	21
15.B.6.	AGREEMENT FOR EASEMENTS AND WAIVER OF TIPPING FEES WITH INDIAN RIVER FARMS WATER CONTROL DISTRICT.....	21
15.C.	ENVIRONMENTAL CONTROL BOARD - NONE.....	21
16.	ADJOURNMENT	22

JEFFREY R. SMITH

Clerk to the Board



October 23, 2012

**REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS**

The Board of County Commissioners of Indian River County, Florida, met in Regular Session at the County Commission Chambers, 1801 27th Street, Vero Beach, Florida, on Tuesday, October 23, 2012. Present were Chairman Gary C. Wheeler, Vice Chairman Peter D. O'Bryan, and Commissioners Wesley S. Davis, Joseph E. Flescher, and Bob Solari. Also present were County Administrator Joseph A. Baird, County Attorney Alan S. Polackwich, Sr., and Deputy Clerk Leona Adair Allen.

1. CALL TO ORDER

Chairman Wheeler called the meeting to order at 9:00 a.m.

2. INVOCATION

Jeffrey R. Smith, Clerk of the Circuit Court and Comptroller, delivered the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Davis led the Pledge of Allegiance to the Flag.

4. ADDITIONS/DELETIONS TO THE AGENDA/EMERGENCY ITEMS

Chairman Wheeler requested the following changes to the Agenda:

ADDITION: ITEM 8.I. EMERGENCY ITEM – APPOINTMENT TO THE COUNTY CANVASSING BOARD

DELETION: ITEM 8. E. APPROVAL OF CHANGE ORDER NO. 2 AND RELEASE OF RETAINAGE AND FINAL PAYMENT TO TECHNICAL ELECTRIC SYSTEMS, INC. FOR INSTALLATION OF A NEW GENERATOR, MUFFLER AND DAY TANK AT THE SOUTH RO WATER PLANT

ON MOTION by Vice Chairman O’Bryan, SECONDED
by Commissioner Flescher, the Board unanimously
approved the Agenda as amended.

5. PROCLAMATIONS AND PRESENTATIONS

5.A. PRESENTATION OF PROCLAMATION DESIGNATING THE WEEK OF OCTOBER 21 – 27, 2012, AS PRO BONO WEEK IN INDIAN RIVER COUNTY

Commissioner Davis read and presented the Proclamation to the President of the Indian River County Bar Association, Attorney Rebecca Emmons, Law Firm of Stewart, Evans, Stewart and Emmons, who accepted the Proclamation on behalf of the Association. In connection with the National Pro Bono Week, she announced that her law firm is sponsoring an “Ask a Lawyer Day” on October 24, 2012 from 9:00 a.m. to 4:00 p.m., at the Indian River County Courthouse Law Library, to answer legal questions from the community.

5.B. PRESENTATION BY PAUL U. DRITENBAS, PRESIDENT, ROTARY CLUB
SUNRISE, REGARDING “RISSA” - ROTARY INITIATIVE FOR SUBMERGED
SEAGRASS AWARENESS

Paul Dritenbas, President of Rotary Club Sunrise, used a PowerPoint presentation (on file) to speak about the Rotary Initiative for Submerged Seagrass Awareness (RISSA) project. The intent is to educate the public through awareness, and to preserve the 450 acres of the Indian River Lagoon’s existing grass flats that lay west of the Barrier Island and east of the Intracoastal Waterway, a/k/a Moorings Flats. To protect this area of the lagoon from motor craft damage, Mr. Dritenbas proposed surrounding the endangered perimeter with 24 “Caution Seagrass” buoys, and two “Caution Seagrass Area” fixed signs – one at the Moorings Channel and one at the Round Island Channel. He described the final steps of permitting and installation, and reported that the total projected cost estimate for the project would be \$18,398. He revealed that two local Rotary Clubs had pledged \$9,200 towards the project, and asked if the Board would provide matching funds to move this project forward.

Vice Chairman O’Bryan told the Board that he had spoken to Bruce Barkett, Florida Inland Navigation District Representative, and was informed that this project does not fit into their guidelines for funding, and even if it did, their funding window was closed until next October. Due to the loss of seagrasses, he wanted to see this project moved forward as expeditiously as possible.

MOTION was made by Vice Chairman O’Bryan,
SECONDED by Commissioner Flescher, to partner with
the Rotary Clubs, in an amount up to \$9,300, for the
seagrass initiative.

Commissioner Solari sought and received data regarding the value of man-hours put into this project. He pointed out that this action is consistent with the County's Comprehensive Plan, and is a non-coercive activity.

Commissioners voiced their support for the program.

The Chairman CALLED THE QUESTION and the Motion carried unanimously.

**7. INFORMATIONAL ITEMS FROM STAFF OR COMMISSIONERS
NOT REQUIRING BOARD ACTION - NONE**

8. CONSENT AGENDA

8.A. APPROVAL OF WARRANTS – OCTOBER 5, 2012 TO OCTOBER 11, 2012

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the list of Warrants and Wires issued by the Comptroller's Office for the time period of October 5, 2012 to October 11, 2012, as requested in the memorandum of October 11, 2012.

**8.B. APPOINTMENT OF INDIAN RIVER STATE COLLEGE REPRESENTATIVE TO
THE ECONOMIC DEVELOPMENT COUNCIL**

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the appointment of Dr. David Sullivan to fill the position of Indian River State College Representative to the Economic Development Council, previously held by Jan Pagano, who submitted her resignation on February 22, 2012, as requested in the memorandum of October 17, 2012.

**8.C. FLORIDA DEPARTMENT OF LAW ENFORCEMENT FY 2012/2013 EDWARD
BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM**

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the Certificate of Acceptance of Subgrant Award for the Indian River County Substance Awareness Drug Testing Program Grant in the amount of \$13,563; and the Agreement between the Board of County Commissioners and the Substance Awareness Council of Indian River County, as recommended in the memorandum of October 12, 2012.

DOCUMENTS ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD

8.D. MISCELLANEOUS BUDGET AMENDMENT 002

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved **Resolution 2012-108**, amending the fiscal year 2012-2013 Budget.

8.E. DELETION: APPROVAL OF CHANGE ORDER No. 2 AND RELEASE OF RETAINAGE AND FINAL PAYMENT TO TECHNICAL ELECTRIC SYSTEMS, INC. FOR INSTALLATION OF A NEW GENERATOR, MUFFLER AND DAY TANK AT THE SOUTH REVERSE OSMOSIS (RO) WATER PLANT

Item deleted.

8.F. 53RD STREET ROADWAY IMPROVEMENTS - CHANGE ORDER No. 2, FINAL PAYMENT AND RELEASE OF RETAINAGE, INDIAN RIVER COUNTY (IRC) PROJECT No. 0107

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved Change Order No. 2 to Dickerson Florida, Inc., increasing the contract total to \$5,361,867.40, and payment of Dickerson Florida, Inc. Pay Application No. 18, in the amount of \$437,806.68 for final payment and release of retainage, as recommended in the memorandum of October 15, 2012.

8.G. APPROVAL OF AMENDMENT TO POLARIS LIBRARY SYSTEMS CONTRACT

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the Contract Amendment with GIS Information Systems, Inc. d/b/a Polaris Library Systems, and authorized the Chairman to execute same, as recommended in the memorandum of October 10, 2012.

CONTRACT ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD

8.H. AUTHORIZATION FOR UPDATED AGREEMENT FOR BID 2012034 WEST WABASSO SEWER AND DRAINAGE IMPROVEMENTS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the sample agreement, and authorized the Chairman to execute same after receipt and approval of the required certificate of insurance, and after the County Attorney has approved the agreement as to form and legal sufficiency, as recommended in the memorandum of October 17, 2012.

AGREEMENT ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD

8.I. ADDITION: APPOINTMENT TO THE COUNTY CANVASSING BOARD

ON MOTION by Vice Chairman O'Bryan, SECONDED by Chairman Wheeler, the Board unanimously approved the appointment of Commissioner Joseph Flescher to the County Canvassing Board for the 2012 election, as requested in the memorandum of October 11, 2012.

9. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL AGENCIES - NONE

10. PUBLIC ITEMS

10.A. PUBLIC HEARING(S)

10.A.1. COUNTY INITIATED REQUEST TO AMEND THE TEXT OF SEVERAL ELEMENTS OF THE COUNTY'S COMPREHENSIVE PLAN (LEGISLATIVE)

PROOF OF PUBLICATION OF ADVERTISEMENT FOR HEARING IS ON FILE IN THE
OFFICE OF THE CLERK TO THE BOARD

Community Development Director Bob Keating, using a PowerPoint presentation (on file), outlined the proposed text amendments to the County's Comprehensive Plan, reviewed the amendment process, explained the purpose for amending the text of the elements and a sub-element, and confirmed that the proposed changes are consistent with the Comprehensive Plan.

The Chairman opened the Public Hearing.

Bob Johnson, Coral Wind Subdivision, sought and received clarification regarding the effects of deleting the density transition paragraph in the Comprehensive Plan.

There being no other speakers, the Chairman closed the Public Hearing.

ON MOTION by Vice Chairman O'Bryan, SECONDED by Commissioner Davis, the Board unanimously: (1) approved **Resolution 2012-109**, approving the transmittal of a proposed Indian River County Comprehensive Plan Text Amendment to State and Regional Review Agencies; and (2) announced the intention to hold and advertise a final public hearing at the adoption stage of the plan amendment process.

10.A.2. GRAVES BROTHERS COMPANY'S REQUEST TO REZONE ± 14.15 ACRES FROM HEAVY COMMERCIAL DISTRICT (CH) TO GENERAL COMMERCIAL DISTRICT (CG) (QUASI-JUDICIAL)

PROOF OF PUBLICATION OF ADVERTISEMENT FOR HEARING IS ON FILE IN THE
OFFICE OF THE CLERK TO THE BOARD

The Commissioners, as requested by the Chairman, divulged ex parte site visits, investigations, communications, and affirmed that their decisions would be based on the evidence presented and applicable law.

In accordance with Chairman Wheeler's declaration that this meeting was quasi-judicial, the Deputy Clerk administered the Oath to all persons who wished to speak at the hearing.

Director Keating, using a PowerPoint presentation (on file), explained the request by the Graves Brothers Company to rezone ± 14.15 acres, located at the southwest quadrant of Old Dixie Highway and CR 510, from Heavy Commercial District (CH) to General Commercial District (CG), in order to secure the necessary zoning to develop the property with retail/commercial types of uses. He reported that the request is consistent with the Comprehensive Plan, is compatible with surrounding uses, has no adverse environmental impacts, and conditionally meets concurrency. He also noted that the Planning and Zoning Commission had voted unanimously, recommending that the Board of County Commissioners approve the proposed rezoning.

The Chairman opened the Public Hearing.

Joseph Schulke, Schulke Bittle and Stoddard, LLC, said he prepared the application for Graves Brothers Company, and concurred with Director Keating's reports.

There being no other speakers, the Chairman closed the Public Hearing.

MOTION was made by Commissioner Flescher,
SECONDED by Commissioner Davis, to approve staff's
recommendation.

Director Keating responded to questions from Commissioner Davis regarding traffic concurrency and zoning district changes.

The Chairman CALLED THE QUESTION and the Motion carried unanimously. The Board unanimously adopted **Ordinance 2012-035**, amending the Zoning Ordinance and the accompanying Zoning Map for ± 14.15 acres located at the southwest quadrant of Old Dixie

Highway and C.R. 510, from CH, Heavy Commercial District, to CG, General Commercial District; and providing codification, severability, and effective date.

10.B. PUBLIC DISCUSSION ITEMS

10.B.1. REQUEST TO SPEAK FROM RAYMOND GIUSTIZIA REGARDING NOTICE TO LEAVE PROPERTY

Raymond Giustizia, 5875 66th Avenue, requested an extension to repeal/extend the Notice of Impending Ejectment Proceeding that he received from the Office of the County Attorney. He said he had been renting the property since 2005, and it was recently acquired through the eminent domain process. He requested an extension to stay on the property through the first week in June 2013 because his daughter is enrolled in high school until that time.

Deputy County Attorney William DeBaal explained that this was a different situation due to the property having been taken by eminent domain. He divulged that staff realized he and his family were residing and maintaining the property when the litigation started earlier in the year. He said that records failed to reveal any lease agreements with either Mr. Giustizia or the Abazi family, and that it is not a lease-back situation. He wanted to know if the Board preferred for Mr. Giustizia to leave the property or enter into a lease agreement with the County to stay on the property.

Attorney DeBaal confirmed for Commissioner Davis that the demolition of the structures had not been sent out for bid.

MOTION WAS MADE by Commissioner Davis, SECONDED by Vice Chairman O'Bryan, to authorize staff to enter into a Lease Agreement with Raymond Giustizia through June 2013.

Vice Chairman O'Bryan felt this was reasonable; however, he suggested the date of the lease go through the end of July 2013, since the school year ends the first week in June. Additionally, he stressed to Mr. Giustizia that July would be the final date, with no extensions.

MOTION WAS AMENDED by Commissioner Davis, SECONDED by Vice Chairman O'Bryan to authorize staff to enter into a Lease Agreement with Raymond Giustizia through the end of July 2013, as the final date with no extensions.

The Chairman CALLED THE QUESTION and the Motion carried unanimously.

The Chairman called for a break at 9:55 a.m., and reconvened the meeting at 10:05 a.m., with all members present.

10.C. PUBLIC NOTICE ITEMS - NONE

11. COUNTY ADMINISTRATOR MATTERS - NONE

12. DEPARTMENTAL MATTERS

12.A. COMMUNITY DEVELOPMENT

**12.A.1. CONSIDERATION OF OUTDOOR VEHICLE STORAGE USE IN THE CL
(LIMITED COMMERCIAL) ZONING DISTRICT**

Planning Director Stan Boling, using a PowerPoint presentation (on file), reviewed his memorandum dated October 8, 2012, and recalled that at the September 11, 2012 Board of County Commission meeting, George Sigler, owner of Limited Commercial (CL) zoned property, located at the southwest corner of 27th Avenue SW and 6th Street SW, wished to develop an outdoor vehicle storage facility on his property, and requested that the County change its Land Development Regulations (LDR's) to allow paved or unpaved outdoor vehicle storage as an allowed use in the CL zoning district. Director Boling reported that in response to the Board's direction, staff had met with Mr. Sigler, surveyed the outdoor vehicle storage regulations of other local governments, and analyzed the County's existing regulations. He revealed that outdoor vehicle storage lots do not typically have enclosed buildings, but do consist of paved or stabilized parking lots for cars, trucks, semi-trailers, busses, boats, recreational vehicles, and heavy equipment. He conveyed that: (1) if the Board determines that outdoor vehicle storage is appropriate in the CL district, then it should also be allowed in the General Commercial (CG) district, and a process and criteria would need to be established; and (2) if it is determined that the use is not appropriate in the CL District, then no LDR change is necessary. Director Boling recommended the Board determine that the current regulations are appropriate, and not amend the existing LDR's; however, if the Board wishes to move forward with that use, staff recommends that the use be made available only as a special use of CL and CG, and subject to criteria that prohibits: (1) the storage of other items, (2) vehicle sales and repairs, and (3) heavy equipment or tractor trailers. He also pointed out that a Type "B" buffer or higher is required.

Vice Chairman O'Bryan wanted to see the outdoor vehicle storage to be specifically for cars, boats, and recreational vehicles.

Discussion and debate ensued regarding the limitations on heavy equipment, specific criteria, and whether the Board wants staff to initiate a change.

Chairman Wheeler suggested staff review the appropriate ordinance, which specifies what individuals can store at their homes in ungated communities.

Commissioner Solari wanted staff to evaluate outdoor storage as a special exception, with the idea that it is neighborhood storage that meets the needs of residents.

ON MOTION by Commissioner Solari, SECONDED by Commissioner Davis, the Board unanimously directed staff to review Outdoor Vehicle Storage Use as a special exception, and to report back to the Board.

George Sigler, 155 31st Avenue SW, thanked the Board for taking the “common sense” approach with this issue, and believed it would benefit numerous individuals in existing subdivisions. He described, sought, and received information regarding the unusual situations he encountered when recently moving forward with a different project.

A brief discussion ensued as Director Boling explained the options and incentives listed in the ordinance for using native, drought tolerant landscaping for buffers.

12.A.2. IMPACT FEE REVIEW

Director Keating, using a PowerPoint presentation (on file), provided background and history regarding impact fees. He recapped his memorandum dated October 15, 2012, reviewing staff’s research, analysis, and the four alternatives for reducing non-residential transportation impact fee rates (see Impact Fee Review Report 2012, on pages 163 to 176 of the Agenda Packet). He reminded the Board that the County’s Impact Fee Ordinance states that every three years a study is required to update the Impact Fee Schedule, and staff is currently at the three-year point. He reviewed the steps needed to initiate the impact fee study, and recommended the

Board direct staff to develop a Scope of Services for an impact fee update study, and bring it back to the Board for review and approval.

Discussion ensued as the Commissioners voiced support for the Causation Theory, one of the options mentioned in staff's presentation.

As a supporting argument, Vice Chairman O'Bryan pointed out that commercial development does not pay for school impact fees, and that residential growth drives the need for new schools, not fast food.

A lengthy discussion ensued regarding traffic impact fees, the rationale behind traffic counts, initiating and paying for the impact fee update study, subsidizing impact fees for targeted industries, and the possibility of funding the process with unused economic development job grants.

County Attorney Alan S. Polackwich elaborated on why Director Keating was advising the Commissioners that their decision needs to fit in a box that was created over 25 years ago. He said the current methodology is what our up-to-date system is based on, and staff is trying to stay with that methodology because it is conventional and time tested. The Causation Theory, although it sounds attractive, is neither conventional nor time tested. He felt it would be risky to embrace the unconventional methodology of the Causation Theory, and he did not recommend using it unless it could be backed with an expert opinion or study that supports it as a valid, reasonable, and correct methodology.

Chairman Wheeler wanted the consultant to look outside the box for something new, different, and defensible in court.

Attorney Polackwich believed an easy way to approach this issue would be through the Legislature.

Administrator Baird suggested hiring a consultant to bring this to where the Board wants it to be, and do it within legal parameters.

Commissioners Flescher and Davis believed that consideration should be given to exempt expanding businesses from impact fees since they already paid their impact fees, and the bulk of the impact has already been established.

Director Keating suggested moving forward with the underlying study because it is required by Ordinance, having the consultant look at other alternatives, and directing staff to write a Scope of Service to bring back to the Board for review.

Vice Chairman O'Bryan suggested establishing a line item in the budget, through the ad valorem taxes, that would create an annual fund where funds would be available to pay the impact fees for commercial permits, on a first-come-first-serve basis.

Tim Zorc, 7658 South Polo Grounds Lane, provided information to the Board regarding a presentation that was provided by Don Wright at an Economic Development meeting. He voiced support for exempting expanding businesses from impact fees, suggesting that staff research the information presented by Mr. Wright, and review the steps/tools that other counties have implemented to get their desired results before writing the Scope of Services.

ON MOTION by Commissioner Davis, SECONDED by Commissioner Solari, the Board unanimously directed staff to develop a Request for Proposals for an impact fee update study with a Scope of Services that: (1) does not increase impact fees, (2) lowers impact fees for commercial development, and (3) allows for expansion of existing businesses at reduced rates.

The Chairman called for a break at 11:19 a.m., and reconvened the meeting at 11:26 a.m., with all members present.

12.B. EMERGENCY SERVICES - NONE

12.C. GENERAL SERVICES - NONE

12.D. HUMAN RESOURCES - NONE

12.E. HUMAN SERVICES - NONE

12.F. LEISURE SERVICES - NONE

12.G. OFFICE OF MANAGEMENT AND BUDGET

12.G.1. FITCH RATINGS

Management and Budget Director Jason Brown provided the Board with a brief overview of Indian River County's 2012 ratings from Fitch Ratings. He reported that the County's overall General Obligation Bonds rating was affirmed as "AAA"; the Spring Training Facility Revenue Bonds, Series 2001, affirmed at "AA+"; and the Limited General Obligation Bonds, Series 2006 affirmed at "A-".

Commissioner Solari asked that staff provide information showing how many counties in Florida currently possess AAA ratings.

12.H. RECREATION - NONE

12.I. PUBLIC WORKS

12.I.1 TRI-PARTY COST SHARING AGREEMENT BETWEEN INDIAN RIVER COUNTY, CHARLES AND JULIE HERSHEY, AND DAVID HORNCHEK

County Coastal Engineer James Gray recapped the memorandum dated October 12, 2012, providing description and conditions relating to the Tri-Party Sharing Agreement between Indian River County, Charles and Julie Hershey, and David Hornchek, who own single family residences located at 2144 and 2154 4th Court S.E., in Vero Shores Subdivision, in unincorporated Indian River County. He described the recent damage from the stormwater runoff from Tropical Storm Isaac, which included the seawall on both properties, as well as an underground broken drainage pipe in the County's easement. He informed the Board that the Hersheys and Mr. Hornchek had agreed to split the costs of the seawall repairs with the County, and that the County would be responsible for the entire cost of repairing the pipe (\$2,780). He said three estimates were obtained, and Wilco Construction was chosen as the lowest bidder, for a total cost of repair for the seawall and pipe (including permitting and restoration of the areas disturbed by construction) of \$26,670. Mr. Gray revealed that due to the time sensitive nature of the project, the homeowners have already started the engineering and permitting process on the seawall. He reported that the County's repair cost to Wilco Construction, including 100% of the pipe repairs, would cost \$14,725; the Hershey's share would be \$5,860; and Mr. Hornchek's share would be \$6,085, which includes additional repairs to his damaged sidewalk.

ON MOTION by Commissioner Davis, SECONDED by Commissioner Flescher, the Board unanimously approved the Cost Sharing Agreement between the County, Charles and Julie Hershey, and David Hornchek, and authorized the Chairman to execute same. Upon completion and approval of the construction work and receipt of all liens, the County will issue a check to Wilco Construction in the

amount of \$14,725; Charles and Julie Hershey will issue a check to Wilco Construction in the amount of \$5,860; and Mr. Hornchek will issue a check to Wilco Construction in the amount of \$6,085, as recommended in the memorandum of October 12, 2012.

AGREEMENT ON FILE IN THE OFFICE OF THE CLERK TO THE BOARD

12.J. UTILITIES SERVICES

**12.J.1. WEST WABASSO COMMUNITY GRAVITY SEWER SYSTEM LIFT STATION
EASEMENT – UCP 4078**

ON MOTION by Commissioner Flescher, SECONDED by Commissioner Davis, the Board unanimously approved payment to the West Wabasso Church of God, for the West Wabasso Easement Project UCP 4078, in the amount of \$9,800.00, as recommended in the memorandum of October 12, 2012.

13. COUNTY ATTORNEY MATTERS - NONE

14. COMMISSIONER ITEMS

14.A. COMMISSIONER GARY C. WHEELER, CHAIRMAN - NONE

14.B. COMMISSIONER PETER D. O'BRYAN, VICE CHAIRMAN - NONE

14.C. COMMISSIONER WESLEY S. DAVIS - NONE

14.D. COMMISSIONER JOSEPH E. FLESCHER - NONE

14.E. COMMISSIONER BOB SOLARI

14.E.1. GENERATIONAL TRANSFER OF LEADERSHIP AT OUR EMERGENCY SERVICES DEPARTMENT

Commissioner Solari reviewed his memorandum of October 16, 2012, and voiced concerns over the generational transfer of leadership process in the Emergency Services Department (ESD) that will occur over the next three years, due to the large number of individuals enrolled in the Deferred Retirement Option Program (DROP) program. He wanted to know if fellow Commissioners would like to be more proactive about this, and suggested obtaining: (1) an update on the consolidation project; (2) information on how the department hopes to meet the generational transfer of leadership; and (3) a strategic plan with future goals and objectives.

Administrator Baird emphasized that the County embarked on employee consolidation in 2005, and since then it has been very successful. He felt that due to Director John King's leadership of Emergency Services, this department has been trained exceptionally well, and is prepared for any emergency. He said he would provide the Board with a presentation and report regarding the generational transition of leadership in December. He informed the Board that individuals are promoted through a Promotion Board, and that he has nothing to do with the selection process.

Commissioners voiced their support for Commissioner Solari's request to be transparent, and Administrator Baird presenting a strategic plan to the Board in December.

15. SPECIAL DISTRICTS AND BOARDS

15.A. EMERGENCY SERVICES DISTRICT - NONE

15.B. SOLID WASTE DISPOSAL DISTRICT

The Board reconvened as the Board of Commissioners of the Solid Waste Disposal District. Those Minutes are available separately.

15.B.1. APPROVAL OF MINUTES MEETING OF AUGUST 21, 2012

15.B.2. APPROVAL OF MINUTES MEETING OF SEPTEMBER 11, 2012

15.B.3. APPROVAL OF MINUTES MEETING OF OCTOBER 2, 2012

**15.B.4. RECOMMENDATION TO AWARD THE NEW OSLO CUSTOMER
CONVENIENCE CENTER PROJECT TO PAUL JACQUIN & SONS, INC. (BID
No. 2012051)**

**15.B.5. FINAL PAY FOR GEOSYNTEC WORK ORDER No. 29 FOR GIFFORD
LANDFILL PROJECT**

**15.B.6. AGREEMENT FOR EASEMENTS AND WAIVER OF TIPPING FEES WITH
INDIAN RIVER FARMS WATER CONTROL DISTRICT**

15.C. ENVIRONMENTAL CONTROL BOARD - NONE

ALL BACKUP DOCUMENTATION, RESOLUTIONS, AND ORDINANCES ARE ON FILE IN THE OFFICE
OF THE CLERK TO THE BOARD AND ARE HEREBY MADE A PART OF THESE MINUTES

16. ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned at
11:54 a.m.

ATTEST:

Jeffrey R. Smith,
Clerk of Circuit Court and Comptroller

Joseph E. Flescher, Chairman

Minutes Approved: _____

BCC/LA/2012 Minutes