

TOWN OF OCEAN BREEZE  
MINUTES TOWN COUNCIL BUDGET WORKSHOP  
Tuesday, August 1, 2017  
Jensen Beach Community Center – 5:01 p.m.

**1. Call to Order** – Vice-President called the meeting to order at 5:01 p.m.

- Pledge of Allegiance – Mayor Ostrand led the Pledge of Allegiance
- Roll Call – Present: Mayor Karen Ostrand, Vice-President Kenneth De Angeles, Council Members Richard Gerold, Terry Locatis, and David Wagner  
Absent: President Ann Kagdis (telephone call-in), Council Member Jerry Collins
- Staff Present – Town Management Consultant, Terry O’Neil; Town Financial Consultant, T. J. Leahy, CPA; Town Clerk, Pam Orr and Bookkeeper/Clerical Assistant, Kim Stanton

**2. Budget Workshop – Budget & Tax Rate for 2017/2018 fiscal year** – Mr. Leahy provided the Council with budget documents and worksheets to be used to develop the preliminary ad valorem tax rate. He commented that the rate, once passed, could not be raised but could be lowered.

Mr. Leahy reviewed each line item of the projected expense accounts. He answered questions and took comments from the members of the Town Council.

Mr. Leahy reviewed each line item of the revenue accounts. He answered questions and took comments from the members of the Town Council and Mayor Ostrand.

Mr. Leahy explained to the Council the Town’s fund balance analysis, the ad valorem analysis and the three proposed millage rate options. He answered questions and took comments from the Town Council and the Mayor.

Vice-President De Angeles asked for comments from the public regarding the budget and/or the setting of the preliminary millage rate.

There were none.

Discussion ensued regarding the various millage rate options.

**3. Resolution #259-2017 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA, DETERMINING A TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2017/2018 AND PROVIDING NOTICE THEREOF TO THE APPROPRIATE AUTHORITIES.**

The Clerk read Resolution #259-2017 into the record.

Council Member Locatis, seconded by Council Member Wagner, made a motion to approve and adopt Resolution #259-2017, the proposed Budget for Fiscal Year 2017/2018 and Option 2 proposing a tentative millage rate of 5.475.

Roll Call Vote: De Angeles, Gerold, Locatis, Wagner

Opposed: None

Absent: Kagdis, Collins

Motion Passed 4 – 0

**4. Discussion of possible relocation of the Town Office** – Discussion ensued regarding relocation of the Town office, monthly rent, lease term, costs of improvements to make the bathroom ADA compliant, formalizing a procedural process of gathering quotes, advising Martin County of Town's plans to vacate Martin County's building, the inferior space located in Ocean Breeze Plaza and other spaces available, but not suitable or affordable.

Mr. O'Neil asked for authorization to move forward with plans to relocate the Town office to Highlands Plaza, or one other possible location, with approval of the lease by the Town Attorney.

Council Member Locatis, seconded by Council Member Wagner, made a motion to allow staff to review the two locations and if the "B-Rad Hair Salon" location was more expensive or not suitable, staff was to attempt to secure the Highlands Plaza location.

Roll Call: De Angeles, Gerold, Locatis, Wagner

Opposed: None

Absent: Kagdis, Collins

Motion Passed 4 – 0

**5. Comments from the public on topics not on the Agenda** – There were none.

**6. Comments from the Council on topics not on the Agenda** – Council Member Wagner asked about Sun Communities plans to locate some RV sites in an area that would violate the PUD.

Council Member Locatis stated that he understood that location to be on the other side of the Amenity Center where the new infrastructure was being built.

Discussion ensued regarding the language in the PUD and RVs in the infill area and the new development on the south end.

Mr. O'Neil stated he was not familiar with temporary RVs going in the new area of development on the south end. He stated Staff would research this matter and give a full accounting at the next meeting.

**7. Comments from Town Management Consultant Terry O'Neil** – Mr. O'Neil stated that Mr. Capra would be attending the Town Council Meeting on the 14<sup>th</sup> to give a full report on the status of the Indian River Drive Project. He added that Martin County had signed and executed the Notice to Proceed.

Mr. O'Neil gave an update on the OB West development and the White Pine issue. He stated that Martin County staff did not want the developer to file an appeal before the County Commission. He added that the developer would probably move forward with the development with a one-way exit on White Pine and they may decide to apply for an amendment to allow one-way traffic exiting at White Pine. He commented that this was an important project for the Town, and that the South Street residents were constituents of Martin County and County Staff and Commission were ultimately responsible.

Mayor Ostrand asked if Martin County staff gave an explanation for their decision.

Mr. O'Neil answered that the technical staff had performed the review and under their rules and regulations, the only thing they were going to approve was the one-way out.

Mayor Ostrand asked what were the rules and regulations.



Mr. O'Neil explained that Martin County had a set of standards that they interpret and that County Staff were the decision makers. He added that there was an appeal process; in this instance, the Staff was steadfast that White Pine was only going to be one-way traffic. He commented that if the Town Council insisted that the developer run this through to the County Commission, there was a risk that they would say "no," and, that the developer would decide to withdraw their application. He cautioned the Council to think about how strongly they wanted to represent the interest of the South Street residents. He added that they had a responsibility to the Town and that this was a good project for the Town. He remarked that is the Applicant's decision to make the case to the Town as to why they should be permitted to proceed with their amendment and not exhaust their administrative remedy. He advised that the Town Council would be the arbiters of why the Town Council should entertain their application and approve the one-way. He commented that there would be public hearings.

Council Member Locatis asked if the South Street residents were talking to their County Commission.

The Town Clerk stated that they have been.

President Kagdis asked when the developer wanted to meet with the Town Council.

Mr. O'Neil stated that the developer had prepared an application for amendment of the PUD. He added that a hearing before the Zoning Board, consisting of members of the Town Council and the Mayor; and that two other public hearings would be required and advertised. He stated that a series of special meetings would be scheduled once the applicant applied.

Mayor Ostrand stated that she did not understand how a County could stop a roadway from going into a Town. She asked if the State permitted a County from allowing residents of a Town to enter into their Town.

Mr. O'Neil answered that the County could say that exit from that road was permitted and there was an entry and exit at Skyline; this could end up in court and they could prevail, and that the Town could incur a huge legal bill. He spoke about the Town's lease agreement with the County for the Town office. He informed the Council that the Martin County Administrator responded to his inquiry regarding partnering with the Town on possible improvements to West End Boulevard; Martin County stated that they were focusing on the Indian River Drive project.

President Kagdis spoke about the importance of the new development of OBP West to the Town and her belief that it should not be delayed.

**8. Comments from Mayor Ostrand** – Mayor Ostrand stated she would be bringing up the issue of health situations in the commercial area of the Town.

**9. Announcements** – Vice-President De Angeles announced the next Regular Town Council Meeting – Monday, August 14, 2016 at 10:30 am at Jensen Beach Community Center.

**10. Adjourn** - The meeting was adjourned at 7:18 p.m.

Minutes approved: October 9, 2017