

TOWN OF MALABAR
JOINT COUNCIL & TOWN HALL SITE COMMITTEE MEETING
MAY 19, 2008 7:00 PM

This meeting of the Malabar Town Hall Site Committee was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER:

The meeting was called to order at 7:00 pm by Mayor Eschenberg. Prayer and pledge were led by Mayor Eschenberg.

B. ROLL CALL:

MAYOR/CHAIR:	TOM ESCHENBERG
VICE-CHAIR:	CHUCK McCLELLAND
COUNCIL MEMBERS:	NANCY BORTON
	BRIAN VAIL
	JEFF McKNIGHT
	PAT DEZMAN
CHAIR:	ALAN WOLLARD
VICE-CHAIR:	VICKIE THOMAS-excused
COMMITTEE MEMBERS:	BOBBI MOCCIA
	BOB WILBUR-not present
	GREG PURDEN-not present
	BILL WITHERS
TOWN ADMINISTRATOR:	BONILYN WILBANKS-FREE
DEPUTY TOWN CLERK:	CINDI KELLEY

C. **ANNOUNCEMENT: None**

D. **STAFF REPORT: None**

Mayor Eschenberg turned the meeting over to Alan Wollard for approval of minutes and background information for discussion

E. **OLD BUSINESS**

1. **Approval of Minutes**

T.H. Site Selection Meeting – 4/8/08

Exhibit: Agenda Report No. 1

Recommendation: Motion to Approve

MOTION: Moccia/Withers to approve the 4/8/08 minutes as presented.

VOTE: All Ayes.

F. **NEW BUSINESS**

2. **Discuss Process of Selection**

Exhibit: Agenda Report No 2

Recommendation: Action

Mr. Wollard stated that Debby Franklin suggested a joint meeting with Council. Travis Kerr of Rood Zwick is also present to answer any questions that Council may have. The committee is

still looking at the same three sites; property in front of the Fire Department, 17 acres off of Weber Road and the existing location with the purchase of the Billie property. Vickie Thomas has been very helpful in getting information to the committee. Bobbi Moccia would like to know what Council feels is the best for the Town. Mayor Eschenberg reported that he was told that the 17 acres could not be used at all. Mr. Wollard stated, since the last meeting, a hold has been put on this property.

Jeff McKnight reported that he has spoken with Mike Knight of the EELs program. If we would permit the County to have some kind of conservation center or outpost to do with the environment, we would be able to use the 17 acres for the town. Moccia states that this has been promised in the past and has never come to light. The EELs speak out of turn regarding property that does not belong to them; the State has the final say in the matter.

Nancy Borton reported that Mike Sol, at the State level, says we should look at the Fire Department. Mike Knight put a hold on this. Maybe, if McKnight has a good repore with Mike Knight, he could be the contact for this. After working at the Fire Department last week, it would be perfect to have everyone and all supplies in one location.

Pat Dezman asks if there is any way we can take the 17 acres and trade. Wollard states that a land swap was all prepared and it is now a moot point. Bill Withers provided some background information regarding the property east of the park. A deal for this land could be made if the Town gives 5 acres to the EELs for their pavilion and education program. We would have to provide the restrooms. This deal was shot down by Helen Voltz and Mike Knight because the Town would not give up the 5 acres. It was mentioned to give the EELs some property off of Corey Road and some property in Dr. Leedy's area. Withers states he didn't see the property off of Corey Road and doesn't know what property is available.

McKnight states his main concern is that he doesn't want to spend any more money; he feels we are already in trouble with what has been spent. Withers reports that Council had given the committee the authority to spend up to one million for property for the new Town Hall; do they still have this authority? Wollard asks if the Billie property is a done deal. Wilbanks-Free gave a brief overview of what is happening with the purchase of the property. The paperwork has been presented to Mr. Billie; he has asked for a little more time. There was a death in the family and he needs to have his attorney review the paperwork. Mr. Billie has stated the purchase will go forward. Moccia states this will weigh heavily with the committee once we know what can be done with the property next door. Dezman asks if we have heard back from the people on the block around the Billie property. Wilbanks-Free states that we have heard from one property owner who is in favor of selling the land; Franklin is working on this. McKnight states he was not in favor of the Billie property; he feels this was the purpose of the purchase. It is misleading to the taxpayers to tell them we are looking at other property. McKnight stated the Billie property would be the Town Hall site. Dezman states she would like all the minutes dealing with the Billie property; this has not been the intent all along. Wilbanks-Free states this information will be pulled and provided by Friday.

Brian Vail states he is still in favor of the property east of the Fire Department. We need to be persistent in acquiring this parcel; we need to push for the right-of-way. Withers stated if we give the Brook Hollow right-of-way, we would probably get the land.

Dezman reiterated the past week has taught us lessons. When hit with a major emergency, it would be nice to have all our information and supplies in the same place. Wilbanks-Free reported that one of the things that Knight went back on with regards to the Town Hall being

behind the Fire Department was that the County would put in the restroom. He came back to us and said to use the center land that we already own. This is the area we used last week for staging with the fires. Withers reports that the old school house deal fell through due to asbestos.

At this time, Travis Kerr came forward to address Council. Rood Zwick has been awarded the contract to work with the Town. This process will be done in two phases; one being working with the user groups for what is needed for the building, what you need in terms of a complex. These will be issues that will be worked through. The second phase is to work with the Site Selection Committee to acquire the property for the complex. They will provide input regarding the site and the demographics for the structure. Once we start working together, things will come together with everyone involved in the process. If you have a population build-out of 10,000, you should plan on a 10,000 square foot building. Build a building that can be added on to; design the building for flexibility of growth. Wollard asks about having an emergency structure; there could be funds available to assist with this. Moccia states that the guidelines are very different for a hurricane shelter. Kerr states that cost analysis for the building would be put together by the firm. Wilbanks-Free states that the meeting minutes from the Site Committee will be put together and sent to Kerr; this will assist in the planning of the building. Borton states we need to have everything in the same area; she is in agreement with Dezman.

Vail states the farther inland we go the more protected we will be. We have the property in front of the Fire Department and Knight offered us the road. McKnight requests all information be provided to him and he will make contact with Knight. Moccia asks that Council provide to the committee everything they want for this project. Chuck McClelland would like to see an evacuation center; it could have a meeting room that may satisfy what EELs is looking for in and education facility. Wilbanks-Free states that there are very strict guidelines for their education facilities. Vail states it would be in our favor to accommodate EELs as well as the Sheriff's Department. The question was raised if another joint meeting should be scheduled. McKnight is in favor of this but would like better advertisement of the meeting; wants the public involved in this process. Wilbanks-Free asks Kerr about the proposal and the meetings with public involvement. Kerr states the firm will work with the committee and put graphics together for a public meeting.

G. ADJOURNMENT

There being no further business to discuss, **MOTION: Withers/Moccia to adjourn this meeting. VOTE: All Ayes.** The meeting adjourned at 7:35 PM. Mayor suggest that we hold scheduling the meeting until the RTCM this evening. When setting the budget workshop, this meeting will also be set. Moccia asks that two dates be picked; Mondays are good for her and Wollard. McKnight states more time should be allotted for discussion.

BY: Thomas Eschenberg
Mayor Thomas Eschenberg, Chair

ATTEST BY:

Cindi Kelley
Cindi Kelley, Deputy Town Clerk

06/02/2008
Date Approved