

TOWN COUNCIL WORKSHOP MINUTES

June 11, 2002

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

ROLL CALL:	MAYOR/CHAIR:	PHILLIP CREWS
	VICE-CHAIR:	CHARLENE HORTON
	COUNCIL MEMBERS:	BOBBI MOCCIA
		BOB ROSSMAN
		NANCY TINIO-BORTON
		STEVE RIVET
	ADMINISTRATOR:	WILLIAM HALL
	ATTORNEY:	CLIFF MCCLELLAND
	CLERK:	SUSAN KABANA

The meeting was called to order at 7:30pm by the Mayor. The prayer and pledge were lead by the Mayor.

DISCUSSION OF TOWN BEAUTIFICATION

Mayor – states that in the packets for this meeting is a proposal from Brad Smith (Landscape Engineer). Crews is not clear on some of the costs listed on the proposal. He is not clear as to what comes from grants and what comes from Malabar. He states that we can ask Smith about this at the July 15th Council meeting. Moccia – is not happy about the pricing. Mayor – we will get clarification, he thinks all we are responsible for is a \$1,000 retainer. This proposal just covers the planting of trees. Moccia – this is what she does for a living and she is willing to help cut costs. Hall – he thinks what Smith did was to put together a master plan of the entire town and then Council can choose what they want to do – a small spot or a large plan. Hall feels that the intention is to pay Smith from grant funds.

Rivet – he understands that landscape grants are 50/50 matching. Hall – he feels that since our population is under 10,000 there will be some additional avenues open to us. Mayor – we can use the in-kind as labor and save the money portion for purchasing the lighting and plants.

Mayor – feels that Council needs to decide what we want to do for the town in regard to beautification, where do we want to take this idea?

Hall – notes that he did what Council requested and found someone to talk to Council. Smith will explain how the money is to work on July 15th. If Council does not like what they hear from him then we will search out someone else – this choice is not etched in stone.

Rivet – he has an issue with spending thousands of dollars on this but agrees that we need to decide where we want to take this. Mayor – we need a plan before we apply for grants.

Rossmann – his ideas were more than just window-dressing the town with trees. Mayor – agrees, but this gives us a beginning. Suggests that at the end of Malabar Road where the pepper trees are being removed we could plant something permanent to beautify that corner. That could be one section of an entire proposal, of which we could divide into manageable sections. If we take it in pieces we can use several grants to complete the project. Rivet – then we need to define short term projects, like removing the pepper trees.

Mayor – maybe he can put something out on the web site asking for citizen

input. Rossman – the river is a very beautiful view, we really should take advantage of it and let it enhance the town.

Tinio-Borton – what about the dock? Is it in the County's name? Hall – yes, but in 1962 the County gave Malabar control of their ROW in Malabar. It will be an easy thing to ask the County for the deed to the dock, there should be no problem. Tinio-Borton – then please do so. Hall – he feels that the dock could be a very nice project.

Council likes an old-time theme. Mayor – we can put three alternatives out on the web and ask for citizen input – old time, key west, and what ever else we come up with.

Tinio-Borton – what was Malabar like when the mail boat would come through? Mayor – it was actually more of a community then than it is now because we had a saw mill and a train station. Tinio-Borton – then work off of what we were, everybody seems to want to go back to what they were. Moccia – near the current rail road crossing we could possibly have some little thing that is reminisce of a train station. Tinio-Borton – we could move the town hall and make this building over like a train station. Rossman – this building could be divided up into shops.

Bill Withers (from the audience) – the train station museum in Vero has a picture of what they say is the Malabar train station.

Mayor – feels this project will draw people and help with ecotourism. If Council begins the beautification then the developers will come and we can control what they can do. Tinio-Borton – we want to be careful with that. Mayor – but if we put a boardwalk along the river, then maybe we can have the one restaurant at one end, and attract another restaurant at the other end. Rossman – and then the pier could be a fishing pier where you could walk out and fish. Bill Withers (from the audience) – where are you going to park? Mayor – the parking can be part of the project. Rossman – parking has always been a problem. Tinio-Borton – the speed is a problem also, she has a pedestrian cross-walk sign up and it might as well not be there.

Mayor – since there is little easement along Malabar Road for beautification it might be possible to pipe a 50 foot or 100 foot section of ditch and add lighting and plants in that area, then alternate sections on either side of the road. Rossman – does DOT have plans to run Malabar down Glatter Road and straighten it out? Mayor – currently we don't have any plans in front of the MPO. Hall – feels that it's coming back. Notes that Malabar has an application in for an ISTE A grant for adding bike paths along Malabar Road, but we have not been successful at gaining funding.

Rossman – why don't we have a member on the MPO? Hall – because we don't have enough population. Rossman – Palm Bay represents us and they look after themselves. Hall – he has been on the TAC (Technical Advisory Committee) for a number of years and anything that the MPO does is approved first by the TAC.

Withers – could we use the dirt that is going to build the retention pond to build a park on the river? Mayor – that is a great idea but the environmentalist probably wouldn't allow it. Hall – also the cost to haul the dirt out is usually the dirt itself. Tinio-Borton – I didn't think dirt could leave the town. Hall – that is true, it is an issue we will have to deal with.

Hall – feels that if Council comes up with a plan he can get it done. Tinio-Borton – everyone seems to like the old-town feel. Mayor – would Council like to do a small project at the end of Malabar Road? It could be something to show the state that we are serious about this endeavor – it may help with funding. Hall – notes that funding from

FRDAP is going well – we just were approved for another grant. Mayor – the Governor vetoed any project that did not go through an agency, since FRDAP is an agency we made it through the veto process.

Mayor – feels that a good place to start is the US1 corridor, which needs lighting, clearing of pepper trees, and some plantings. Asks Council if they agree. Tinio-Borton – she really wants the dock. Rossman – agrees. Mayor – what about Malabar Road? Rossman – are the bike paths going to happen? He has no problem with that idea. Tinio-Borton – if we can't really beautify Malabar Road why don't we try for things like bike paths and sidewalks? Mayor – agrees that a bike path may be more feasible along Malabar Road than actually beautifying it.

Discussion of zoning along Malabar Road.

Rossman – what about the owners of the house that was burned down across the street? Mayor – the owner initially wanted to buy everything west of that to Marshall Lane and put in storage units and that is not something we want to have there.

Tinio-Borton – she wanted to convert her building into offices but she cannot do it without water and sewer. She wanted to get rid of the warehouse look but you can't get people to rent out office space without water and sewer. Water is right next door to her but it costs \$35,000. She wanted to change the look right as you enter Malabar but she can't until we can get water and sewer.

Rossman – if we want to entice development along the US1 corridor then could we apply for grant money for beautification and use it to build a water line? Tinio-Borton – does not think that would be allowed. Mayor – we can get a different grant for that. Rossman – if we could get water down US1 then why not bring it down Malabar Road to where the commercial zoning ends. He is not in favor of storage units along Malabar Road but would support something like Old Town in Kissimmee which uses a certain architectural style. Mayor – would like to see something upscale with a high potential to succeed.

Mayor – in the grant plan for beautification we should put the desire for water down US1 and on Malabar Road to the end of the commercial zoning. Rossman – water could be in a later application. Let's work along US1 beautifying that area and then phase II could be water and sewer and encouraging development. We could maybe even do some sort of architectural rendering of what Malabar could look like. Tinio-Borton – likes that idea. Mayor – agrees. Rossman – and feels that Malabar Mo's would be happy to join in the effort.

Mayor – Brad Smith can listen to our ideas and then come back with a better plan as to how best to begin and do this project. Rossman – how much will that cost? Mayor – it won't cost anything to come to the meeting. Rossman – OK, then we'd discuss this with him and he'd come back – how much will that cost? Mayor - \$1,000 retainer to show that we are serious. Rossman – a retainer is just a retainer – that doesn't mean that is all it is going to cost us. Mayor – correct, it just puts him on board, and it is non-refundable.

Tinio-Borton – do we have any pictures we can look at? Kabana – we have a limited supply of photos we can give to the Mayor to scan in and he can put them on with website. Mayor – would like to see pictures of the old saw mill, the train station and the dock.

Moccia – has no problem with Smith but does not think Council should spend a lot of money on an initial project. Does not want Council to make a big commitment and then the citizens decide they don't like what Council is doing.

Mayor – feels that there has been enough discussion so that Smith can read the minutes and get a feel for what it is we are looking for.

Hall – so what you are looking for is to clear the pepper trees off US1, you want to install a dock you can fish off of, and you want lighting down US1. What about the train station model? Rivet – that would be later, that is more of an architectural style. Hall – he will find out where the application for the bike path is.

Rossman – phase I could be US1, phase II could be the bike paths, and phase III could be water and sewer and the train station could be tied in with the whole re-doing of Malabar Road.

Discussion of what to plant at the end of Malabar Road – low to the ground colorful plants would look best. Moccia – we may find a lot of good plants already there. Are the prisoners going to be supervised when they cut down the pepper trees? Hall – yes, the director of Keep Brevard Beautiful is their supervisor and Carl Beatty will be there also.

Mayor – what about the architectural theme? Rossman – that would be phase III along with water. Mayor – he would like to see town hall used to demonstrate the architectural theme, even if we just put a front on it. And if we select a theme then those developers who want to comply with the theme will add to the look.

DISCUSSION OF REDISTRICTING FOR COUNCIL MEMBER SEATS

Mayor – notes that Kabana has given a starting point. Kabana – some people were out-districted. Rivet – he thinks that if there is no pressing reason to do major changes to the districts he does not think that is necessary, however that may be done and sometimes that can be a good thing. He likes Kabana's proposal, and likes the coastal district. He does notice that the blocks cross over the current district lines.

Kabana – she was constrained by the blocks defined by the US Census Bureau, she followed those lines. She explains that Malabar code states that no district shall deviate by more than 10% from any other district. With that information she used a Census block map (the Census' smallest unit measure is called the 'block') to determine where to draw lines. The population for each block is available online.

Kabana - wasn't going to try to divide blocks – that is Council's job, not hers. The only block she divided was Enchanted Lakes. Imagine a line from Weber Road to the north end of town and you cut out Enchanted Lakes from district 5. Kabana called the owner of Enchanted Lakes and, combining the information she received from them, along with statistical data from the internet, she came up with a logical method for calculating their population. That is the only block she divided. She left any other dividing up to Council. Rivet – so you feel that if we have a reasonable method for moving a line that would be OK? Kabana – that sounds like a fair process. She notes that everything she has presented to Council came from the official US Census for 2000.

Rivet – doesn't the building department keep track of population? Kabana – no, we have a list of addresses but we don't know how many live in each house.

Tinio-Borton – does not feel that one person should represent the entire coast line. Rivet – he had the opposite reaction because he feels that one person could represent that one common area. And since all the officials are elected at large we

really serve the entire town. Tinio-Borton – just does not feel one person should represent the entire coastline. Mayor – then you should re-draw the map. Discussion of how to move the lines to allow for Tinio-Borton's request.

Rossman – has no problems with Kabana's proposal, a lot of thought went into this project. Tinio-Borton – what good is a lot of thought when it is only one person's thought? Moccia – agrees with Tinio-Borton. Mayor – I'm sure we can come up with two or three versions of how to split the town. He has no problem with the current drawing but if someone wants to redraw lines then that would be fine also. Rivet – is willing to look at anything Tinio-Borton is willing to propose. Tinio-Borton – has no idea how to break it up, she looked at it for hours and could not come up with a solution.

Moccia – she just noticed that she also is in district 2, this drawing is not working. Hall – what happens to the unfulfilled term? Tinio-Borton – do we have to follow these lines? Moccia – no, we can redraw these lines, at the very least we should all stay within our districts.

Crews – would like Kabana to provide the population in the current districts. Kabana – that is not possible because that is where she tried to start but she did so much guessing as to how many people lived where that she had to throw out that project and start over, she ended up with the current project. Mayor – we should not redistrict anyone out of their district. When the state redistricted it allowed for all representatives to remain in their own district.

Kabana – she did not draw political lines. Her lines follow the official numbers and lines provided by the US Census, it is up to Council to draw political lines. Mayor – we need to know the boundaries of the blocks. Kabana – they are on the big maps she provided.

Discussion of different ideas that can be tried – Council considers taking this home and working on this individually.

Moccia and Kabana begin to work on the map and the other Council members do the same.

Council takes a short recess at 9:30 p.m.

After the recess Moccia and Kabana continue to work, and, using reasonable estimations, come up with the following: District 1 – 499, not including Rocky Point. District 2 – 511, including Rocky Point. District 3 – 536. District 4 – 512. District 5 – 513. Council is willing to accept this map at the next regular Council meeting. A copy of the map is attached to the original minutes. Meeting adjourned at 10:05 pm.

BY:

Mayor Phillip R. Crews, Chair

ATTEST:

Susan Kabana, CMC
Town Clerk/Treasurer

DATE: _____