

SPECIAL TOWN COMMISSION MEETING HELD FEBRUARY 23, 2011

Special Town Commission Meeting of the Town of Ocean Ridge held on Wednesday, February 23, 2011, at 8:30AM in the Town Hall Meeting Chambers.

The meeting was called to order by Mayor Kaleel and roll call was answered by the following:

Commissioner Allison Commissioner Pugh
 Mayor Kaleel

Comm. Bingham was absent with notice, and Comm. Brown was absent as he had turned in a written resignation on/effective February 11, 2011.

PUBLIC HEARINGS

1. Ordinance No. 593; Pertaining to Public Health and Safety; Amending Chapter 34 of the Town's Code of ordinances Adding a New Article V Declaring Certain Conditions on Lots, Parcels, and Tracts Within the Town Boundaries to be a Nuisance; Prohibiting the Accumulation of Trash, Junk, or Debris, Living and Nonliving Plant Material, and Stagnant Water; Prohibiting the Excessive Growth of Grass, Weeds, Brush, and Other Overgrowth; Prohibiting the Keeping of Fill on property that Results in Conditions that Constitute the Imminent Threat to Public Health; Authorizing the Town to Undertake Immediate Abatement and Remedy of Imminent Public-Health Threats; Providing for Enforcement of Violations of This New Article V; Requiring Notices to Owners and, if Applicable, Agents, Custodians, Lessees, and Occupants of Property in Violation of This New Article V; Providing for Appeals of Violation Notices; Authorizing the Imposition and Levy of Special Assessments if Costs are Incurred by the Town and not Reimburses by the Property Owner or, if Applicable, the Property Agent, Custodian, Lessee, or Occupant; Requiring Notices of Assessment; Providing for Assessments for the cost of Lot Clean-up; Establishing the Town as a Special Assessment District; Authorizing the Levy of Non-Ad Valorem Assessments in Connection with Violations of the Provisions of Article V; Providing for the Collection of Non-Ad Valorem Assessments; Authorizing an Agreement with the Palm Beach County Property Appraiser and Tax Collector; Authorizing and Requiring the Adoption of a Resolution Regarding the Town's Use of the Uniform Method of Collecting Non-Ad Valorem Assessments; Providing for Annual Non-Ad Valorem Assessment Rolls; Providing for Severability; Providing an Effective Date

Comm. Pugh motioned to approve Ordinance No. 593; Pertaining to Public Health and Safety; Amending Chapter 34 of the Town's Code of ordinances Adding a New Article V Declaring Certain Conditions on Lots, Parcels, and Tracts Within the Town Boundaries to be a Nuisance; Prohibiting the Accumulation of Trash, Junk, or Debris, Living and Nonliving Plant Material, and Stagnant Water; Prohibiting the Excessive Growth of Grass, Weeds, Brush, and Other Overgrowth; Prohibiting the Keeping of Fill on property that Results in Conditions that Constitute the Imminent Threat to Public Health; Authorizing the Town to Undertake Immediate Abatement and Remedy of Imminent Public-Health Threats; Providing for Enforcement of Violations of This New Article V; Requiring Notices to Owners and, if Applicable, Agents, Custodians, Lessees, and Occupants of Property in Violation of This New Article V; Providing for Appeals of Violation Notices; Authorizing the Imposition and Levy of Special Assessments if Costs are Incurred by the Town and not Reimburses by the Property Owner or, if Applicable, the Property Agent, Custodian, Lessee, or Occupant; Requiring Notices of Assessment; Providing for Assessments for the cost of Lot Clean-up; Establishing the Town as a Special Assessment District; Authorizing the Levy of Non-Ad Valorem Assessments in Connection with Violations of the Provisions of Article V; Providing for the Collection of Non-Ad Valorem Assessments; Authorizing an Agreement with the Palm Beach County Property Appraiser and Tax Collector; Authorizing and Requiring the Adoption of a Resolution Regarding the Town's Use of the Uniform Method of Collecting Non-Ad Valorem Assessments; Providing for Annual Non-Ad

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Valorem Assessment Rolls; Providing for Severability; Providing an Effective Date. Seconded by Comm. Allison

No Public Comment.

Motion Carried – yea (3).

Atty. Spillias reported that he was finalizing the agreement with Palm Beach County Appraiser’s Office and it should be on the March Agenda. The agreement would involve a hearing process and he would develop a list of procedures for Code Enforcement and Staff concerning the Special Assessment District.

Mayor Kaleel stated that when properties are being sold a lien search is done, and if these assessments would be included in the lien search process. Deputy Clerk Hallahan stated that when lien searches are requested, we disclose any monies due for that property such as liens or current billings and any code enforcement issues or fees related.

SPECIAL MEETING

- 2. Authorize Correction to the Nov. 1, 2010 Town Commission Meeting Minutes Under #7 Regarding an Incorrect Motion

Atty. Spillias explained that the minutes to the November 1, 2010 Town Commission Meeting under Item #7 needed to be corrected. After listening to the tapes and reviewing the Clerk’s and Deputy Clerk’s notes the actual motion should have been to: “Comm. Bingham motioned to **approve** a \$4965.30 for liens against 6780 N. Ocean Blvd, and a lien reduction in the amount of \$5000 for Code Enforcement Case #2008-15 for 6780 N. Ocean Blvd. for a total amount of \$9965.30. Seconded by Comm. Pugh.” A motion would be necessary to amend the November 1, 2010 minutes under Item #7.

Mayor Kaleel requested the Deputy Clerk to provide the actual November minutes for clarification.

Comm. Allison motioned to approve the correction of November 1, 2010 Town Commission Meeting Under #7 to be as follows: “Comm. Bingham motioned to **approve** a \$4965.30 for liens against 6780 N. Ocean Blvd, and a lien reduction in the amount of \$5000 for Code Enforcement Case #2008-15 for 6780 N. Ocean Blvd. for a total amount of \$9965.30. Seconded by Comm. Pugh.”

Motion Carried – yea (3)

Meeting adjourned at 8:44am.

Attest By:

Deputy Town Clerk

Mayor Kaleel

Commissioner Allison

Commissioner Pugh