

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBERS AT CITY HALL, DECEMBER 21, 2010 AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Gingell, Johnson, Stephens and Buzzett. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present.

**Consent Agenda:**

**Minutes:**

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commissioner Gingell, to approve the Minutes for the November 15, 2010 Surface Water Plant Workshop and the December 7, 2010 Regular Meeting.

**City Attorney, Tom Gibson:**

**Resolution 2010-016 Regions Loan:**

Attorney Gibson noted that Resolution 2010-016 amends Resolution 2010-013.

Mayor Magidson noted that the Resolution was discussed at the last Commission Meeting concerning the down grading of Regions Bank and the prospect of higher rates.

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commissioner Buzzett, to approve Resolution 2010-016. All in Favor; Motion carried 5-0.

Mayor Magidson noted that the loan is scheduled to close on Tuesday, December 28, 2010.

**City Manager, Charlie Weston:**

**T.V. Station:**

Mr. Weston noted that Ken Murphy has been filming the City Meetings for the local station, Cable Channel 3. Recently, there has been some turbulence in production owned by the County. The Tourist Development Council will probably be running the operation. The issue has been discussed with Tim Kerigan at the TDC and he also thanked Mr. Murphy for filming the meetings.

Mr. Murphy indicated that when the channel began, Gulf County was the high bidder on the station and Media Com has elected to unplug the station. The new bid process is a few weeks away and we should be back on the air tomorrow.

**Langston Drive:**

Commissioner Buzzett requested a report on Langston Drive and would like to keep the topic on the agenda.

Mr. Weston indicated that he has spoken to all the players involved in the road project. He has requested a plan of action as soon as the 21 day noticing period required by DEP is completed and the permit is issued.

**Florida League of Cities Insurance rebate - Tom Conley:**

Mr. Conley presented the City with a rebate check in the amount of \$45,405 for insurance coverage. He noted that his board decided three years ago that if we didn't have any hurricanes, rebates would be given.

**City Manager's Contract:**

Mr. Weston referenced his letter to the Commission dated December 10, 2010 indicating that his current contract ends on January 22, 2011. He noted how rewarding it is to be the City Manager and that it would be a privilege to continue serving as the City Manager.

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commissioner Buzzett, to extend Mr. Weston's contract as City Manager "As is" for one year. All in Favor; Motion carried 5-0.

**North Florida Child Development – Sharon Gaskin:**

Jim McKnight thanked the City for the dedication of land and indicated that they are ready to bid the project once a few items have been addressed. The problem is the requirement to bond the project and hold the City harmless for the covenant that requires us to retain twenty full time jobs for one year at a cost of \$32,500 each. The one year period beings at the time the roadway is completed. We currently have twenty-six full time jobs, but in today's market we are having a hard time getting the bond.

Worst case scenario would be Bankruptcy and the City would still have a road and infrastructure for the future sports complex. Someone would also get the building. We have no reason to believe that we won't retain these jobs.

We currently have \$4M in for construction and could potentially loose twenty-six jobs at our current location in Highland View if we have a hurricane. We are requesting a hold harmless agreement with the City without the bond or lend us some property that we could bond against.

Commissioner Gingell noted that the jobs will probably be at the old location when the twelve month time frame is complete.

Mayor Magidson asked, "What is the construction time frame?"

Mr. McKnight responded, "Eight to ten months."

Commissioner Johnson asked, "Will the infrastructure be complete before the building?"

Sharon Gaskin responded, "They will run simultaneously."

Commissioner Buzzett asked, "Is there a formula for expanding jobs?"

Mr. McKnight responded, "We are federally funded. It depends on the age of kids; a ratio of 4-1 is required for children under the age of 3. Currently we have a waiting list of twenty five kids."

Mrs. Gaskin noted that they have a payroll of approx. \$1.8M per year in Gulf County.

Commissioner Buzzett indicated that a reduction in our school population is his concern.

Mrs. Gaskin noted that we have a greater need for daycare due to both parents having to work in today's economy.

Commissioner Stephens indicated that our population is down due to unemployment.

Mayor Magidson asked, "When does your fiscal year begin?"

Mrs. Gaskin responded, "November 1."

Mayor Magidson asked, "When do you plan to begin construction?"

Mr. McKnight responded, "We need to have the City approve the plans."

Bruce Ballister noted that the grant was approved on June 25, 2010 and they have eighteen months to complete the project.

Mayor Magidson is trying to assess the risk to the City.

Commissioner Johnson indicated that he is all for the project, but doesn't know how the City can take on the contingent liability. We don't need to lay off employees again. He would like this topic to be put on the agenda for the January 4, 2011 Regular Commission Meeting.

Mr. Ballister noted that the only item added to the CDBG Grant is the performance bond and the City of Port St. Joe is the first City that he is aware of to require a bond.

Attorney Gibson asked, "What about securing a lesser amount?"

Mr. McKnight responded, "Our equity is not substantial enough. We realize the risk for the City and will explore that option."

Attorney Gibson noted that we can continue the Development Order Process while the issue with the bond is being resolved.

**City Financials:**

Mr. Weston indicated that the City received approx. \$550k this month from Property Tax Proceeds.

**Audit Update:**

Mr. Weston is pleased with the status of our Independent Audit and we should receive our draft the first of the year.

**Calendar:**

Mr. Weston noted that we only have six working days until the next Commission Meeting. Our workshop to discuss Overnight Parking, Service Ready Fees and Grinder Pump Fees is scheduled for January 18, 2011 at 4:30 P.M. and our Executive Session to discuss the McDaniel case is scheduled for January 21, 2011.

**Public Works, John Grantland:**

**Flushing Program:**

Mr. Grantland noted that we have had only three water complaints since the last Commission Meeting and our water quality is still getting better.

**Surface Water Plant, Glenn Davis:**

**Update:**

Mr. Davis indicated that staff continue to progress with jar testing. We have tested twenty-six products and four have had good results. The process will take time to study under different climates, but so far they look promising.

Commissioner Buzzett asked, "Are vendors helping?"

Lynn Todd responded, "Yes, We have been receiving samples."

Commissioner Stephens asked, "Are people utilizing the water distribution point?"

Mr. Davis responded, "Approx. 1,000 to 2,000 gallons a day."

**City Engineer, Bill Kennedy:**

**Pathway for Health and History:**

Bill Kennedy noted that the path should be finished in January to include the Kiosks.

Mayor Magidson asked, "Is the lighting complete?"

Mr. Kennedy responded, "It should be done in January as well. We had a problem with the bulbs."

**Ave A Sewer Project:**

Mr. Kennedy indicated that funding became available due to a storm event that flooded Avenue A and Highway 98. The project will re-route flow to the Cape Sewer line. The line from Avenue A to the Headworks will also need to be replaced at some point. The project is 100% grant funded and construction should begin in February, but we still need DCA approval. The routing of the line is in the same location as the new connector road being named after Dr. David B. Langston.

**Headworks and Sprayfield Project:**

Mr. Weston met with Tim Banks concerning funding from the State Revolving Fund. The bids will close on the project January 12, 2011. The Invoices for the project will be passed directly to SRF for payment until the project is complete. Once the project is complete, the City is looking at a 62% to 72% forgiveness loan. The remaining balance will be in the form of a twenty-year loan with a low interest rate.

**Code Enforcement, Richie Burkett:**

No Update

**Police Department, Chief Barnes:**

Mayor Magidson expressed his appreciation for apprehending the suspects in the Vision Bank robbery in such a timely fashion.

Chief Barnes noted that in view of the shooting at the Bay County School Board Meeting an armed officer will be at every City Commission Meeting to protect the citizens. He also suggested that we place signage on City Hall regarding firearms.

Chief Barnes also indicated that recently seventeen weapons were stolen from a residence and an attempted murder suspect wanted in Gulf County was apprehended in Bay County.

Mr. Weston noted that we need to review security at City Hall with the possibility of an access door for the offices.

**Grants, Charlotte Pierce:**

Mrs. Pierce provided the Board with a report of grant activity for the past two weeks.

**PSJRA, Matt Flack:**

**City Entrance Signage:**

Mr. Fleck indicated that the original plan was for the PSJRA to coordinate the proposed observation tower with the entry way signs. The PSJRA has funded the concept plan and the goal is to make it simple and tasteful. The DOT has review (3) signs: One to be located near Sacred Heart Hospital on Highway 98; another on Highway 71 near the Courthouse and the third near the overpass at the old mill site. Each of these will need to be evaluated. The third one will require some effort to be done, but conceptually we have some continuity.

Commissioner Buzzett likes the concept but wants to make sure we use the current City Logo and are on the same page with all the locations.

Mr. Fleck noted that funding for the signs is outside the CRA jurisdiction. A TIF refund was submitted to the City today that could help fund the project, the PSJRA is just trying to help coordinate.

Mr. Weston would like to have a mock up of the proposed signs to scale. He also would like to review the possibility of a land swap with the Joe Co. for the third sign location.

Commissioner Johnson thanked Mr. Fleck for removing the palm tree braces on Highway 98.

**Citizens to be heard:**

No one spoke.

**Commissioner Comments:**

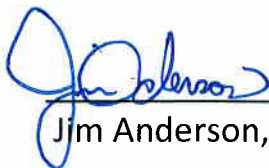
Commissioner Gingell would like to wish everyone a Merry Christmas.

Mayor Magidson noted that Helen Durant will celebrate her 100<sup>th</sup> Birthday next Wednesday with a reception at First Baptist Church.

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commission Stephens, to approve a Proclamation honoring Ms. Durant on her 100<sup>th</sup> Birthday. All in Favor; Motion carried 5-0.

Motion by Commissioner Stephens, 2<sup>nd</sup> by Commissioner Johnson, to adjourn at 7:15 P.M.

Approved this 18<sup>th</sup> day of January 2011.

  
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Jim Anderson, City Clerk

  
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Mayor Magidson