

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, June 3, 2014, AT 6:00 P.M.

The following were present: Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present. Mayor Magidson was out of town and the Meeting was chaired by Mayor Pro tem Rex Buzzett.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to approve the Minutes of the Regular Meeting on May 20, 2014. All in Favor; Motion carried 4-0.

CITY ATTORNEY – Tom Gibson

Attorney Gibson shared that the lease between St. Joe Resort Operations, LLC, and the City for dockage at the marina for the vessel Fish N Xpress was received today. A cash payment of Six Hundred Dollars per month will be remitted to the City by the fifteenth day of each month.

Gulf Pines Hospital Update

Mr. Gibson noted that cost estimates have been provided to the county and he is hopeful of an agreement that will eliminate the IRS Lien and pay off the private tax certificates. He is in hopes that the County will not ask for a Tax Deed which will help resolve the issue.

Competitive Florida Partnership Update

Work continued on the project today and deliverables are being submitted to the Department of Economic Opportunity.

Advisory Board Application

An additional application has been provided for consideration. This was tabled until the next meeting.

Attorney Gibson announced that the \$20,000,000 in the Florida DOT Budget was approved by Governor Scott for dredging of the channel. The Corps of Engineers will be taking care of the dredging.

Commissioner McCroan asked about the funds for the rail system and Mr. Gibson responded that negotiations are ongoing with all entities.

CITY MANAGER'S REPORT

Old Business

Centennial Building Roof Update

Jerry Wilson has been working on the roof and staff is monitoring the progress. The Commission has requested an anticipated date for the work to be completed. Mr. Anderson will follow up on this.

Protecting the Bay – Dr. Dusty May

Dr. May has prepared a letter to be sent to FWC and asked that each Commissioner review his letter and offer their input. He has spoken with several individuals with ties to the bay and the consensus is that everyone wants the bay protected but does not want to harm local citizens with the actions. He will email the letter to Mr. Anderson for disbursement to the Commissioners.

Washington Gym Adult Sports Program Update

The Christian Community Development Fund will provide the funding for Keion McNair and Melvin Martin to keep the gym open until 8:00 P.M. A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to expand the hours of operation to 8:00 P.M. for the gym. All in Favor; Motion carried 4-0.

Commissioner Tan Smiley shared his concerns about the electric bill for the Washington Gym. He noted that there is a black roof on the gym and that by changing the color to white it should reduce the cost to cool the gym. It was noted that Marshall Nelson has been working to secure funds to replace the windows in the gym which should also be a savings on the electric bills.

Ron Thompson suggested *whiteroof.com* as site that could offer suggestions to help with this issue.

PSJRA Relocation - Commissioner Patterson

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to move Gail Alsobrook and the Port St. Joe Redevelopment Association Office to City Hall. Commissioners McCroan, Thursbay and Patterson voted in favor of the Motion. Mayor Pro tem Buzzett voted against the Motion. Motion carried 3-1. Commissioner Patterson stated that he wanted to make the move to save tax dollars.

New Business

Mayor Pro tem Buzzett announced that Governor Rick Scott approved the \$200,000 request from the City for additional funds to help with the relocation of the Cape San Blas Lighthouse complex. He commended Mayor Magidson for his efforts to secure the funding and expressed his appreciation for Governor Scott's approval of the request.

Accounting Engagement Letter – Roberson & Associates

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, to accept the Accounting Engagement Letter from Roberson and Associates in the amount of \$1,125 for all services (\$1,050 per month for the City's activities and \$75 per month for the PSJRA activity). All in Favor; Motion carried 4-0.

Fourth of July Celebration – Update

Mayor Pro tem Buzzett shared that plans are moving forward for the celebration. He noted that the Villagers Concert was very well attended and generated several thousand dollars for the celebration.

The annual Fourth of July Street Dance will be held this year and the application request is to be on the July 1, 2014, Agenda.

Budget Workshop – June 10, 2014, at 6:00 P.M.

Mr. Anderson reminded the Commissioners of the Workshop to begin the 2014 – 2015 Budget process.

Joint City / County / Port Authority Workshop – June 11, 2014, at 10:00 A.M.

The City Manager reminded the Commissioners of the Workshop and noted that it would be held in the Gulf County EOC Building.

Highway 98 Golf Cart Crossing – Commissioner Patterson

Commissioner Patterson asked that Commissioners consider a Highway 98 golf cart crossing. It was noted that the cost of a study would be approximately \$5,000.

Mayor Pro tem Buzzett shared that there are approximately 105 registered golf carts and he did not feel that such a low number justified the expense of the traffic study. He also noted that since we are saving tax payers dollars by relocating the PSJRA the permit expenditure was not justifiable.

Commissioner Thursbay expressed his concern of the cost of the permit versus the number of users.

Commissioner Patterson would like to gather input from citizens on this issue.

PACES Foundation, Affordable Housing – Commissioner Patterson

Commissioner Patterson requested that Ordinance 500 be considered again to assist the PACES Foundation. Mr. Gibson noted that the Ordinance would need to be advertised and have the First Reading on July 1, 2014. The density limits would be 150 units. After the reading, with the Commission's approval, the Ordinance would be transmitted to the Department of Economic Opportunity for their review. Once reviewed, the documents would be returned to the City for a vote. He anticipates the process will take 60 – 90 days.

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to advertise Ordinance 500. All in Favor; motion carried 4-0.

Rick Haymond of the PACES Foundation shared that unexpected funds have become available and they will be submitting an application for 72 units. Ron Thompson noted that they would work with whatever the City allowed on the density.

County Commissioner Tan Smiley addressed the Commission and noted the need for affordable housing in his community.

Commercial District One Way Street – Commissioner Patterson

Commissioner Patterson continues to receive complaints about the one way streets. He would like to see some changes made. Mr. Anderson will contact DOT about the possibilities. Streets between Reid and Williams Avenues could possibly be changed but would require work to the islands at the end of the streets.

Public Works – John Grantland

Water Distribution Phase II Update

Pressure testing, flushing and sampling are currently being done in the Juniper and Cypress Avenues area and connections should occur by the end of next week. Mr. Grantland anticipates moving to the area between Long and Monument Avenues from Twentieth Street to Allen Memorial Way next week.

Commissioner Thursbay asked that Mr. Grantland check on alleyways behind Tommy Johnson and Troy Williams as there are issues there.

Surface Water Plant – Larry McClamma

The Lime Pilot Study will begin June 23, 2014, and should last for approximately four weeks.

Mr. McClamma noted that the City passed the required State Quarterly Disinfectant By-products Sampling.

Chipola Pump Station House Update

Mr. Anderson and Building Inspector Bo Creel made a site visit to inspect the house. There is some termite damage to the floor and around one window but the trusses do not appear to have any major damage. A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to treat the termites and make minor repairs. All in Favor; Motion carried 4-0.

Wastewater Plant – Lynn Todd

Ms. Todd noted that the plant is currently experiencing a nefarious odor from the algae blooms on the lagoon. Electric aerators are being used, chemicals have been ordered to combat the odor and the plant employees are working to reduce the smell. She noted that this is a higher than usual algae bloom and wind currents are directing where the odor is going.

Sandra Brock addressed her concerns with the odor and asked that steps be taken to prevent this from happening in the future. Ms. Todd and the Commissioners assured Mrs. Brock they are working on the issue and thanked her for attending the meeting.

City Engineer – Clay Smallwood, III

CDBG Water Line and USDA Sidewalk Replacement Update

Mr. Smallwood shared that the saw cutting of MLK is beginning and asphalt is being removed. Utility and stormwater issues, as well as smaller items, are being addressed.

Code Enforcement

Mr. Burkett's report was reviewed, no action was taken.

Commissioner Thursbay expressed his concern about a notice sent to a 78 year old gentleman concerning items on his front porch. A brief discussion was held as to why the City was involved in the issue and the Commissioner requested that this be on the Agenda for July 1, 2014.

Police Department – Chief Barnes

Chief Barnes noted that the recent holiday was quiet and things were going well.

Port St. Joe Redevelopment Association (PSJRA) – Gail Alsobrook

Phase IV Landscape Update

The lawn care and maintenance of the area is much better and no action is required.

Main Street Coordination and DEO Meeting – Report

Today's meeting went well and Mayor Pro tem Buzzett requested that this topic be placed on the PSJRA Agenda for June 17, 2014. He would like for a decision to be made then as whether to participate in the program or not.

Commissioner Thursbay shared that he had pros and cons on the program and would like to discuss it more.

Dr. Joe Park Deck – Report

PSJRA Board Member, Ben Carnes, has looked at the site. Ms. Alsobrook is preparing a draft RFP and securing the names of local contractors that may be interested in working on the project.

Open-Air Information Center Workshop Reminder – June 10, 2014, at 5:00 P.M.

Ms. Alsobrook reminded the Commission of the Workshop and that it would be held at City Hall.

City Clerk – Charlotte Pierce

Clerk Pierce spoke with Mary Ann Lee of DEP and all FRDAP Grants were funded. The City had two requests, one for James "Benny" Roberts Park and the other for the Washington Site. Each grant request was for \$50,000.

Ms. Pierce shared that workers have been hired for the summer program at the STAC House and the program will run from June 9, 2014, through August 1, 2014. Hours of operation will be from 8:00 A.M. until 5:00 P.M., and closed from 12:00 Noon to 1:00 P.M. for lunch.

Citizens to be Heard

Attorney Gibson reminded the Commissioners of the Florida League of Cities brochure in their mail boxes and encouraged them to review the material and consider attending the Annual Meeting.

Commissioner Tan Smiley noted the various programs and activities that are currently being offered by Career Source Gulf Coast at the Washington Gym.

Discussion Items by Commissioners

Commissioner McCroan asked about exposed nails at the Frank Pate Park Boat Ramp. Mr. Grantland responded that this has already been taken care of.

Commissioner Patterson asked that the Citizens Advisory Task Force Committee be placed on the Agenda for the July 1, 2014, as he would like to review the membership and possibly make some changes to the Committee.

Commissioner Thursbay expressed his concern over the water rates and would like to discuss them in the upcoming Budget Workshops.

Mayor Pro tem Buzzett asked that the Commissioners review the email they will be receiving from Dr. May concerning the preservation of the St. Joseph Bay bottom and give their input to Mr. Anderson.

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to adjourn the Meeting at 7:48 P.M.

Approved this 17th day of June 2014.



Mel C. Magidson, Jr., Mayor

6/24/14

Date



Charlotte M. Pierce, City Clerk

6/18/2014

Date