

**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, July 1, 2014, AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to approve the Minutes of the Regular Meeting on June 17, 2014. All in Favor; Motion carried 5-0.

**CITY ATTORNEY – Tom Gibson**

*Gulf Pines Hospital Update*

Mr. Gibson shared that, per County Attorney Jeremy Novak, the County voted not to proceed on a tax deed sale of the hospital. Mr. Gibson will call the IRS contact to see if this is acceptable.

*Ordinance 500, Comprehensive Plan Amendment (Affordable Housing Property) First Reading*

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to read Ordinance 500 by Title only and transmit Ordinance 500 to the Department of Economic Opportunity. All in Favor; Motion carried 5-0.

Mr. Gibson read Ordinance 500 by Title only.

Commissioner Patterson questioned the issue of 150 units and Mr. Gibson stated that this number can be changed.

*Competitive Florida Partnership Update*

Mr. Gibson noted that everything has been submitted to the Department of Economic Opportunity (DEO). There will be a celebration of our successful completion of the work on Monday, August 4, 2014 at 11:00 A.M. at Capital City Bank and the Department of Economic Opportunity will be on hand to acknowledge the achievements of our community and discuss the Competitive Florida Program.

*PACES Addendum #1 to Purchase and Sale Agreement*

A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to approve Addendum # 1. Mayor Magidson noted that in Section 3 the word "note" should be "not." All in Favor; Motion carried 5-0.

*Resolution 2014-09, Gulf Coast Parkway*

A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to adopt Resolution 2014-09, supporting the Alternative Alignment 15 and the Primary Alternative Alignment 14. All in Favor; Motion carried 5-0.

**CITY MANAGER'S REPORT**

**Old Business**

*Lighthouse Update*

Mr. Anderson shared that work continues and the move of all structures should take place the week of July 14, 2014.

### *Centennial Building Roof Update*

Repairs have been made, the down spouts have not been installed and staff continues to monitor the repairs as there are still leaks.

### *Fourth of July Celebration Update – Fireworks, Street Dance Permit*

Plans for the Fourth of July Celebration are in place. There will be a parade and low country boil beginning at 6:30 P.M.; a concert by Go Big or Go Home beginning at 8:30, P.M.; the fireworks display will begin at 9:30 P.M. and the band will close out the evening with the remainder of their concert. GAC will have the lighthouse construction site properly secured and designated as off limits to the public.

The Street Dance will begin at 6:00 P.M. on July 3, 2014 and will end at 1:00 A.M. on July 4, 2014. The set up will be the same as last year and the speaker system can be pointed in any direction except towards First Street. GAC will have their work area on MLK cleared and appropriately marked for safety.

### *Boat Ramp Fee Update*

The sign is up, the money box is in place and envelopes have been provided. City residents do not have to pay a fee. County residents will pay either \$5 per day or purchase a one year permit for \$25. All out of county visitors will pay \$10 per day or may purchase a one year permit for \$50. It was reiterated that all funds collected will go for repairs and maintenance of the boat ramp.

### *Solid Waste Bids*

A Workshop was held at 5:00 P.M. today on Solid Waste. Several issues, including roll offs were discussed. Several Commissioners wanted to do more research on the topic and asked that this be on the Agenda for July 15, 2014.

There will be a Budget Workshop on Thursday, July 17, 2014, at 5:00 P.M.

### **New Business**

#### *Pressure Washing on Reid Avenue – Commissioner Patterson*

Commissioner Patterson has talked with several individuals that do this type work and other names were suggested during the meeting. Staff will research whether this will require an RFP or if bids are acceptable.

#### *North Florida Child Development Center Sign – Commissioner Patterson*

This is not a City issue and will need to be addressed by either the County or the Florida DOT.

#### *Water / Sewer Rates – Commissioner Thursbay*

Commissioner Thursbay stated that he is still doing his homework on this and would like for it to be on the July 15, 2014, Agenda.

### **Public Works – John Grantland**

#### *Water Distribution Phase II Update*

Work is progressing, all tie ins in the Cypress and Juniper Avenues and Twenty Second Street area have been made; they are currently working in the area of Long to Monument Avenues between Twentieth Street and Allen Memorial Way and anticipate having this area completed prior to the next Commission meeting.

Commissioner Thursbay asked Mr. Grantland when improvements might be made to the track at the Washington Site. Mr. Grantland anticipates he will have more employees available in several weeks and will be able to work on the area.

#### *Commercial District One Way Streets*

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to advertise an RFP for this project. All in Favor; Motion carried 5-0.

#### *Grinder Pump Contract*

The original contract allowed for a mutually agreed upon one year extension. However, due to the lack of several documents, it would be best to advertise the project. A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to advertise an RFP for this project. All in Favor; Motion carried 5-0.

#### **Surface Water Plant – Larry McClamma**

The Lime Pre-Treatment Pilot Study is progressing well. It is a slow process but at this point, it looks very promising. Sterling Carroll, P. E., of Florida Rural Water would like to address the Commission at the July 15, 2014, meeting.

Commissioner Buzzett emphasized that the water issues of the City have always been the number one priority and he complimented staff on the work that has been done.

#### **Wastewater Plant – Kevin Pettis**

Algae bloom continues to be a problem, vendors have been contacted for assistance, the plant is currently spraying and they are working on a permanent solution to the problem. Mr. Pettis noted that the electrical aerators have been turned off, the plant is working shifts trying to resolve the odor problem and the SolarBees appear to be doing their job. He also shared that the nutrients are a problem and they are re-seeding the algae bloom which is a major portion of the problem.

#### **City Engineer**

##### *CDBG Water Line Replacement and USDA Sidewalk Replacement Update – Liquidated Damages*

Mr. Smallwood was out of town and to accommodate Andrew Rowell, this was moved until after the PSJRA segment.

#### **Code Enforcement**

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

#### **Police Department – Sergeant Burch**

Sergeant Burch did not have anything to report from the Police Department.

Commissioner Thursbay asked if employees of the Police Department are on the Fire Department. Sergeant Burch stated they were not and Commissioner Thursbay would like to talk with Chief Barnes and ask him to work with the Fire Department to train his officers as they are usually the first ones to arrive at the scene of a fire.

Commissioner Buzzett continues to receive complaints about loud noises on Avenue B. Sergeant Burch shared that the addresses are checked in a timely manner and they have not been able to hear the noise. The Police Department will continue to monitor the situation.

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

Ms. Alsobrook shared that the downtown brochure has been sent to the printer, the RFP for the deck at Dr. Joe Hendrix Memorial Park is out and she had placed information on the Open Air Information Center in the Commissioners' mail boxes. She asked that they review the document, select three additional / alternate elements and requested a Workshop on July 14, 2014, at 6:00 P.M.

## **City Engineer – moved from original section of the Agenda**

Andrew Rowell of GAC asked for a time extension on the CDBG Water Line Replacement and USDA Sidewalk Project. He noted their lack of ability to hire operators, they were late in starting the project due to the inability to secure crews and resorted to sub-contracting the job. They currently have a 10 man crew on site and are anticipating adding two additional crews of 3 to 5 men each.

The Contract Start Date was February 17, 2014, with Substantial Completion (120 days) of June 16, 2014 and a Final Completion Date of July 16, 2014. Weather Days as of June 25, 2014, were 17. Mr. Rowell noted that the current Substantial Completion Date is July 3, 2014 and the new proposed Substantial Completion Date will be August 2, 2014.

Commissioner Thursbay shared that he was not impressed with what was done at first.

Commissioner Buzzett noted that GAC had been good to the City in the past; if they could complete the job by the new Completion Date he would vote to extend the time but if they failed to meet the deadline he would support them paying the liquidated damages.

Commissioner McCroan stated that he understood how hard it is to find help and he would support an extension until August 2, 2014.

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to extend the contract to the New Final Completion Date of August 2, 2014. All in Favor; Motion carried 5-0.

## **City Clerk – Charlotte Pierce**

Mrs. Pierce did not have anything to report at this time.

## **Citizens to be Heard**

No one asked to address the Commission.

## **Discussion Items by Commissioners**

*Commissioner Thursbay* did not have anything to discuss.

*Commissioner Patterson* shared that he had been told the attic / exhaust fans were not working in the Washington Gym and would like to have that corrected. Commissioner McCroan advised that if the air conditioning unit is running you do not want the attic / exhaust fans operating as they would pull the cool air out of the building.

He also expressed his concern about the inability of the Church of God In Highland View to make repairs to their sign which is located on Ralph Roberson's property. It was noted that this is an Off-Premise sign and per the Sign Ordinance, Off Premise signs are not allowed.

*Commissioner McCroan* did not have anything to discuss at this time.

*Commissioner Buzzett* did not have anything else to discuss tonight.

*Mayor Magidson* did not have any issues to discuss.

A Motion was made by Commissioner Buzzett, second by Commissioner McCroan, to adjourn the Meeting at 7:00 P.M.

Approved this 15<sup>th</sup> day of July 2014.

Mel C. Magidson, Jr.  
Mel C. Magidson, Jr., Mayor

7/17/14  
Date

Charlotte M. Pierce  
Charlotte M. Pierce, City Clerk

7/16/2014  
Date