

November 18, 2014

Regular Public Meeting  
6:00 P.M.

Commission Chamber  
City Hall  
Port St. Joe, Florida



## City of Port St. Joe

Mel Magidson, Mayor-Commissioner  
William Thursbay, Commissioner, Group I  
Bo Patterson, Commissioner, Group II  
Phil McCroan, Commissioner, Group III  
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

# BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 p.m.

City Hall

Commission Chamber

Tuesday November 18, 2014

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## Call to Order

## Consent Agenda

### Minutes

- Regular Commission Meeting 11/4/14

Pages 1-7

### City Attorney

- Gulf Pines Hospital- Update
  - Cost Breakdown
  - Bid Award
- Patton Park- Small Scale Plan Amendment- Update
- Port Authority Update

Page 8

Page 9

## Old Business

- Gulf Aire Sewer Proposal
- Friends of St. Joe Bay- Dusty May
- Florida Forever Property- Comm. Buzzett
- Christmas on the Coast- Update
- Competitive Florida- DEO Year Two Funding Options Workshop 12/2 at 5:00
- Hwy 98 Golf Cart Crossing- Update

## New Business

- Lease Agreement- St. Joe Group, LLC
- Budget Request- Senator Bill Montford
- Solid Waste Transfer Station Permit Renewal
- C1A District- Discussion

Pages 10-13

Pages 14-18

Page 19

### Public Works

- Water Distribution Phase II-Update

### Surface Water Plant

- Chipola Pump Station- Update

### Waste Water Plant

- Update

### City Engineer

- Water Supply Development Community Assistance Initiative

Pages 20-22

### Code Enforcement

- Update

Page 23

**Police Department**

- **Update**

**PSJRA**

- **August 19, 2014 Minutes**

**Pages 24-26**

**City Clerk**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

**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, November 4, 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 Buzzett, second by Commissioner McCroan, to approve the Minutes of the Regular Meeting on October 21, 2014; Workshop Meeting of October 21, 2014 and the Special Meeting of October 28, 2014. All in Favor; Motion carried 5-0.

**CITY ATTORNEY – Tom Gibson**

*Gulf Pines Hospital Bid Award*

D. H. Griffin Wrecking Company submitted the low Bid of \$156,205. No action was taken on the Bid as the Commissioners requested additional information concerning the anticipated selling price of the lots, funding sources and the possibility of a developer purchasing the property.

Attorney Gibson shared that the area is too small for a developer to be interested in and he anticipates the front two lots could be valued at \$85,000.

*Patton Park – Small Scale Plan Amendment*

A Motion was made by Commissioner Patterson, second by Commissioner McCroan, for an Amendment to be made to the Comp Plan. All in Favor; Motion carried 5-0. The request will be given to the PDRB for their review, their recommendation will be provided to the Commission who in turn will submit the Amendment to the Department of Economic Opportunity. If approved by the DEO, the Amendment will be returned to the Commission for final approval.

*Port Authority Dredge Basin Request*

A letter has been provided to Tommy Pitts of Hatch Mott MacDonald stating the stipulations for Port Authority Disposal on City property. Mr. Gibson noted that discussion is continuing the JOE Company for additional property for the sprayfield and he anticipates that will be resolved by the end of this month. The letter and property outline are included as Attachment A.

*Resolution 2014-17 Rural Areas of Opportunity*

A Motion was made by Commissioner Buzzett, second by Commissioner McCroan, to approve Resolution 2014-17. All in Favor; Motion carried 5-0.

*Resolution 2014-18 Healthiest Weight Florida Initiative*

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to approve Resolution 2014-18. All in Favor; Motion carried 5-0.



## **CITY MANAGER'S REPORT**

### **Old Business**

#### *Gulf Aire Sewer Proposal*

Commissioner Patterson shared that owner Frank Seifert has requested that the City make him an offer for the system. Mayor Magidson asked that Mr. Anderson, Ralph Roberson and Michael McKenzie review the City's finances and make a recommendation as to the feasibility of purchasing the system.

#### *Ghost on the Coast*

Mr. Anderson shared that this was a very successful event and many people feel that it was the largest attendance yet. The Commissioner commended City Staff for their help with the event and for stepping up to the plate on such short notice.

#### *Competitive Florida DEO Year 2 Funding Options*

There is \$40,000 available to continue the program and Mr. Anderson requested suggestions from the Commissioners as to what project they would like to pursue. The funding cannot be used for bricks and mortar but intended to make a project shelf ready. A Workshop will be held on December 2, 2014, at 5:00 P.M. to discuss the options.

### **New Business**

#### *Christmas Parade*

The City will be hosting the annual Christmas Parade on Saturday, December 13, 2014, at 6:00 P.M. Previously, the Gulf County Chamber of Commerce has headed up the parade but due to budget constraints they will not be able to coordinate the parade this year.

#### *Highway 98 Golf Cart Crossing – Commissioner Patterson*

Commissioner Patterson continues to receive requests that golf cart owners be allowed to cross Highway 98. Phil Early suggested that a committee be formed to raise money to offset the cost of the required study by FL DOT.

Commissioner Buzzett suggested that a letter be written to each registered golf cart owner asking for a \$50 donation to offset the cost as he did not feel that tax dollars of approximately \$5,000 should be spent to provide passage for the 118 registered golf carts.

Mayor Magidson suggested that FL DOT be asked informally if there is a possibility permission would be granted for a crossing on Highway 98 before anything else is done. Mr. Anderson will follow up with FDOT.

#### *Jetty Park Upgrade – Commissioner Thursbay*

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to spend up to \$1,000 from funds collected on rental space at the Marina to provide a grill and two picnic tables at Jetty Park. All in Favor; Motion carried 5-0.

### **Public Works – John Grantland**

#### *Water Distribution Phase II Update*

Mr. Grantland noted that the project is coming to a close, runs will be made in Highland View and on Kenney's Road next week.

Phil Earley commended the City employees for a job well done, the professionalism that was shown and the cleanliness of the work area on this project.

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, for improvements to be made to the Brent Circle Lift Station. All in Favor; Motion carried 5-0.

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

Mr. McClamma shared that everything is running well.

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

Mr. Pettis noted that the Algae is dying back and there has not been an odor problem lately.

#### **City Engineer – Clay Smallwood, III**

##### *CDBG Water Line Replacement and USDA Sidewalk Replacement*

Mr. Smallwood advised that paper work is being closed out on the project and a USDA representative will be here next week for an inspection.

Commissioner Buzzett requested that Mr. Smallwood mark Patton Park so that interested parties may see the change in the Small Scale Amendment.

#### **Code Enforcement**

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

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

Sergeant Burch did not have anything to report.

Mr. Anderson shared that the City is advertising for a Chief of Police. The advertisement will run in the Star on November 6 and 13, 2014 and in the Panama City News Herald on November 9, 2014. Chief Barnes will be in the office through November 19, 2014 and his last official day for payroll will be November 30, 2014.

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to declare Chief Barnes's weapon and badge surplus and allow him to purchase them for \$1.00. The weapon is a Glock 27, Generation Four, 40 Caliber handgun with the Serial Number of WKT 862. All in Favor; Motion carried 5-0.

#### **Port St. Joe Redevelopment Association (PSJRA)**

Ms. Alsobrook noted that landscaped beds on Reid Avenue will be replanted soon, the Winter Banners should be here next week and the Port Theatre Grant has been submitted.

Commissioner Patterson asked if the Bicycle Racks on Reid Avenue were being used as several people feel that they are a hazard. Ms. Alsobrook will check to see if they are being utilized.

#### **City Clerk – Charlotte Pierce**

Mrs. Pierce reminded the Commission that on Tuesday, November 11, 2014, City Hall will be closed to observe Veterans Day.

She also shared of a telephone call from Paula Lovett Waller complimenting the City on the cleanliness of the City, its overall appearance and how special it was for Paula and her brother, Howard, to be able to come to their hometown and see such a beautiful site.



## Citizens to be Heard

Christy McElroy advised the Commission that she had been cleared of Ethics Charges recently filed against her. She requested that a copy of the information in the Thursday, October 30, 2014, edition of the News Herald, dismissing the complaints, be included in the record. See Attachment B.

Reverend James S. Chambers of the New Bethel AME Church shared his concerns about issues in North Port St. Joe and offered to help in any way possible to improve the community. Mayor Magidson thanked Reverend Chambers for his input and shared of work that has been recently done in North Port St. Joe.

## Discussion Items by Commissioners

*Commissioner Thursbay* thanked Mr. Anderson and Sergeant Burch for their help given to a visitor to repair a broken axle on a boat trailer recently. He also asked that a light be replaced that was apparently damaged by an accident on Highway 98 / Clifford Sims Parkway.

*Commissioner Patterson* had received a call of furniture being dumped in an alley. Mr. Grantland has already taken care of this.

*Commissioner McCroan* asked about the quote for striping Madison Avenue in front of Port St. Joe High School. The cost is \$3,000 which is under the required Bid amount. He also thanked Mr. Grantland and the Public Works Department for their work in patching the two areas on Long Avenue.

*Commissioner Buzzett* thanked Mr. Grantland and the Public Works Department for their work on the Long Avenue patches; City Staff for their work on Ghost on the Coast, noted that renovations to the baseball fields will begin soon and stated that the water looks great in his neighborhood.

*Mayor Magidson* did not have anything to discuss.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date



# The City of Port St. Joe

Attachment A  
11/4/14 Minutes  
page 1 of 2

October 30, 2014

Mr. Tommy Pitts  
Hatch Mott MacDonald  
11C West 23<sup>rd</sup> Street  
Panama City, FL 32405

Re: Stipulations for Port Authority Disposal on City Property

Dear Tommy:

The City Commission of the City of Port St. Joe met on September 2, 2014 and considered your request, on behalf of the Port Authority, to use a portion of City property outlined in the attached Exhibit A" as part of the Port's dredge disposal site. The Commission voted to approve the use of the property as part of the dredge disposal site, subject to the following conditions:

1. Before commencement of dredging, the Port Authority shall provide an alternative 10.25 acre parcel for use as a sprayfield adjoining the current City sprayfield property.
2. Any construction activity on the property shall be undertaken in a manner designed to have the least impact on existing sprayfield operations and certification from the City engineers that the proposed use of the property will not significantly impact existing sprayfield operation or any City utilities. Any damage or obstruction to the City utilities will be the sole responsibility of the Port Authority for repair.
3. All active wells on the property will need to be properly taken out of service by FDEP standards and will be the sole responsibility of the Port Authority.

Please let me know if there is anything else that you need from us.

Sincerely,

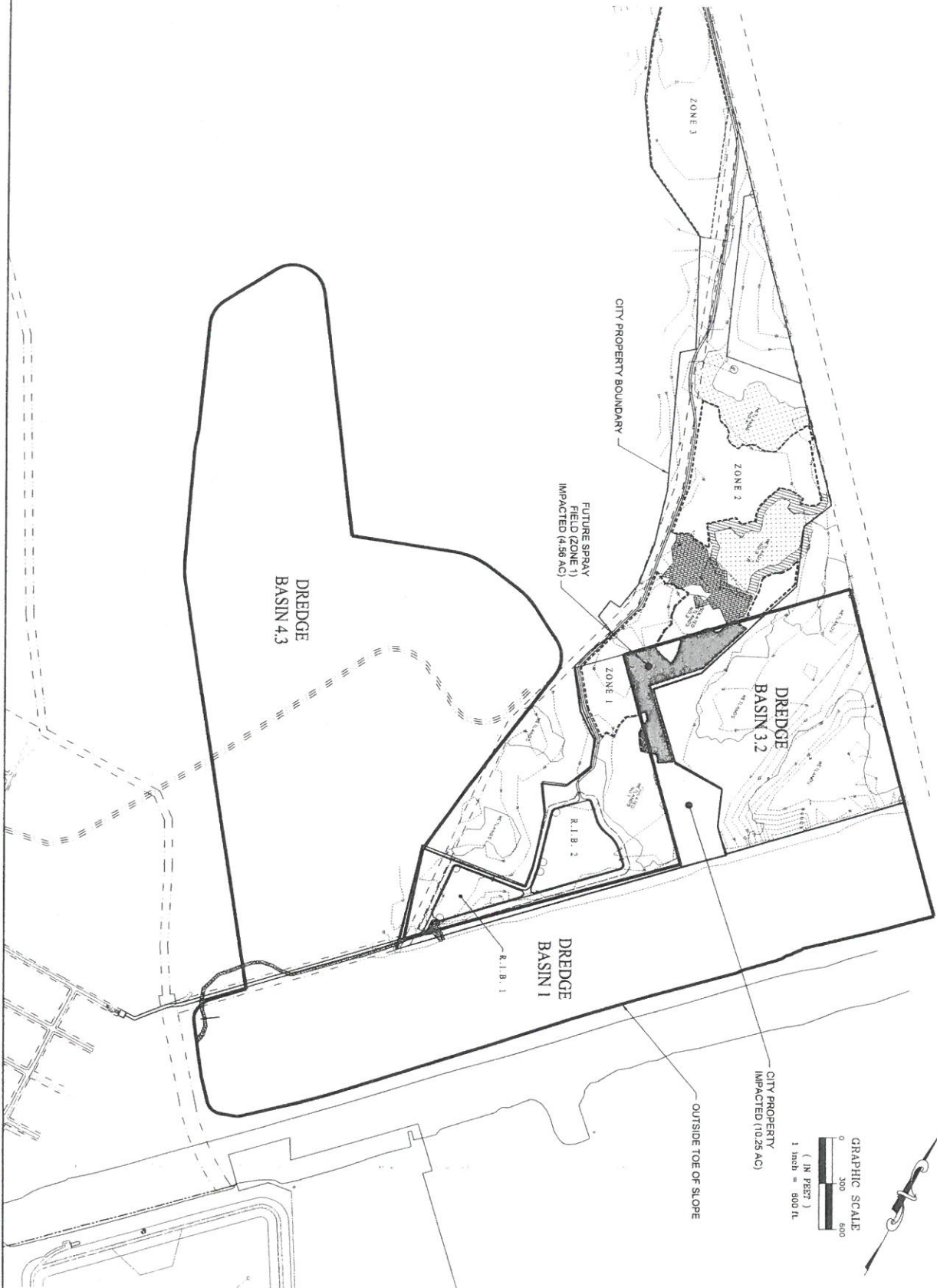
Mel C. Magidson, Jr.  
Mayor, City of Port St. Joe

MCM/

# EXHIBIT "A"

Attachment A  
11/4/14 Minutes  
Page 2 of 2

August 28, 2014 (10:56:18 EST)  
K:\MTE\009\_BAT\_CO\_WTP\_FILTER\_BACKWASH\LEVEL\30\FOLDER\PRODUCTION\1872000\ACTS.DWG



EB# 0006155

PROJECT NO. 672.008	DATE AUG 2014	DREDGE IMPACTS TO CITY PROPERTY Port of Port St. Joe Channel Dredging Gulf County, Florida
SHEET C1	SCALE As Shown	
DRAWN CAX	CHECKED PAJ	



**PREBLE-RISH INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
CIVIL • SURVEYING • SITE PLANNING  
324 MILLER DRIVE  
PORT ST. JOE, FL 32456  
(904) 221-7200  
260 ABERDEEN PALMWAY  
PANAMA CITY, FL 32405  
(904) 522-0884  
877 COUNTY ROAD 363  
SEASIDE BEACH, FL 32408  
(904) 231-3800

NO.	DATE	APP.	REVISION
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2			
3			
4			
5			



## SPRINGFIELD

### Springfield working on \$15K road repaving project

The Springfield Public Works Department is replacing utility service lines on Flight Avenue, Joan Lane, Lake Charles Boulevard and Delisa Avenue in preparation for street repaving.

"We're replacing them from main to meter," City Clerk Lee Penton said.

In total, 140 service lines will be replaced to ensure that lines won't burst under new roads. Penton said the road work is overdue in the southeast Springfield neighborhood, where the last repaving was done about 15 years ago.

The repaving will cost about \$150,000. The city is saving money by having public works do the work instead of a contractor.

"We'll definitely save money that way," Penton said.

Road work was a repeated public request during budget talks this summer.

## TALLAHASSEE

### Ethics commission dismisses complaints

The Florida Commission on Ethics dismissed complaints against Port St. Joe Development Review Board member Christy McElroy and Washington County Commissioner Patricia Lynn Gothard during a meeting Oct. 24, the commission announced Wednesday.

A complaint against McElroy was dismissed after the commission determined further proceedings were not in the public interest. The commission found a complaint against Gothard lacked legal sufficiency and dismissed it.

The commission took action on 21 complaints during the Oct. 24 closed session. The commission provided no information about the complaints against them.

## PANAMA CITY

### Volunteer bereavement training offered

The Grief and Loss Center will

has 30 years of experience in social work and training delivery. Upon completion, participants will receive volunteer outreach bereavement certification.

For more information and to reserve a spot in the course, contact Quinta Scarfo at 850-866-8469 or the Grief and Loss Center's 24-hour phone line at 850-763-2681.

## JACKSONVILLE

### Online date leads to 2 women stabbed in hotel

Police say two women who were stabbed at a Jacksonville hotel had arranged a date with a suspect through a social media website.

Twenty-eight-year-old Jennalee Miles was found dead in the hotel room early Saturday. The surviving woman was able to pull a fire alarm to get help despite being stabbed about 20 times.

Investigators looked through phone and text messages on one of the women's phones and determined a suspect. They arrested 30-year-old Chad Richard Hurst, who remains jailed on murder charges.

Assistant Police Chief Chris Butler says the women knew each other and met on [backpage.com](http:// backpage.com). The survivor told police Saturday was the first time they had met Hurst, who ran a landscaping business.

## MIAMI

### Drivers file lawsuit over red light cameras

Two Florida drivers have filed a class action lawsuit against a private company that ran red light cameras for more than 70 Florida municipalities.

Christopher Parker and Marwa Moussa said in a lawsuit filed Monday that their rights to due process were violated by the Arizona company, American Traffic Solutions.

They say the company was given improper authority for decisions that should have been made by law enforcement officers.

The lawsuit is seeking more than \$5 million and seeks to include anyone who was issued a ticket and paid fines from cases handled by the company.

The cameras capture motorists running through red lights or committing other traffic violations.

Company spokesman Charles Territo says the company complies with the law and doesn't decide what

Attachment B  
11/14/14 Minutes  
Page 191



**COSTS**  
(Gulf Pines Hospital)

**DEMOLITION COSTS**

Parking Area	City Staff
Asbestos Removal Survey	\$ 2,575.00
Demo Building	\$156,205.00
<b>TOTAL</b>	<b>\$158,780.00</b>
<b>TOTAL DEMOLITION COSTS</b>	<b>\$158,780.00</b>

**PROPERTY TAX COSTS**

2004	\$ 74,057.98 outstanding
2009	\$ 27,212.68 <b>Paid</b>
2010	\$ 17,152.19 outstanding
2011	\$ 9,961.09 <b>Paid</b>
<b>TOTAL PROPERTY TAX COSTS</b>	<b>\$128,383.94</b>

**REHABILITATION COSTS**

Legal/Survey	\$ 6,000.00
<b>TOTAL REHABILITATION COSTS</b>	<b>\$ 6,000.00</b>

<b>DEMOLITION COSTS</b>	<b>\$158,780.00</b>
<b>PROPERTY TAX COSTS</b>	<b>\$128,383.94</b>
<b>REHABILITATION COSTS</b>	<b><u>\$ 6,000.00</u></b>
<b>TOTAL</b>	<b><u>\$293,163.94</u></b>

## CITY OF PORT ST. JOE

10/31/14

RFP #2014-07

## Gulf Pines Asbestos Removal and Building Demolition

## BID TABULATION FOR BIDS RECEIVED

## AT THE CITY OF PORT ST. JOE

BIDDER	TOTAL BASE BID
1. ARES Contracting, Inc.	\$ 209,552.00
2. Cason Environmental & Demolition	\$ 172,000.00
3. Cross Construction	\$ 164,900.00
4. D.H. Griffin	\$ 156,205.00
5. Virginia Weckling Company, Inc.	\$ 217,813.00
6. A & L Remodeling Services, Inc.	\$ 183,466.00
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STATE OF FLORIDA  
COUNTY OF GULF

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT** is made on the dates below written by and between ST. JOE GROUP, LLC, 301 Monument Avenue, Port St. Joe, Florida 32456 ("Lessor") and the CITY OF PORT ST. JOE, a Florida municipal corporation ("Lessee"). Lessor and Lessee hereby agree as follows:

1. **LEASE OF PREMISES.** Lessor hereby rents and leases to Lessee a portion of Lessor's property located on Lots 17, 19, 21 and 23, Block 8, City of Port St. Joe, Gulf County, Florida, as more particularly described on "Exhibit "A" attached hereto (the "Leased Premises") to be used by Lessee for the purpose of trash collection and associated uses and no other use or purpose whatsoever, for and during the term of one (1) year, to-wit: commencing on the 1<sup>st</sup> day of July, 2014 and expiring at midnight on the 30<sup>th</sup> day of June, 2015, and covenants to keep Lessee in possession and in peaceful and quiet enjoyment of the leased premises during said term, provided Lessee complies with the terms and provisions contained herein. Lessor represents that it is the owner of the premises leased hereunder and that it has the right to lease said premises.

2. **RENT.** Lessee agrees to pay to Lessor at its office at 301 Monument Avenue, Port St. Joe, Florida 32456, or such place as Lessor may notify Lessee in writing, as rent for the leased premises the following amounts: TWO HUNDRED DOLLARS and no/100 (\$200.00), per month with the first 12 months to be paid in advance on November 12, 2014.

In addition to the above described rent Lessee shall construct upon the leased premises an attractive fence to shield waste containers from Highway 98 and the rest of Lessor's property, demolish the building located at the center of the property described above and rework the alley curb to accommodate the movement of waste containers into and out of the fenced area.

3. **HOLDING OVER.** In the event Lessee remains in possession of the leased premises at the termination of this lease and without the execution of a new lease, Lessee shall be deemed a tenant at suffrage from month to month at a rental rate twice that per month as set forth above, and Lessee shall remain subject to all the terms of this lease applicable to a month to month tenancy until occupancy ceases.

4. **COMPLIANCE WITH LAW.** Lessee agrees to comply with all the laws in regard to nuisances insofar as the premises hereby leased are concerned, and by no act render the Lessor liable therefor. In addition, Lessee agrees to comply with all laws, rules and orders of Federal, State and Municipal governments and all of their departments, and the Board of Fire Underwriters, at Lessee's expense.

5. **CONDITION OF PREMISES.** Lessee hereby acknowledges that said leased premises in received in good condition, and to further maintain such leased premises in such condition, order and repair as it is at the commencement of said term when first leased. Lessee



specifically agrees to remove and dispose of properly the dirt and debris located on the part of the lot not leased by Lessee which dirt and debris were the result of Lessee's construction of the dumpster area. Furthermore, Lessee agrees to regularly spray and maintain pest control and extermination in the area as a result of the ants, insects and pest drawn to and generated by the dumpsters of Lessee and to ensure elimination of said ants, insects and pests.

6. **PROHIBITION ON SUBLEASING AND ASSIGNMENT.** It is agreed that Lessee shall not have the right or power to sublease said leased premises or any part thereof or to transfer or assign this lease or permit the use of any part of said leased premises by others without the written consent of the Lessor herein endorsed; the Lessee shall not use or permit to be used the lease premises for any other purpose than as herein provided, and shall not make any alteration of or addition to the leased premises without the written consent of Lessor; and all additions, fixtures and improvements which may be made in and about said leased premises, except movable office furniture, shall become and be the property of Lessor and shall remain upon and be surrendered with the leased premises and as a part thereof at the expiration of said lease, except as may be otherwise agreed in writing.

7. **ALTERATION OF PREMISES.** Except with the Lessor's prior written permission, Lessee shall not place any signs or objects on the property other than as described herein. All agreed signs or other improvements must be removed by Lessee at its expense at the termination of this lease.

8. **REMEDIES UPON DEFAULT.** Both parties agree, in the event it becomes necessary to employ an attorney to collect any of the rent agreed to be paid, or to enforce performance of any of the provisions of this lease, the losing party shall pay all costs of any kind and reasonable attorneys' fees charged therefor, whether or not suit is actually required to be filed, and including litigation through all appeals. Lessee hereby covenants that if any default is made in the payment of said rent or any part thereof, at the times above specified, or if default be made in the performance of any of the covenants or agreements herein contained, or if any rule or regulation hereinafter set out be violated by Lessee, its agents, employees, or others entering said building and enjoying the protection thereof, at the option of the Lessor, this lease shall wholly cease and terminate and said Lessor shall have the right to and may re-enter said leased premises and remove all persons therefrom; and the said Lessee hereby expressly waives the service of any notice in writing or intention to re-enter, notice to terminate the tenancy, notice to quit or demand for possession.

9. **WAIVER.** Acceptance of delinquent rent, or prior waiver of any of Lessor's rights hereunder said not constitute a waiver of Lessor's right to prompt payment or damages in the event of subsequent default or breach by Lessee.

10. **RIGHT OF INSPECTION.** The Lessor, by his employees or agents, shall have at all reasonable times during office hours or by private appointment, right to enter the leased premises to inspect same; and may make such repairs and alterations as may be deemed by the Lessor necessary to the preservation of the leased premises or the building; the Lessor is not required to do any repairing upon the premises leased herein unless so agreed in writing in this lease.



11. **TAXES.** Lessor shall pay the ad valorem property taxes assessed against the leased premises.

12. **INDEMNIFICATION.** Lessee shall indemnify Lessor and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon or at, or from the leased premises, or the occupancy or use by Lessee of said leased premises or any part thereof, or occasioned wholly or in part by any act or omission of Lessee, its agents, contractors, employees, servants, invitees, licensees or concessionaries. In addition, Lessor shall not be responsible or liable to Lessee or to those claiming by, through or under Lessee for any loss or damage to either persons or the personal property of the Lessee that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises.

13. **APPLICABLE LAW.** This lease shall be governed by and construed in accordance with the laws of the State of Florida. If any provision of this lease or the application thereof to any person or circumstance shall to any extent be held invalid or unenforceable, the remainder of this lease shall be valid and enforceable to the fullest extent provided by law.

14. **NOTICE.** All notices permitted or required to be given to either party under the terms of this lease shall be sent by hand delivery, certified mail, or telecopies to the parties at the following addresses and fax numbers, or such other addresses and fax numbers as Lessee may direct from time to time by written notice forwarded to Lessor by hand delivery, certified mail or telecopier:

**Lessor:**

St. Joe Group, LLC  
301 Monument Avenue  
Port St. Joe, FL 32456

**Lessee:**

City of Port St. Joe  
305 Cecil G. Costin, Sr., Blvd.  
Port St. Joe, FL 32456

15. **BINDING EFFECT.** This lease together with any and all addenda or amendments hereto shall inure to the benefit of the respective parties hereto, their successors, or assigns (provided that any assignment by the Lessee shall be effective only if made in strict accordance with the terms of this lease).

16. **RADON GAS.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

17. **SECTION HEADINGS.** The heading of the several sections of this lease are inserted solely for convenience of reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

18. **INTERPRETATION.** This lease shall not be construed either for or against Lessor Lessee, but this lease shall be interpreted in accordance with the general tenor of the language in an effort to reach an equitable result.

19. **SEVERABILITY.** If any term, covenant or condition of this lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this lease shall be valid and enforceable to the fullest extent permitted by law.

**IN WITNESS WHEREOF,** the Lessor and Lessee have hereunto executed this lease on the \_\_\_\_ day of November, 2014.

Signed, sealed and delivered  
in the presence of:

Curka Riley  
Witness  
Curka Riley  
Printed name of witness

Robin Combs  
Witness  
Robin Combs  
Printed name of witness

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed name of witness

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed name of witness

LESSOR:

ST. JOE GROUP, LLC

By: [Signature]  
Its: [Signature]

LESSEE:

CITY OF PORT ST. JOE

By: \_\_\_\_\_  
Its: \_\_\_\_\_



## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

### COMMITTEES:

Agriculture, *Chair*  
Appropriations Subcommittee on Education, *Vice Chair*  
Education, *Vice Chair*  
Appropriations  
Appropriations Subcommittee on Health  
and Human Services  
Banking and Insurance  
Gaming  
Governmental Oversight and Accountability  
Rules

### SELECT COMMITTEE:

Select Committee on Indian River Lagoon  
and Lake Okeechobee Basin, *Vice Chair*

### SENATOR BILL MONTFORD

*Democratic Policy Chair*  
3rd District

## MEMORANDUM

**TO:** All County & City Officials  
City Managers  
County Administrators  
Community Development & Grants Departments

**FROM:** Senator Bill Montford

**DATE:** November 3, 2014

**RE:** 2015 Senate District 3 Budget Request Form

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As you are aware, the 2015 Legislative Session is rapidly approaching and I look forward to serving and working with you to fund the needs in your community during the upcoming Legislative Session.

In an effort to provide uniformity in the impending budget process, I am requesting all Senate District 3 budget requests be submitted to my office by January 31, 2015. To help ensure we have the appropriate information and uniformity district-wide, I am requesting all budget requests be submitted using the attached form. I want to encourage you to narrow down and identify those programs/projects that have strong local community support and have been identified/recognized as a need by a state agency.

My legislative staff and I stand ready to assist you in any way to make this budget process as smooth and successful as possible. If you have any questions regarding the process or form, please do not hesitate to contact me or my staff at (850) 487-5003.

#### REPLY TO:

- ☐ 214 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5003
- ☐ 58 Market Street, Apalachicola, Florida 32320 (850) 653-2656
- ☐ 20 East Washington Street, Suite D, Quincy, Florida 32351 (850) 627-9100

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)

DON GAETZ  
President of the Senate

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GARRETT RICHTER  
President Pro Tempore





**Senator Bill Montford**  
214 Senate Office Building  
404 South Monroe Street  
Tallahassee, Florida 32399-1100  
(850)-487-5003 or (850)-487-5086 FAX

**Senate District 3 - 2015 Budget Request Form**

1. Project Title: \_\_\_\_\_ Date: \_\_\_\_\_

2. Project Description: (include services to be provided) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Requester: Name: \_\_\_\_\_ Organization: \_\_\_\_\_  
\_\_\_\_\_

4. Recipient: Name: \_\_\_\_\_ Street: \_\_\_\_\_  
City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

County(s): \_\_\_\_\_ Gov't Entity ☐ Private Organization  
(Profit/Not for Profit) ☐

5. Contact: Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
e-mail: \_\_\_\_\_

6. What local/statewide interest does this project address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Measurable Outcome Anticipated: (Please also include the metrics that will demonstrate the beneficial return on investment to Florida taxpayers): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Amount you are requesting from the State for this project this year? \$ \_\_\_\_\_

9. Total cost of project this year: \$ \_\_\_\_\_

10. Is this request being made to fund (check all that apply): Operations ☐ Construction ☐

11. What type of match exists for this request? Local ☐ Private ☐ Federal ☐ None ☐

**Page Two:**

**11a.** Enter all amounts that apply: Total Cash Amount: \$ \_\_\_\_\_  
Total In Kind Amount \$ \_\_\_\_\_

**12.** Was this project previously funded by the State? Yes ☐ No ☐

**12a.** If yes, most recent Fiscal Year \_\_\_\_\_ (eg. 2013-2014) Amount: \$ \_\_\_\_\_

**13.** Is future-year funding likely to be requested? Yes ☐ No ☐

**13a.** If yes, how much? \$ \_\_\_\_\_

**13b.** Purpose for future year funding:

Recurring Operations ☐ Non-Recurring Construction ☐ Other \_\_\_\_\_

**14.** Will this be an annual request? Yes ☐ No ☐

**15.** Was this project included in an Agency Budget Request? Yes ☐ No ☐

**15a.** If yes, name the Agency: \_\_\_\_\_

**16.** Is there documented need for this project? Yes ☐ No ☐

**16a.** If yes, what is the documentation? (eg: County/local government, Agency Needs Assessment, etc.) \_\_\_\_\_  
\_\_\_\_\_

**17.** Was this project request heard before a publicly-noticed meeting of a body of elected officials (municipal, county, or state)? Yes ☐ No ☐

**17a.** If yes, name the body: \_\_\_\_\_  
\_\_\_\_\_

**18. Is this a water project?** Yes ☐ No ☐

**18a.** Are you requesting funding for a storm water, surface water restoration, or other water management project? Yes ☐ No ☐

**18b.** If yes, in which Water Management District area is your project located? \_\_\_\_\_  
\_\_\_\_\_

**18c.** Does the Project implement a plan developed pursuant to the Surface Water Improvement and Management Act created in Part IV of Ch.373, F.S. other water restoration plans required by law, management plans prepare pursuant to s. 403.067. F.S.? Yes ☐ No ☐



**Page Three.**

**18d.** Is the project under construction? Yes ☐ No ☐

**18e.** Does the project protect public health or the environment? Yes ☐ No ☐

**19. Are you requesting funding for a wastewater project?** Yes ☐ No ☐

**If yes, answer the following:**

**19a.** Does your project qualify for funding from DEP's "Small Community Wastewater Treatment Grant Program" under section 403.1838, F.S.? Yes ☐ No ☐

**19b.** If yes, have you received or applied for funding? Yes ☐ No ☐

**19c.** If yes, provide the DEP Disadvantaged Small Community Grant project number \_\_\_\_\_

**19d.** Have you received or applied for funding for this project from DEP's State Revolving Fund (SRF) program under section 403.1835, F.S.? Yes ☐ No ☐

**19e.** If yes, provide the DEP SRF project \_\_\_\_\_

**19f.** Is the project under construction? Yes ☐ No ☐

**19g.** Have you provided at least a 50% match (that is, one-half the total project cost identified in this request)? Yes ☐ No ☐

**19h.** If yes, identify the amount and source of the match: Amount \$ \_\_\_\_\_  
Source: \_\_\_\_\_ (Matching requirement may be waived for counties with a population of 75,000 or less and municipalities with a population of 25,000 or less. Match requirement waiver shall be approved on the basis of fiscal hardship or environmental need. The applicant must certify that the cost of the match is a fiscal hardship pursuant to s.218.075, F.S.)

**20. Are you requesting funding for a drinking water project?** Yes ☐ No ☐

**If yes, answer the following:**

**20a.** Have you received or applied for funding for this project from DEP's Drinking Water/Wastewater Treatment Facility Construction State Revolving Fund program/or Small Community Wastewater Treatment Grants Program? Yes ☐ No ☐

**20b.** If yes, provide the DEP SRF project number \_\_\_\_\_

**20c.** Is the project under construction? Yes ☐ No ☐

**20d.** Have you provided a match? Yes ☐ No ☐

**20e.** If yes, identify the amount and source of the match: Amount \$ \_\_\_\_\_  
Source: \_\_\_\_\_

**Page Four.**

- **If additional space is needed to respond to a question, please feel free to attach additional pages.**
- **Please mail, email or FAX your completed form by January 31, 2015 to the following:**

**Senator Bill Montford  
214 Senate Office Building  
404 South Monroe Street  
Tallahassee, Florida 32399-1100  
(850) 487-5086 FAX  
Montford.Bill.web@flsenate.gov**

**Or**

**Durham.Melissa@flsenate.gov**



# Florida Department of Environmental Protection

Northwest District  
160 W. Government Street  
Pensacola, Florida 32502

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

November 10, 2014

Sent via e-mail to:  
[jgrantland@psj.fl.gov](mailto:jgrantland@psj.fl.gov)

Mr. John Grantland  
Public Works Director  
City of Port St. Joe  
Post Office Box 278  
Port St. Joe, Florida 32457

Dear Mr. Grantland:

The current permit for your facility known as Industrial Road Transfer Station (DEP File No.0081572-003-SO, 0064819-004-SO, FDEP ID No. 6021) located on Industrial Road, between Highway 98 and Highway 71, Port St. Joe, Gulf County, will expire on July 30, 2015.

In accordance with Rule 62-4.090, Florida Administrative Code, to be timely and sufficient, your complete permit renewal application must be submitted by May 31, 2015. Please note the submittal date is a Sunday; therefore, the application will be accepted by close of business on Monday, June 1, 2015. A pre-application meeting is recommended to discuss submittal requirements.

Information received by the Department is public record and is placed in OCULUS, an electronic database. Documents that have been placed in OCULUS for your facility can be viewed at the following link:

[http://appprod.dep.state.fl.us/WWW\\_WACS/REPORTS/SW\\_Facility\\_Docs.asp?wacsid=6021](http://appprod.dep.state.fl.us/WWW_WACS/REPORTS/SW_Facility_Docs.asp?wacsid=6021)

If you have any questions, please contact me by telephone at 850-595-0644 or by e-mail at [dawn.templin@dep.state.fl.us](mailto:dawn.templin@dep.state.fl.us).

Sincerely,

Dawn Templin, P.E.  
Solid Waste Section

DKT/dt/m

Zimbra

janderson@psj.fl.gov

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**FY 14-15 Water Supply Development Community Assistance Initiative**

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**From :** Paul Thorpe  
<Paul.Thorpe@nwfwater.com>

Thu, Nov 13, 2014 04:29 PM

**Subject :** FY 14-15 Water Supply Development  
Community Assistance Initiative

**To :** Paul Thorpe  
<Paul.Thorpe@nwfwater.com>

To: Interested Parties

**Subject: FY 14-15 Water Supply Development Community Assistance Initiative**

The Northwest Florida Water Management District is pleased to announce the final selection of projects awarded funding through the Fiscal Year 2014-2015 Water Supply Development Community Assistance Initiative. The Governing Board approved final funding decisions at its November 13, 2014, meeting. A total of 87 project applications were received, requesting over \$36,000,000 – far exceeding the amount of funding available. Consequently, the process was highly competitive, and many excellent and needed projects were beyond the capability of the District to fund during the current year. District staff will, however, continue to work with state and federal agencies to identify additional funding resources to address the project needs identified.

Projects selected for funding and specific grant awards are listed below. Separate hard copy notification of the final selections will be mailed to all applicants. District staff will be in further communication with those entities selected for funding.

Thanks to all that submitted applications this year.

Sincerely,

Paul Thorpe

Paul J. Thorpe  
Resource Planning Program Manager  
Northwest Florida Water Management District  
81 Water Management Drive

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## NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

### MEMORANDUM

TO: Governing Board

THROUGH: Jonathan P. Steverson, Executive Director  
Brett Cyphers, Assistant Executive Director  
W. Guy Gowens, Director, Division of Resource Management

FROM: Paul Thorpe, Resource Planning Program Manager

DATE: October 30, 2014

SUBJECT: Consideration of Fiscal Year 2014-2015 Grant Funding Awards for Local Water Supply Development Projects

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#### Recommendation:

Staff recommends that the Governing Board approve the projects listed in Table 1 for grant funding totaling \$7,982,597 and authorize the Executive Director to enter into agreements with the listed applicants to provide funding not to exceed the amounts stated, subject to legal counsel review.

#### Discussion:

Last year, the District awarded \$10 million in grant funding to help local governments and utilities across Northwest Florida meet important water supply development needs. This funding is in furtherance of sections 373.703 and 373.705, Florida Statutes (F.S.), which states that water management districts may provide assistance for water supply development to local governments and utilities. The grant funding awarded has contributed to the health and well-being of Northwest Florida communities by addressing regional water resource and supply development priorities.

Building upon the success of last year's initiative, the District's Fiscal Year 2014-2015 budget includes \$8 million for additional water supply development assistance. The District announced the availability of grant funding on August 1, 2014, with a deadline for submittal of grant applications of October 1, 2014. Subsequently, 87 grant applications were received, requesting over \$36,377,000 in assistance. Applications were received from 15 counties and 68 local governments and utilities.

The number of applications received and the funding requested again demonstrates the scope of water supply needs that exist across Northwest Florida. Many communities, particularly within



<b>Applicant</b>	<b>Project</b>	<b>Description</b>	<b>Grant Award</b>
City of Graceville	Graceville Water System Improvements	The City of Graceville will replace approximately 17,500 LF of aging 4" water line with 8" PVC line and associated components. In addition to water line replacement, the project scope includes new meters and funding for track hoe and ground penetrating radar for construction. The project is expected to reduce water loss and increase fire protection for area residents. It includes design, surveying, permitting, and construction components.	\$426,729
City of Parker	Water System Improvements	The City of Parker will replace the City's 30 non-functioning gate valves. This will reduce water losses and improve reliability by allowing for isolation of water line breaks and contamination events. The project will include construction and permitting components.	\$278,500
City of Port St. Joe	Lime Feed System and Water Main Replacement	The City of Port St. Joe will install a lime addition system to improve drinking water quality and replace 3,900 LF of aging cast iron pipe with PVC. The project will include design, surveying, permitting, and construction components. Completion of the project will help address water chemistry issues associated with the City's transition from ground to surface water. Completion of this transition reduced groundwater pumping and in the process effectively addressed the potential for saltwater intrusion in Gulf County.	\$358,920
City of Port St. Joe	Chipola River Pump #2 Rehabilitation	Supplemental funding requested, because pump station repair needs proved more extensive and thus more expensive than originally anticipated. The total District grant will increase from \$195,000 to \$225,870.	\$30,870
City of Springfield	Water System Improvements 2015	The City of Springfield will install approximately 6,300 LF of 6" to 8" water line. Completion will provide for replacement of aging and deteriorating water lines, improving system reliability and reducing water losses that are currently estimated at approximately 25%. Project components will include construction, engineering, and inspection.	\$499,192
Destin Water Users, Inc.	West Destin Water Supply Analysis	Destin Water Users will develop a system model to analyze water system improvements throughout the western and northern service area. Alternatives will be further evaluated based on potential to increase the flow of inland groundwater to this area and raise water pressure. This project is consistent with the Region II Regional Water Supply Plan (RWSP) objectives of increasing use of inland water sources to reduce demands on the coastal Floridan aquifer. Destin Water Users will be able to match District grant funding with a Legislative appropriation.	\$40,000
Eastpoint Water and Sewer District	Water System Improvements	The Eastpoint Water and Sewer District (EPWSD) will bring an inland well online with installation of a pump, generator, and control building; will develop a transmission line to an existing treatment and storage system; and will abandon two coastal wells. The project will build upon past NFWMD efforts to limit the potential for saltwater intrusion and will include planning, design, permitting, and construction. The EPWSD expects to contribute \$38,519 for the project.	\$346,669

**Code Enforcement 2014 Activity**  
**As of 11/11/14**

	Open	Closed	Total	Increase
Unlawful Accumulation	26	139	165	2
Substandard Structure	4		4	1
Abandoned Vehicle	7	18	25	
Unlawful Sewer		2	2	
Land regulation Violation		12	12	
Business Lic. Violation		1	1	
Special Master Hearings				
Building Demolition		5	5	
Waste Violation	9	81	90	6
Sign Violation	0	219	219	8

Total	46	Total	477	Total	523	Total	17

## Port St. Joe Redevelopment Agency

Board of Directors  
City Commission Chambers

### MEETING MINUTES

August 19, 2014

*The Mission of the Port St. Joe Redevelopment Agency is to serve the community by guiding redevelopment activities to create a vibrant downtown core and revitalized neighborhood, to improve quality of life, to commemorate history and culture, and to stimulate economic growth within the Agency's District.*

#### ATTENDANCE

Rex Buzzett	Chair	(RB)	Present
Bo Patterson	Vice Chair	(BP)	Present (4:35)
Ben Carnes	Director	(BC)	Present
Kaye Haddock	Director	(KH)	Present
Mel Magidson	Director	(MM)	Present
Phil McCroan	Director	(PM)	Present
William Thursbay	Director	(WT)	Present
Gail Alsobrook	Executive Director	(GA)	Present

Voting Key – (motion by / second by, votes for – votes against)

**I. Call to Order** - The meeting was called to order at 4:30 PM by Chair Rex Buzzett.

#### **II. Citizens to Be Heard**

A. None.

#### **III. Consent Agenda**

A. The minutes of the July 15 regular meeting were approved without revision (WT/MM, 6-0).

#### **IV. Agency Operations**

- A. The Roberson & Associates financial oversight report was distributed.
- B. The updated forecast was distributed.
- C. The FY15 budget was approved (attached), with the caveat that the ED will obtain bids from the two insurance carriers, will move forward with the lower bid, and will adjust that cost as needed. The following line items were finalized: George Core Park \$45,000 including \$16,000 to assist with relocation overage, Port Theatre \$35,000 match for the Special Category Grant, and Façade Grants \$20,000. (WT/MM, 7-0)

#### **V. Governance**

A. The ED employment contract was approved and signed (MM/WT, 7-0).



## VI. Grant Program Status Report

### A. Grant Report

1. USDA/RBEG - MLK Sidewalk Grant: The City will continue to monitor and encourage completion as per the schedule.
2. Gulf Coast Tourism Promotion - Lighthouse Relocation Documentary: The Board suggests creating a premier-type event for the completed documentary. A shorter version will be provided by the production team to show at the lighthouse complex.
3. USDA-RBEG: Open-Air Information Center: The grantor for construction of the Open-Air Information Center continues to request information.
4. FRDAP: The ED has begun to put together information to create a scope of work to prepare for RFPs.
5. Port Theatre Acquisition: The appraisal has not been received, which is the first step required. An offer to purchase, contingent on award of the grant, will be the next step. The grant application will begin after a formal agreement to purchase has been signed.

### B. Façade Grant Program

1. Bart Lowry, St. Joe Bar, plans to improve his façade in 2015.

## VII. Project Status Report

- A. Open-Air Information Center: The Board will review the initial Design Documentation package. Specifically, the bench swing will add the scallop design feature. The interactive kiosk is TBD. The board was made aware of the additional project cost (\$850) to engage PRI to perform an elevation survey.
- B. Dr. Joe Deck Repair: The deck was damaged over the weekend by an automobile. KH will reach out to the driver and report back on her plan to repair the damage.
- C. FY15 Downtown Landscape Award: The contract for landscape maintenance, trimming and shaping of trees, and replanting of bump-outs on Reid Avenue was awarded to the single bidder, Coastal Design & Landscape for a total of \$14,356 (MM/PM, 7-0).
- D. Small Vessel Committee: The committee met; the boutique cruise line anticipated to visit in April is postponed indefinitely. The TDC ED will continue the outreach, and the committee will continue efforts to plan and secure funding to improve the dock and associated amenities.

## VIII. New Business

- A. Winter Banners: The board voted (PM/BP, 7-0) to engage Coast2Coast to fabricate Chuck-Creasy-designed lighthouse banners to be displayed through the holiday season. An additional 10 will be added to the base number of 50 to accommodate Langston Drive and MLK for a total of 60. Coast2Coast has the design and had provided a cost of \$70 each to fabricate.

- B. Phase IV Landscape Maintenance: Per the Board, GA will work with attorney Tom Gibson to send a letter to Leake Landscape requesting the prompt replacement of ten dead/dying palm trees at the Phase IV landscape project.
- C. Gateway Design Services: The Board voted (WT/BP, 7-0) to engage Littlejohn Engineers to provide design services and probable construction costs for gateway arches for Third and Fourth Avenues. The base bid of \$3,800 will not be exceeded, with the exception of reimbursables: printing, plotting, photocopies, reproduction postage, long distance telephone, facsimile, express mail or courier services. The ED will closely monitor reimbursables to keep that amount minimal and ensure that no overhead and profit is added. The Board understands that structural engineering will be required and will be included in the construction phase.
- D. Reid Avenue Banners: The Board will request that the City reinstall the banners as high as possible on all brackets that do not extend over paths of travel. GA will investigate new brackets that will raise the banners to the minimum clearance of 80 inches.
- E. Lighthouse Cost Overage: The Board voted (WT/MM, 6-1) to fund a portion of the lighthouse relocation budget overage to the amount of \$16,000.

#### IX. Meeting Adjournment

The meeting was adjourned at 5:43 PM (PM/BP, 7-0).

Approved:

  
Rex Buzzett, Chair

\_\_\_\_\_  
Bo Patterson, Vice Chair