

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, June 6, 2017, AT 6:00 P.M.

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, Lowry, and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Clinton McCahill were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to approve the Minutes of the Regular Meeting on May 16, 2017, and the Joint City / County Workshop Meeting of May 15, 2017. All in favor; Motion carried 5-0.

PDRB RECOMMENDATION

Small Scale Plan Amendment Ordinance 533 – Zoning Change Request for Knowles Avenue, Parcel 04865-005R from R-1 to R-3 Kelli Newman: Public Hearing, First Reading and Transmittal to DEO for Approval

Marina Pennington reminded the Commission of the density changes from R-1 to R-3 and the concessions that have been made by the owners.

FLUE Policy 1.3.14: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 533:

- (a) Development of the property is limited to a maximum of 24 townhouses. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.
- (b) Stormwater facilities will be designed to meet and exceed level of service standards and protect the functions of natural stormwater management features consistent with Infrastructure Policies 1.1.5 and 1.1.6 of this Plan.
- (c) The boundaries of wetlands on the western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (d) Building heights of the property shall be limited to 35 ft. The developer of the subject property will maintain a 40 foot undisturbed natural vegetative buffer on the western boundary of the property.

Steve Newman reiterated the need for affordable rental housing, they have requested 24 town homes rather than the 37 allowed, keeping the height at 35' rather than the 60' allowable, and making the area better than what it is now.

The following individuals shared their concerns during the Public Hearing regarding traffic, infrastructure, stormwater, government subsidy homes, Section 8 housing, and buffer areas.

Vickie Barlow, Linda Flynn, Jarred Patterson, Larry Bush, Sue Phillips, and Bill Mann.

Marina Pennington reminded the Commission that only one Public Hearing is required for Small Scale Plan Amendments.

A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to adopt Ordinance 533 and transmit to DEO for Approval. All in favor, Motion carried 5-0.

Attorney McCahill read Ordinance 533 by Title only.

PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA)

Mr. Kennedy was not present and Commissioner Buzzett shared that things are moving at Core Park, the Gateway Project is underway, and improvements are being made to Reid Avenue.

CITY ATTORNEY UPDATE –

Resolution 2017-08 Centennial Building – Grant Application

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to adopt Resolution 2017-08. All in favor; Motion carried 5-0.

CITY MANAGER’S REPORT – Jim Anderson

Old Business

CDBG Grant Update – Bruce Ballister noted that the Contract has been received from DEO for the CDBG North Port St. Joe Water Improvements Project Phase II. Mr. Ballister has prepared the required packet for signatures and when signed will be transmitted to Patrick Howard.

Mr. Ballister also shared that he had provided a revised Procurement Policy for the City of Port St. Joe that meets CDBG requirements. He asked that the Commissioners review the policy.

Commerce Park Lot Utilities Update Attorney McCahill has a call into the General Counsel for Michigan Chemical Company who had an Easement for the line.

Flushing Program – Flushing has begun, Highland View has been completed, White City should be completed in a couple of days, the main trunk line for Port St. Joe has been flushed, Sacred Heart and Oak Grove remain to be done, and flushing will begin on Palm Blvd next.

Karen Reid shared the issues they had with the flushing and asked if it could be done during a slower time of year.

At the request of Commissioner Thursbay, Mayor Patterson granted a 5 minute recess at 6:55 P.M.

The meeting was resumed at 7:00 P.M.

New Business

Road Abandonment Request – Commission Ashbrook: Citizens to be Heard – Kaye Haddock, Faye Garcia, and Tom Buttram

Attorney McCahill read the following agreement that had been reached by land owners Haddock and Blaylock, and residents of 7th Street with Tom Buttram as their spokesman.

- The City abandons the 7th Street easement giving the property equally to the adjacent landowners (Haddock and Blaylock) each of them getting 30 feet.
- Haddock and Blaylock would each deed back to the City 7.5 feet.
- Blaylock would then also deed to the City 15 through his property to the Bay.
- The City then grants a 20 year extension of the lease currently between the City and Blaylock for the use of the bridge between Blaylock and Capital City Bank.
- The Haddocks and Blaylocks would pay \$5,000 each towards LED lighting of the Bay Trail from the Marina to Frank Pate Boat Ramp.
- This solves the Haddock’s problem of encroachment on to the easement and gives her property she did not have prior. Blaylock gets property and extends his lease on the bridge. The City gets the majority of the property back on the tax rolls, because it is privately owned now, and will not

own 15 feet all the way to the Bay for the citizens of Port St. Joe and particularly those folks who live on 7th Street proper. The City would also get the LED lighting of the Bay Trail.

Christy McElroy reminded the Commission of the July 12, 2016, 6-1 vote of the PDRB Committee to deny the request of Mrs. Haddock for a two and one half foot encroachment on this property. She expressed her concerns about the property and that the request should not be granted.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett to approve the agreed upon stipulations. All in favor; Motion carried 5-0.

Parking Ordinance – Commissioner Ashbrook: Citizen to be Heard – Boyd Pickett

Mr. Pickett thanked the Commission for their willingness to address this issue. Staff was directed to redraft the Ordinance to help with parking and not penalize the local businesses.

Ice Machine – Commissioner Ashbrook asked that the Commission consider relocating the ice machine on Baltzell Avenue. Consensus was that it would cause more problems at the boat ramp.

Local Preference Ordinance – Commissioner Ashbrook requested the Ordinance be redrafted to mirror that of Panama City which allows local businesses to meet the lowest bid rather than the current percentage adjustment.

Human Resource Committee – Commissioner Ashbrook: A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to establish a Committee. All in favor; Motion carried 5-0. Mayor Patterson appointed Commissioners Lowry, Ashbrook, Thursbay, and Attorney McCahill to serve on the Committee.

Cemetery Property – Commissioner Thursbay requested that City Manager Anderson and Clerk Pierce review the availability and needs of City Cemetery properties.

TDC Board Membership – Commissioner Thursbay shared that he is currently working with the Gulf County TDC as a Beach Ambassador and had to resign as the City's representative to the TDC Board. He recommended that Mayor Patterson replace him on the Board. A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, for Mayor Patterson to serve on the TDC Board. All in favor; Motion carried 5-0.

Commissioner Thursbay stated his family was ill and that he was needed at home. He left the meeting at 7:30 P.M.

Washington High School Reunion – Mayor Patterson asked the Commission to review the request of the school committee and discuss it at a future meeting.

Deposit Ordinance – Mayor Patterson asked if we have increased our Deposit and Commissioner Buzzett responded "No", the Ordinance didn't pass.

Write-Off Policy – Mayor Patterson wants to Workshop this again.

Commissioner Buzzett noted that it has been changed several times lately to accommodate a local individual and that the City needs to adhere to their Ordinances and Policies.

Committee Membership – Mayor Patterson reviewed the Committee memberships and asked that Commissioners provide a name to serve on the Finance Committee. He suggested that it should meet quarterly to review the City's finances.

10th Street Inter-local – Mayor Patterson: A Motion was made by Commissioner Buzzett, second by Commissioner Lowry, to go forward with the project. All in favor, Motion carried 4-0.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, for Commissioner Buzzett to represent the City on this project.

League of Cities Annual Conference – Mr. Anderson reminded the Commission of the Florida League of Cities Conference to be held in Orlando August 17 – 19, 2017. He asked that if any Commissioner was interested in attending that they contact him.

Meeting Schedule – A Special Meeting will be held on June 13, 2017, to swear in the returning Commissioners and due to the 4th of July Holiday being on Tuesday that meeting has been cancelled. The meeting of June 20, 2017, has been cancelled because of meeting on June 13, 2017.

Financial Disclosures Due by June 30, 2017 – Mr. Anderson reminded the Commissioners that their Financial Disclosures are due by June 30, 2017.

WIG Building – Mayor Patterson (Handout) – A Motion was made by Commissioner Buzzett, second by Commissioner Lowry, to purchase a 5 ton heatpump system to replace the broken unit in the building. All in favor; Motion carried 4-0. Quotes were received, they were under the bid threshold, and the unit will be purchased from Philco Air Conditioning Refrigeration in the amount of \$4,343.00.

Public Works – John Grantland

RFP 2017-07, City Pier Improvement Project – Bids were received and opened. It was requested that this issue be Tabled for further review.

Commissioner Buzzett noted he had visited the Centennial Building after all the rain and only found one leak around a window. He also asked that something be done with the glass doors in the Commission Chamber.

Surface Water Plant – Larry McClamma did not have anything to report.

Wastewater Plant – Kevin Pettis shared that an operator has taken another job, will be moving, and he will be advertising to fill the position. He noted that Algae comes and goes but they are staying on top of it.

Finance Director – Mike Lacour noted that the STAC House is open Monday – Friday from 8 A. M. to Noon for K – 6th Grade. Lunch is taken from Noon – 1 P. M. and reopened from 1 P. M. to 5 P. M. for 6th Grade – High School.

The Audit has not been received from Mr. Vance but he hopes to have it by Friday. Mr. Lacour is working on the Budget and will be meeting with two Department Heads this week.

City Engineer – Clay Smallwood, III

Project Updates -

Frank Pate Park Boat Ramp Improvements – The boat ramp was open for Memorial Day Weekend and Snapper Season. The North side is pretty much complete, work is beginning on the South side and it will be closed beginning Thursday.

Long Avenue – Mr. Smallwood picked up the plans from Mr. Grantland today on this project.

Jones Homestead Sewer – Dewberry / Preble-Rish continues to work on the Task Order.

Code Enforcement –

General Update – Mr. Burkett's report was reviewed, no action was required.

Police Department – Sgt. Jake Richards updated the Commission on the Public Safety Day to be held June 24, 2017.

City Clerk – Charlotte Pierce reminded the Commissioners of the Swearing In Ceremony June 13, 2017, and noted the reception will be from 5:30 P.M. to 6:00 P.M.

Citizens to be Heard –

Letha Mathews thanked the Commission for the sidewalks on Avenue D, asked when the CDBG Water Improvement Project for North Port St. Joe will begin, and questioned if housing for seniors' would still be available at the Gateway Apartments.

Christy McElroy shared how her church had been able to help with transporting children from the Washington Gym to the library for a reading program this summer, questioned when the sidewalks would be available on Langston Drive,

Cheryl Steindorf of the NPSJPAC Rehab Committee asked about putting the rezoning of Martin Luther King Blvd., on the next Agenda.

Reggie Smith and Nick Renfro of *R & R Entertainment* requested the use of the Washington Gym on July 3, 2017, for a concert. Their original request to City Hall was denied because City Buildings are public facilities that are used by civic organizations, weddings, birthday parties, and similar events that are over by midnight. Staff had researched *R & R Entertainment* and felt this not an appropriate use of a City Building. Neither of the owners were of age to rent the facility.

Since meeting with City Staff, Mr. Smith and Mr. Renfro secured a sponsor, Cedrick Bailey, for the event. They requested a waiver of the fee for the Washington Gym and be allowed to have the concert from 10 P.M. - 2 A.M. They stated they have security for the event. The stage name of the performer is *Iceberg*,

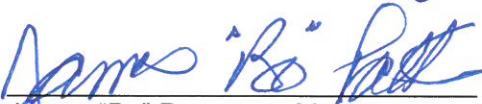
A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to allow the concert, denied the fee waiver request, and agreed to the hours of 10 P.M. to 1 A.M. All in favor; Motion carried 4-0.

Discussion Items by Commissioners

Neither Mayor Patterson, Commissioners Ashbrook, Buzzett, nor Lowry had anything additional to discuss.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to adjourn the Meeting at 8:25 P.M.

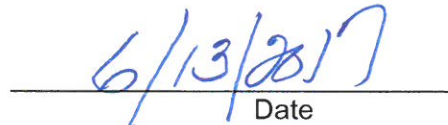
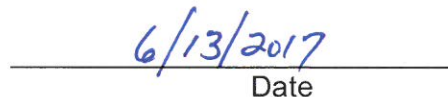
Approved this 13th day of June 2017.



James "Bo" Patterson, Mayor



Charlotte M. Pierce, City Clerk


Date
Date