

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, April 6, 2021, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present. Commissioner Lowry joined the meeting at 12:05 p.m. and Commissioner Ashbrook was absent.

CONSENT AGENDA

Minutes

Attorney Clinton McCahill read Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers completed by Commissioner Brett C. Lowry for the March 23, 2021, meeting where he abstained from voting on Ordinance 586 Long Avenue North a/k/a Palmetto Bluff as he is a business partner of the developer, Ralph Rish.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of March 23, 2021. All in favor; Motion carried 3-0.

Mayor Buzzett requested that the City Engineers Report be moved up as Mr. Baxley had to attend another meeting.

Commissioner Lowry joined the meeting at 12:05 P.M.

City Engineer – Josh Baxley

NRDA Stormwater Grant Update

Dewberry has developed a priority list of the outfalls of the Bay Basin that can be reviewed by the Commission.

Dewberry is waiting for the final comments from NFWFMD to see how to proceed.

Walking Path FDOT Grant Update

The project is under construction. A mistake has been noted in the size of the walking trail and the contractor is working with the engineers on this issue.

CDBG Project Update

Pipe bursting is scheduled to begin on April 7, 2021.

First Street Lift Station and Long Avenue Water / Sewer Projects

The Bid opening is scheduled for April 15, 2021.

RFP 2021-01, NRCS Debris Removal Bids

The agreement is currently under review by the City. Once executed, the contractor will secure performance and payment bonds and Dewberry will move forward with a Notice to Proceed.

City Attorney –

*Ordinance 582 Sunset Shores Small Scale Plan Amendment; Parcel # 04561-400R and # 04280-000R
Second Reading and Adoption:*

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the Second Reading and adoption of Ordinance 582. All in favor; Motion carried 4-0.

Attorney McCahill read Ordinance 582 by Title only.

Ordinance 586 Long Avenue North a/k/a Palmetto Bluff Parcel# 06076-015R, Owner Long Avenue Partners LLC-PUD; Second Reading and Adoption:

Commissioner Lowry stated that he would be abstaining from voting on this issue as he is a business partner of Ralph Rish the developer. A separate Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Public Officers was completed by Commissioner Lowry and is attached to these minutes as Exhibit A.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the Second Reading and adoption of Ordinance 586. All in favor; Motion carried 3-0, with Commissioner Lowry abstaining.

Attorney McCahill read Ordinance 586 by Title only.

Mobile Home Ordinance Update Draft Options – Handouts

Ordinance 588: 105 and 120 Harbor Street Trailers

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to have the First Reading of Ordinance 588. All in favor; Motion carried 4-0. This will be sent to the PDRB for their recommendation and advertised for the Second Reading.

Attorney McCahill read Ordinance 588 by Title only.

Ordinance 589: Avenue E Trailer

LaTonya Gainer and Willie Mae Williams are requesting to place a 48' x 26' trailer on a 50' wide parcel which requires a 7' set back on the side and a 15' set back in the front as it is located in an R2B Zone. This item is to be brought back to the Commission at the next meeting.

Old Business –

Coronavirus (COVID-19) Update; Resolution 2020-02 – State of Emergency. Currently still in place.

Mr. Anderson noted the positivity rate continues to decline.

Mayor Buzzett shared that the vaccine is now available to anyone over 18 and Chester Davis announced vaccines will be given on April 17th at the Washington Gym.

Ridgewood at Palmetto Bluff – Final Platt Approval

Commissioner Lowry stated that he would be abstaining from voting on this issue as he is a business partner of Ralph Rish the developer. A separate Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Public Officers was completed by Commissioner Lowry and is attached to these minutes as Exhibit B.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Final Platt for 9 lots in Palmetto Bluff that border Long Avenue. All in favor; Motion carried 3-0 with Commissioner Lowry abstaining.

Arazzo on Madison – Final Platt Approval

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Final Platt for Arazzo on Madison. All in favor; Motion carried 4-0.

Local Mitigation Strategy Plan

The plan was provided to Commissioners for review before signing as there are a number of errors in the plan.

Field of Dreams – Mayor Buzzett

Mayor Buzzett would like to keep this on the radar screen.

Commissioner Lowry feels a funding source is needed.

Commissioner Hoffman stated the community needs a better place than what we currently have as it is old and there are pipe issues. He also asked about the funds previously set aside by the county for the project.

Commissioner Langston is concerned about children from Highland View, White City, and other outlying lying areas being able to get to the Field of Dreams area.

10th Street Ballfield Fence

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve installing an 8' fence behind 810 Marvin Avenue. All in favor; Motion carried 4-0. The fence will be installed in hopes of eliminating ongoing conflict with the property owners and activities at the adjacent ball field.

New Business –

Resolution 2021-04 Election Certification

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to certify the Election results as neither Mayor Buzzett, Commissioner Langston, nor Commissioner Ashbrook had any opposition. All in favor; Motion carried 4-0.

Joint City / County Workshop Ward Ridge Building, April 13, 2021, at 4:00 P.M.

Mr. Anderson reminded the Commissioners of the joint workshop next Tuesday.

Current City Projects

Mr. Anderson noted that progress is being made on the projects.

Boat Ramp Signage

Mr. Anderson provided information on a warning sign alert system for the Commission to review. The Commission felt that no additional signage is warranted at this time.

School Signs – Commissioner Langston

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to purchase four signs if the Gulf County School Board will pay ½ of the cost. All in favor; Motion carried 4-0. Approximate cost of each sign is \$3,000.

Purchase of Water by Gulf County

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to sell water to the county for \$4.67 per 1,000 gallons, and charge \$100 for opening the valve if it is during work hours and \$200 for after hours and holidays. All in favor; Motion carried 4-0.

Public Works – John Grantland

The City will be losing the Corrections Officers for the Inmate Crews this Friday. The City will pick up all equipment currently on loan to DOC.

Surface Water Plant – Larry McClamma

The Surface Water Plant Electrician has taken another job and Mr. McClamma noted the need to advertise for a replacement.

Wastewater Plant –

Mr. Pettis was out due to an injury and Mr. Anderson shared that most of the ordered parts are in and they anticipate the delivery of the remaining parts in two weeks. He shared that staff is looking at Solar Bee technology for the plant, and noted that old buildings have been torn down.

Finance Director – Mike Lacour

Mr. Lacour did not have anything to update the Commission on.

Code Enforcement –

Ruby Farmer Property Parcel #05700-000R Special Master Order and Bid Award for Demo

Tan Smiley shared that he feels the property has been brought up to code and nothing should be done to it. This is to be on the next agenda.

RFP 2021-04, Bid Results

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to award the demolition work to Rodgers Brothers in the amount of \$6,432.75. All in favor; Motion carried 4-0.

RFP 2021-05 Bid Results

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to rebid this RFP as they felt the price was too high. All in favor; Motion carried 4-0.

Police Department – Chief Richards

Did not have anything new for the Commission.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that City Staff continues to work with the grant writer on possible grants.

Citizens to be Heard –

Chester Davis shared that the Pioneer Bay has rented a building from John and Deborah Crosby to be used for Farm Share, a meeting location, and a food distribution point for 84 residents that food is delivered to. He asked for funds from the City for façade repairs to the building.

Marvin Davis noted the need for affordable housing and asked if anything was being done to help with this.

Chester Davis stated there 100 empty lots in North Port St. Joe and asked if anyone was working to make them available to developers.

Discussion Items by Commissioners –

Commissioner Hoffman noted the need for funding for Buck Griffin Lake, and suggested the FL Wildlife Commission could possibly restock the lake with fish. He also asked about receiving quotes for the removal of the sections of the walking bridges that are closed off, and using the end of the Ward Ridge Building for office space. Mr. Anderson shared that area of the building is in need of repairs and there is no HVAC in it.

Commissioner Lowry noted that residents of Forrest Park Avenue are complaining that their vehicles are being hit by Golf Disc and requested that the Disc Golf basket be relocated to avoid the hits.

Commissioner Langston expressed his concerns about debris and brush particularly in the area of Highway 98 and Avenue C.

Mayor Buzzett offered the condolences of the Commission to Clerk Pierce in the recent death of her husband.

Motion to Adjourn –

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 2:30 P.M.

Approved this 20th day of April 2021.

Rex Buzzett
Rex Buzzett, Mayor

4/20/21
Date

Charlotte M. Pierce
Charlotte M. Pierce, City Clerk

4/20/21
Date