

**April 18, 2023
Regular Meeting
12:00 Noon**



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, 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

12:00 Noon

Tuesday April 18, 2023

Call to Order

Consent Agenda

Minutes

- **Regular Commission Meeting 4/4/23**

Pages 4-7

City Engineer

- **Long Ave. Paving**
- **Ave. C & D Paving**
- **First Street Paving**
- **Beacon Hill Sewer Design**
- **First Street Water Line Replacement**

City Attorney

- **Update**

Old Business

- **City Projects**

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New Business

- **Community Garden- Kim Miller**

Public Works

- **RFP 2023-04 ESAD Sewer Repairs (Handout, Bids Close 4/14)**

Surface Water Plant

- **Update**

Wastewater Plant

- **Update**

Finance Director

- **FEMA- Update**
- **COVID-19 Grant Compliance**

Code Enforcement

- **903 16th Street- Demo set for April 24th**
- **1310 Long Ave. – Demo set for April 24th**

Pages 9-11

Police Department

- Update

City Clerk

- Grants- Update

Pages 12-13

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 AT
2775 GARRISON AVENUE, April 4, 2023, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present. Commissioner Ashbrook joined the meeting at 12:02 P.M.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of March 21, 2023. All in favor; Motion carried 4-0.

Commissioner Ashbrook joined the meeting at 12:02 P.M.

Lt. Mickey Gainnie, Gulf Correction Institute, introduced Warden Scott Payne. Warden Payne thanked the City for their partnership with GCI, the three lawn mowers that were given to them, and complimented Chief Richards and his department on the way they have handled contraband issues with the inmates.

City Engineer – Josh Baxley

Long Avenue Water / Sewer

The final pay request is under review with SRF.

Long Avenue Paving

Drainage piping is complete, and the contractor is working on concrete patches, swales, and ditches.

Avenues C and D Paving

Striping is scheduled today for these roads.

First Street Paving

Pigott Asphalt is scheduled to begin shoulder work and sod tomorrow, April 5, 2023. Mobilization should begin tomorrow and be completed by the end of next week.

Beacon Hill Sewer Design

Revised plans and permit application will be submitted to the City for review and signature this week.

First Street Water Line Replacement

Dewberry is currently finalizing the redesign, which utilizes the originally permitted Second Street bore. The revised bid package should be ready next week.

City Attorney

Windmark Beach Grinder Pump Agreement

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the Windmark Beach Grinder Pump Agreement in the amount of \$74,250. All in favor; Motion carried 5-0. This agreement allows the City to assume 50 additional maintenance agreements for Grinder Pumps. Mr. Grantland noted that there are a number of deficiencies that must be corrected before signing the agreement and the agreement will be sent to D. R. Horton.

Old Business

City Projects

Mr. Anderson shared there will be a lot of paving going on which includes Long Avenue, Avenues C and D, and First Street. The fish grinder station has been delayed for two weeks from the vendor, and City Staff continues to work on ESAD Sewer and the Beacon Hill Sewer.

New Business –

Fire Department Surplus

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to declare the attached inventory list of Analog Radios as surplus for the Port St. Joe Fire Department. All in favor; Motion carried 5-0.

July 4th Concert Request at the Washington Gym – Casio Pittman

Commissioner Hoffman reminded the Board that it was his understanding that all documents must be in place before asking for any deviations from the lease. No action was taken on this item.

Letter of Support Request – Jim McKnight, EDC Director: Floating Dry Dock, New Airport on Highway 71

The Commission requested that Mr. McKnight come to the next Commission meeting or have a Workshop to better understand both projects.

Public Works – John Grantland

Mr. Grantland did not have any additional updates for the Commission.

Surface Water Plant

In the absence of Mr. McClamma, Mr. Anderson shared that the Water Quality Report was good and that the City passed each requirement of the test. A copy can be found on the City Website or at City Hall. A link to the website was also noticed on the April water bills.

Wastewater Plant

In the absence of Mr. Pettis, Mr. Anderson shared that the plant is finishing up the filters and they are working on the backup pump at the headworks.

Finance Director – Mike Lacour

Mr. Lacour shared that FEMA anticipates an update by April 15th on the Clifford Sims Park Observation deck and that the Annual COVID Report is due on April 30, 2023.

Code Enforcement –

903 Sixteenth Street – Demo set for April 24, 2023

Michelle Foskey and James A. Padgett, III, shared their objections to the structure at 903 Sixteenth Street being torn down and requested an extension. This was Tabled until the April 18, 2023 meeting.

1310 Long Avenue – Demo set for April 24, 2023

Demolition of this structure is scheduled for April 24, 2023.

418 and 420 MLK – Voluntary Request for Demo, Susie Clemmons

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, for City Staff to work with the County to have these structures taken down. All in favor; Motion carried 5-0. The property will have a lien placed on it.

Police Department – Chief Richards

Chief Richards will be working on a Reid Avenue Parking Ordinance. He shared that all issues cannot be resolved with the Ordinance, but he will do his part and then share his recommendations with Attorney McCahill to provide the legal input to it.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that City Staff continues to work on grant reporting, looking for additional grants, and they are staying very busy with grant compliance.

Maddox Park Gazebo – Change Order #1 Handout

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve Change Order #1 in the amount of \$16,500 for the Gazebo for additional trim work and painting that were not previously included. This was not an oversight of Monolith but an error in the blueprints. All in favor; Motion carried 5-0.

Citizens to be Heard –

Christy McElroy shared her thoughts on the demolition of 903 Sixteenth Street and that Commissioner Ashbrook lacked empathy for the residents.

Chester Davis asked for the City's support, not financial, in the second Environmental Cleanup Certification Class. The PAC will be extending invitations to surrounding counties for participants to join the class.

He also asked that the open area near the Likely Building be enclosed to allow additional space for meetings. He stated that the PAC would make all of the improvements at their expense.

Mayor Buzzett requested that a proposal be submitted to the City from the PAC for this.

Kim Miller suggested that the Gulf County Long Term Recovery Team could possibly help the owners of 903 Sixteenth Street. She attended the Environmental Cleanup Certification Class graduation and commended them on their accomplishments. Ms. Miller has also attended the presentation by the University of Florida on the Washington School and appreciates their time and efforts.

Jim Sickels thanked whoever was responsible for having the exempt signs placed on the railroad crossings on Highway 71. It was noted that Avenue A has not been exempted and that is being worked on.

Sue Meyer stated that she did not feel there was anything wrong with the previous decision made by the Commission regarding 903 Sixteenth Street. She is concerned about the people and the others living on the street as there are rodent and domestic issues and residents want to see a resolution to the situation.

Richard Morgan shared that he has compassion for the residents of 903 Sixteenth Street, feels that nothing can be done to salvage the house, and he stands behind the previous decision of the Commission:

Joe Whitmer, Executive Director Gulf County Chamber of Commerce, thanked the Commission and all City employees for their help with and support of Blues on Reid, noted several items that have not been completed from the Business Workshop held previously, and thanked the Garden Club for all they are doing to beautify Reid Avenue.

Discussion Items by Commissioners

Commissioner Hoffman noted several businesses that have not been touched since Hurricane Michael. It was shared that the old flower shop building area will be a walk through to Reid Avenue from the proposed hotel and that the Concrete Plant on Highway 71 had done a little clean up. Commissioner Hoffman requested that the Concrete Plant be sent to a special master hearing for possible demolition.

Commissioner Lowry stated that he had compassion for those involved with 903 Sixteenth Street, but they had not shown up for any of the hearings. He also shared of the phone calls he had received about the house, things being burned in the back yard, and generators running at night. He stated that now the Commission has another tough decision to make.

Commissioner Langston asked why issues about 903 Sixteenth Street were not shared by the owner with the special magistrate, and that they should not have waited until now to discuss this. He feels that the final decision is for everyone and not just the owners.

Commissioner Ashbrook stated that he had empathy for the owners and neighbors as well. This notice is from 2022, and he is here to protect the citizens.

Mayor Buzzett did not have any additional updates for the Commission.

Motion to Adjourn

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:40 P.M.

Approved this _____ day of _____ 2023.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

Current City Projects 4/18/23

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board
- Clifford Sims Park Repairs- The Bids have been sent to FEMA/FDEM for approval
- Maddox Park Gazebo- Under Construction
- Centennial Bldg. Rehab- The project has been re-bid.
- Lighthouse Complex Sleeping Beauty Rehab- The project has been re-bid.
- Core Park Stage, Splash Pad, & Restroom- Was not Approved
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, out for bids on the CCTV Work.
- City Hall Complex- Working on USDA Grant/Loan Docs. Currently on hold.
- Community Garden- Lease Agreement signed
- First Street Paving from First Street to Hwy 71 SCOP- Under Construction.
- **Long Ave Water/Sewer- Complete**
- Long Ave. Paving- Under Construction.
- Ave. C, & D Paving- Waiting on striping to complete the project.
- New Boat Ramp Access Road- Tabled
- Beacon Hill Sewer- The Lift Station Contract has been signed and Design is ongoing for the Sewer Main.
- Skate Park- Working with the School on the location
- Washington Gym Complex Roofs- Reviewing the Engineers Report
- ESAD Sewer Purchase Evaluation for Upgrades- 4/18 Agenda to Consider Bids
- 20th Street Stormwater Pipe- Working on Camera Quote
- Stormwater Pipe Replacement on 10th Street- The Pipe has been installed & the Patch Work is Scheduled.
- Maddox Park Trail & Parking Lot Paving- Scheduled.
- Fish Grinder- Waiting on delivery for installation.

City of Port St. Joe, Florida
Petitioner,

Case No. 2021050011

vs.

James Padgett
379 E Bayview Dr.
Eastpoint, FL 32328

Respondent
_____ /

ORDER OF THE SPECIAL MAGISTRATE

THIS MATTER was heard on March 3, 2022, before the Special Magistrate on the Petition of the City of Port St. Joe. Present for the hearing was Richard Burkett, Code Inspector. Respondent did not appear. Upon taking testimony of the Code Inspector and reviewing the evidence, the Special Magistrate finds as follows:

1. Respondent was properly served with notice of the alleged violation and notice of the hearing by certified mail and by publication.
2. Code Inspector Burkett described the violation and presented photographic evidence of the alleged violation, as well as testimony as to the condition of the property and the need for a new roof.
3. Respondent's property located at 903 16th Street, Port St. Joe, FL, parcel no: 05441-000R is found to be uninhabitable and is structurally unsafe and a threat to public safety.
4. The subject property was condemned by FEMA as a substandard property after Hurricane Michael.
5. Respondent's subject property is found to be in violation of Ordinance 296 of the City Code (the Code).

6.

IT IS THEREFORE ORDERED AS FOLLOWS:

- A. Respondent shall have sixty (60) days from the date of this Order to begin to bring the subject property into compliance with the Code but replacing the damaged roof or begin demolition of the subject property and shall have ninety (90) days from the date of this Order to complete demolition and all required cleanup of the property.
- B. Respondent shall contact the Code Inspector (850-229-8261; ext.112) upon completion of the above-ordered items for re-inspection of the premises and further actions consistent with this Order.
- C. Respondent is assessed costs as follows:
- | | |
|----------------------------------|-------------------------|
| (1) Notice of violation postage: | \$ <u>6.90</u> |
| (2) Notice of hearing postage: | \$ <u>6.90</u> |
| (3) Cost of publication: | \$ <u>50.00</u> |
| (4) Code Inspector time: | \$ <u>100.00</u> |
| (5) Clerk of Court filing fee | \$ <u>27.00</u> |
| Total: | \$ <u>190.80</u> |
- D. If Respondent fails to correct the Code violation cited herein within the specified time, the City of Port St. Joe shall have the right to take all reasonable and necessary actions to bring Respondent's property into compliance with this order, including having the property demolished and made safe and to assess the costs of said action against Respondent.
- E. All costs assessed herein, including the costs the City may incur to bring the property

in compliance with this Order shall constitute a lien on the identified property located at 903 16th Street, Port St. Joe, FL, Parcel no. 05441-000R and this Order shall be recorded in the Public Records of Gulf County, Florida.

F. Any party to this action may appeal this Order to the Circuit Court of the 14th Judicial Circuit for Gulf County, Florida. Any such appeal shall be filed within thirty (30) days of the date of this Order.

G. The Magistrate may enter such further orders to allow the City to recover any costs of demolition the subject structure. DATED this 8th day of March, 2022.

By: Mel Magidson Jr.
Hon. Mel Magidson Jr.
City of Port St. Joe Special Magistrate

Copy:

James Padgett
379 E Bayview Dr.
Eastpoint, FL 32328

Richard Burkett
City of Port St. Joe
Code Inspector

Grants Updated- 4/18/23

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDOT/SCOP	\$397,375	Application for resurfacing of first Street from Hwy 98 to Hwy 71. Approved for 21/22 funding
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FRDAP	\$100,000	Applied for (2) grants on 10/15/20. Washington Gym Complex and Dodder Parker Park for exercise equipment, playground Equipt. & Disc Golf. Grants approved 7/21 Waiting on State Approval to Award Bids
FDEP/SRF	\$4,537,600	Application submitted for Construction of Long Ave. Sewer Line and Lift Station. Grant \$3,630,080 and Loan \$907,520 Combo 80/20. Approved, Notice of Award has been issued.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded out for Bids to be opened on 8/12/22
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21.
CDBG-DR	\$8,566,469	Police/Fire Station. Application not approved. Re-submitted in Round two of funding on 9/15/21. Application not approved.
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application not approved.
FDOT/SCOP	TBD	Niles Rd. from Garrison to Long Ave Re-surfacing. Approved, waiting on Grant Agreement.
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. Bids to be opened on 8/12/22.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Application submitted 1/2022. Grant Approved 4/8/22.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. Dewberry is working on the Design.
FDEP Water Protection Funds	\$1,834,401.60	Pipe Replacement under the 10 th Street Park. Grant Application submitted 7/15/21. Was not approved.

CDBG- DR Phase II	\$6,654,566	Road & Stormwater Repairs. Application submitted 9/15/21. Application not approved.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF Approved, waiting on Grant Agreement
FRDAP	\$150,000	Core Park Splash Pad, 25% City Match. Submitted 10/14/21. Was not approved.
FDEP	\$145,000	Wastewater Treatment Plant Feasibility Study, submitted 8/22.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year.
Legislative Request Rep. Shoaf	\$500,000 \$2,000,000	Core Park Stage Field of Dreams, both submitted on 7/8/22 for Grants thru DEO
NOAA	\$280,000	Stormwater Management (H&H) Study submitted on 10/13/22
FDOT	\$100,000	Hwy 98 Beautification Grant, Approved 12/16/22
Legislative Request	\$1,200,000 \$1,500,000	Field of Dreams Road Paving, both submitted by Clark Smith on 2/10/23
FDOT/SCOP	\$497,055.44	Road Paving from Hwy 98 to MLK on Ave. C & D. Application submitted 3/23