

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD
IN THE COMMISSION CHAMBERS AT CITY HALL, MARCH 1, 2011
AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Gingell, Johnson, Stephens and Buzzett. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present.

Consent Agenda:

Minutes:

Motion by Commissioner Buzzett, 2nd by Commissioner Johnson, to approve the Minutes for the February 15, 2011 Regular Meeting with the corrections. All in Favor; Motion carried 5-0.

City Attorney, Tom Gibson:

BP Claim Update:

Attorney Gibson noted that he and City Staff had a conference call last week with the financial staff that is working on the proposed BP Claim for the City.

Mr. Lacour indicated that he has a few open issues to address.

Attorney Gibson noted that we should be getting close to a claim proposal.

Ordinance 466, Grinder Pump Fees:

Motion by Commissioner Stephens, 2nd by Commissioner Johnson, to have the 1st reading of Ordinance 466. All in Favor; Motion carried 5-0.

Resolution 2011-01, Rental Fees:

Motion by Commissioner Gingell, 2nd by Commissioner Stephens, to read by title only Resolution 2011-01. All in Favor; Motion carried 5-0.

Motion by Commissioner Gingell, 2nd by Commissioner Johnson, to adopt Resolution 2011-01. All in Favor; Motion carried 5-0.

Gulf Pines Hospital Lawsuit:

Attorney Gibson received a call from the Joe Company Attorney indicating that the Joe Co. wants out of the lawsuit. The lawsuit started with approx. twenty plaintiffs's and is down to the Joe Co., City of Port St. Joe and the IRS.

The question is whether the City should go forward. We are looking at about \$10K to move forward and according to the Joe Co., the IRS has talked about an appeal. Mr. Gibson has consulted with the Joe Co. Attorney about representing the City but he needs some guidance from the City Commission. If the Commission doesn't do anything, he thinks one day the property will be sold and the Reverter Clause will come back again. He believes the IRS may settle for \$50K to \$75K and the property is probably worth it.

Mayor Magidson asked, "Has the property been explored as a Brownfield?" We probably need to explore it before we make a decision.

Commissioner Johnson indicated that we are looking at \$10K in attorney fees, who knows how much in demolition fees and we would have to sell the property in a depressed market. Even if the IRS walked away, we couldn't afford to keep the property maintained. He is opposed to spending money on it.

Mayor Magidson noted that we have been in this a long time. He asked, "Do we throw our hands up and do nothing?" Determining if the property is a Brownfield probably want cost much.

Attorney Gibson thinks that we can explore the Brownfield without expending a lot of money. At this point he thinks we tell the Joe Co. "Ok" and see what happens. The IRS still has a lot of hoops to go thru.

Commissioner Stephens noted that if someone does come along and buy it, let them deal with it.

Executive Session:

Attorney Gibson noted that we have an Executive Session scheduled for tomorrow, 3/2/11, at 10:00 A.M. to brief the Board on the McDaniel Case.

City Manager, Charlie Weston:

Langston Drive:

Mr. Weston indicated that we have made great strides in the last week. We are pretty close to being ready for GAC to pave the road. A completion date of mid April is anticipated.

Sewer Availability Letter:

Mr. Weston noted that we are working with the County GIS to get a mailing list of possible customers. We hope to get the letter out within a week.

Washington Gym:

Gary Ross from the Workforce Board is working on new objectives in North Port St. Joe. He can help open the gym for three months and is willing to pay \$500 a month for the utilities. He is also willing to find someone, after a background check has been completed, to operate the gym.

Commissioner Buzzett asked, "Are we talking about five days a week?"

Mayor Magidson responded, "Two days during the week for 3 ½ hrs and all day on Saturday." After review of the utilities, \$500 a month would cover our cost.

Commissioner Buzzett asked, "What will the hrs be during the week?"

Mayor Magidson responded, "Probably 3:30-7:00 P.M."

Commissioner Gingell asked, "Is this a qualified supervisor for just the gym?"

Mr. Ross responded, "Yes." He would like the Workforce Board added as an insured on the City Insurance Policy.

Commissioner Buzzett noted that he would support it.

Mayor Magidson indicated that the PSJRA has advertised a grant with a deadline of March 17, 2011. This could be a source for additional funding.

Commissioner Gingell asked, "What kind of time frame are we looking at to hire someone?"

Mr. Ross responded, "As quickly as we can, this is what the Workforce Board does."

Eddie Fields from the Washington Improvement Group noted that they have been affiliated with the gym for over thirty years. We have already received funds from the duPont Foundation and are also applying for a grant to help pay for the utilities and personnel. We are trying to collaborate with Sharon Gaskin of North Florida Child Development because the kids have nowhere to go and fun nights keep the kids off the streets.

Mayor Magidson noted that his goal has always been to get the gym open as fast as we can and we may need a collaboration to get it open five nights a week. If you can bring me something to mesh with the Workforce Board then we are all ears.

Mr. Fields responded, "I'm trying to present something that is feasible and I think we can run the gym the way the community wants it."

Mr. Ross indicated that the Workforce Board is not in competition with WIG.

Commissioner Gingell asked, "Is WIG willing to work with the Workforce Board?"

Mr. Fields responded, "We are willing to work with them, we have over ten years of experience."

Motion by Commissioner Buzzett, 2nd by Gingell, to open the gym with the proposal from the Workforce Board of \$500 a month for utilities and hiring a supervisor to run it two afternoons during the week and all day on Saturday. All in Favor; Motion carried 5-0.

Dedication of GeorgeCore Park and Miss Zola Maddox Drive:

The Dedication date has been tentatively changed to April 21, 2011 at 2:00 EST.

Chamber of Commerce/EDC:

Bobby Pickels addressed the Board on behalf of the Chamber. Mr. Pickels noted that recently the County wanted to work with the Chamber in reference to the Economic Development Council. The Chamber plans to do a study to determine if we can meet the needs. They plan to put together a job description and salary package and hope to have a director in place on or about July 1, 2011. We are ready to get started and implement this process.

Mayor Magidson asked Mr. Pickels to keep the City Commission updated as things progress.

Brett Faison, the City appointed member to the EDC Board, addressed the Commission. Recently, a delegation of EDC Board Members met with the Chamber on a structure plan. A plan has been approved by the Chamber and was taken to the County. Based on this, the EDC has decided to disband the EDC Board. It will cost some money to disband the Board but the mission is critical and we will do what we need to do to make this a smooth transition. The private partners are critical and I think you will find a good number of them will drop out. To get a good, highly qualified, Executive Director will cost \$110K to \$130K.

Commissioner Gingell thanked Mr. Faison for his time on the Board.

Information Technology Services Bid Update:

Mr. Weston noted that we have received two bids and they are being evaluated by staff. He anticipates completing the process this week.

Public Works, John Grantland:

No Update.

Surface Water Plant, Glenn Davis:

Mr. Davis noted that staff is making great strides at the Water Plant and the draft technical documents were received yesterday from CDM for review.

A test run was completed on the generator repairs at the Waste Water Treatment Plant.

Mr. Davis provided a copy for review of the Siemens proposed Pilot Study for the Water Plant.

Commissioner Buzzett asked, "Do you think the Pilot Study will help us with our problems at the Water Plant?"

Mr. Davis responded, "It will help us with our jar testing. The only cost to the City should be the electrical."

Commissioner Gingell asked, "Will we have any City Employees involved in the prep work?"

Mr. Davis responded, "No."

Mr. Weston believes that Mr. Davis has looked at the Pilot Study extensively and at no time will this be a cost to the City.

Commissioner Buzzett indicated that the Pilot Study will not be a zero cost, we will have some responsibility.

Commissioner Gingell asked, "Can we get a clause that the City can get reimbursed if the City is involved?"

Commissioner Buzzett noted that it will take electricity to run the Pilot Study and that is a cost.

Commissioner Gingell would like to see a Hold Harmless Agreement.

Mayor Magidson doesn't know our exposure for securing the license to do the Pilot Study.

Mr. Weston will review all the details with Mr. Davis.

Mayor Magidson just wants us to be cautious with our expenses.

Headworks and Sprayfield:

Mayor Magidson spoke with an individual today who supposedly has some new technology information. From what the Mayor has heard, he feels that we should have a workshop and review it. It's a Bio Fuel Process that involves raw sewage and we should listen to the proposal.

A Workshop is scheduled for Tuesday March 8, 2011 at 5:30 P.M.

City Engineer, Clay Smallwood, III:

Field of Dreams Road Bid:

Mr. Smallwood indicated that six bid proposals have been received for the Field of Dreams Road Project. After review, his recommendation is to award the bid to Gulf Coast Utility Contractors, the low bidder in the amount of \$334,414.

Commissioner Stephens asked, "Is the project at no cost to the City?"

Bruce Ballister of Apalachee Regional Planning responded, "Yes, the project is funded by a CDBG Grant at no cost to the city."

Scottie Taylor with Triangle Construction approached the Board noting the two bids that came in lower than the one submitted by Triangle Construction are not DOT Certified to do the paving. If you are a general contractor you were allowed to bid but the DOT work has to be DOT qualified.

Mr. Smallwood noted that GCUC will use Anderson Columbia as a subcontractor to do the paving.

Mr. Taylor responded, "More than 50% of the bid will be done with subcontractors."

Mr. Smallwood responded, "Typically, it is required and GCUC did submit a list of subcontractors."

Attorney Gibson indicated that the bid packages were reviewed before tonight and if we believe they will use a DOT qualified subcontractor, GCUC will meet the requirements.

Mr. Taylor responded, "If that's the case, we will reduce our bid by \$30K."

Mayor Magidson asked, "What is our time frame to get the road completed?"

Mr. Ballister responded, "1 ½ years."

Commissioner Johnson noted that North Florida Child Development will need access to their building site.

Mr. Ballister indicated that construction on the building can begin without the road being complete due to an alternate access route.

Mayor Magidson noted that we need to look into how to solve this without a lot of money once we have all the facts.

A Special Meeting was scheduled for Tuesday March 8, 2011 at 6:15 to discuss the Field of Dreams Road Bid.

Baseball Complex:

Mr. Weston noted that the upgrade to the Dixie Youth Baseball Field at Benny Roberts Park to conform to Ozone league standards is complete, due to a great community effort at no cost to the City.

Code Enforcement, Richie Burkett:

Demolition/Joint Venture:

Mr. Weston indicated that we have received four demolition contracts signed by the property owners. We are reviewing the deeds and our legal staff will meet with our Code Enforcement Officer to discuss the demolition scheduled a week from Friday.

Police Department, Chief Barnes:

Chief Barnes noted that the Yield Sign on Monument Avenue is not being observed and asked the public to note the traffic sign as it will be enforced. He also indicated that it's unlawful to make a West turn into the Dollar General Parking Lot and a right turn on red at First Street. The fines for these infractions are \$128 each. When traveling South on Highway 98, the left turn onto Avenue D is still under review by DOT.

Commissioner Gingell indicated that we also have a problem with bicycles on the sidewalks on Reid Avenue.

Chief noted that we have signs prohibiting bicycles on the sidewalk on Reid Avenue. He is also trying to get a citizen's group to help with these types of issues.

Grants, Charlotte Pierce:

Grants Activity:

Mrs. Pierce provided the Commission with a Grant Report that outlines the activity for the past two weeks.

Commissioner Johnson noted that, "Years ago the City received a grant for improvements to the Centennial Building. The building is in need of repair, have you seen any grants that we can apply for?"

Mrs. Pierce indicated that there have been very few grants issued in the past three years of this type and the ones she has seen were for only \$50K.

Commissioner Johnson noted that the building needs a lot of TLC.

Mayor Magidson asked about Private Grants.

Mrs. Pierce noted that we have explored several but funds are virtually non-existent.

PSJRA, Matt Fleck:

Youth Enrichment Grant:

Mr. Fleck indicated that his Board has advertised the Youth Enrichment Grant. The applications are due on March 17, 2011 and they plan to have a Special Meeting to award the grant on March 24, 2011. Positive responses have been received and they expect five or six applications for the grant.

Mayor Magidson thank Mr. Fleck and the PSJRA for their support.

Highway 98:

Mr. Fleck noted that DOT has issued a work order forthe traffic light and left turn signal without a timeline at the Intersection of Hwy 98 and Cecil G. Costin, Sr. Blvd.

Commissioner Johnson questioned progress of the Hwy 98 and Cecil G. Costin, Sr. Blvd. beautification project.

Mr. Fleck noted that he has had several meetings with the contractor and the work is to be complete on March 16, 2011.

Commissioner Stephens asked, "Can we possibly change directions on some of the One Way streets down-town back toward Highway 98?"

Mr. Fleck indicated there were two major reasons Second and Fourth Streets were reversed. The first being safety and the second being esthetics. "Do Not Enter" signs could be a deterrent to visitors. PSJRA wanted to make downtown more inviting and they knew there would be a transition period.

Citizens to be Heard:

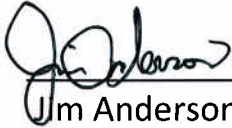
No one spoke

Commissioner Comments:

None

Motion by Commissioner Stephens, 2nd by Commissioner Gingell, to adjourn at 7:33 P.M.

Approved this 15th day of March 2011.



Jim Anderson, City Clerk



Mayor Magidson