

**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, June 7, 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:**

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commissioner Buzzett, to approve the Minutes for the May 17, 2011. All in Favor; Motion carried 5-0.

**City Attorney, Tom Gibson:**

**BP Claim Update:**

Attorney Gibson noted that the attorneys representing the City had a conference call with BP Claim Representatives and we should have a decision on our claim in about four weeks.

**Gulf Pines Hospital Update:**

Attorney Gibson indicated that the property owner has agreed to pay for a Phase I evaluation of the property. The consultant doing the evaluation should be able to tell the City our chances of getting a grant to clean-up the site once it's complete. We will need to have a Workshop in three to four weeks to review our options.

Commissioner Buzzett asked, "How much is the IRS Lien on the property?"

Attorney Gibson indicated that the IRS was talking about accepting approx. \$75K from the Joe Co.

**City Manager, Charlie Weston:**

**City Hall Dedication:**

Mr. Weston noted that a bronze plaque would cost approx. \$1,800 to \$2,000. An etched plaque with a picture can be purchased for approx. \$700 to \$800.

August 2, 2011 was set as the date for the City Hall dedication.

**Langston Drive:**

Mr. Weston indicated that all we have left is a small sod issue and the project will be complete.

**Frank Pate Park Sign:**

Mr. Weston noted that the sign will be an upscale Digital Sign. The first rendition of the sign should be in this week.

Commissioner Stephens asked, "How much does the sign cost?"

Mr. Weston responded, "This type of sign is \$25K and up."

**Election Update:**

Mr. Anderson reviewed a Run-Off Election summary with the Commission. The poles will be open from 7:00 A.M. – 7:00 P.M. at the Fire Station on June 8<sup>th</sup>. The Canvassing Board, comprised of Commissioner Gingell, Commissioner Buzzett and Jim Anderson, will meet on June 8<sup>th</sup> at 3:00 P.M., in the Supervisor of Elections Office. A Special Meeting is scheduled for Thursday, June 9<sup>th</sup> at 5:00 P.M. to certify the Election. The newly elected Board Members will be sworn in on June 21<sup>st</sup> at the Regular Commission Meeting.

Mayor Magidson noted that the Run-off Election is scheduled for Wednesday due to the Commission Meeting scheduled for Tuesday and early voting was for four days. He is urging everyone to vote.

**Sign Ordinance:**

Commissioner Gingell noted that we have a sign that follows the current Sign

Regulations but is a hazard on Hwy 98. She would like the Commission to review the setback requirements for signs and the current limit of only one sign per parcel. Commissioner Gingell would also like to place a moratorium on all new signs on Hwy 98 between First Street and Fifth Street until the regulations are reviewed.

Commissioner Stephens believes that the signs don't block the line of sight any more than the Palm Trees.

Commissioner Gingell would like for people to see our town for its beauty.

Commissioner Stephens's feels that we need to promote business any way we can.

Mayor Magidson indicated that we need to balance promoting business and limiting clutter. It's always been a struggle to keep the balance.

Attorney Gibson noted that the property at the corner of Third Street and Hwy 98 is four platted lots which would not limit the other businesses from having a sign, but it wouldn't help with the clutter issue.

Mayor Magidson indicated that our responsibility is to make sure people follow the Sign Ordinance.

Attorney Gibson noted that a sign is designed to take your eyes off the road or pedestrian, so we could have a safety issue if we get a lot of signs.

Mr. Weston recommends a moratorium until the issue is resolved.

Commissioner Johnson doesn't want to hinder a business in our town.

Motion by Commissioner Gingell, 2<sup>nd</sup> by Commissioner Buzzett, to place a moratorium on all new signs between First Street and Fifth Street on Hwy 98 for sixty days. Motion carried 3-1; Commissioner Johnson Nay, Commissioner Stephens abstained from voting (See attached voter conflict form).

Revered Fox from the Panama City Rescue Mission feels that he has a calling from Gulf County. A group gathered in Port St. Joe and asked him to meet with them.

The Group includes Mary Virginia De Pue and Jerry Stokoe. Reverend Fox would be happy to have a Satellite Office in Gulf County. The location would be to evaluate needs and then transport them to the Bay County Shelter. The Rescue Mission was asked by the group to help and he feels that they are the most qualified. A representative from Gulf County will be appointed to their Board and they will also need to raise local funds.

Commissioner Gingell asked, "Who is on your committee?"

Reverend Fox responded, "Matt Scoggins and Jimmie Gannie, Jerry Stokoe was but he is sick."

Commissioner Buzzett asked, "Do you have a location in mind?"

Reverend Fox replied, "No, but we have rented an office at the corner of Second Street and Reid Ave as a temporary site."

Commissioner Buzzett respects what Reverend Fox does, but feels Port St. Joe is a very caring community and he can't support a Rescue Mission in our retail area. He hopes the group will find a more suitable location. Commissioner Buzzett also feels a Rescue Mission will tax our Police Department and Sheriff's Office.

Commissioner Johnson asked, "How many homeless people do you think we have based on your evaluation?"

Reverend Fox responded, "The Police Department has indicated that a dozen exists at any given time. The information comes from the committee. We would have a van take them to Bay County."

Commissioner Gingell asked, "Chief Barnes how many homeless people do you deal with?"

Chief Barnes responded, "Approx. one homeless person every three to four months."

Commissioner Gingell indicated that the local churches help thru the duPont Foundation. Several people have asked Commissioner Gingell if we have a

problem. She has responded, "Not that we know of." The next question they ask is "Are we going to have a problem?"

Revered Fox noted that the local group is telling him fifty to sixty people a month need assistance.

Christy McElroy has a great deal of concern surrounding the Rescue Mission. On any given day you see people hanging out in front of the mission in Bay County.

Revered Fox responded, "I don't know how you associate them with the mission. It's not a crime to be poor. "

Ms. McElroy responded, "We are having a problem with taking care of our own people due to the economy."

Revered Fox noted that we are communicating our desires with the powers to be and we meet once a month.

Ms. McElroy asked, "What percentage of your clients require medical attention?"

Revered Fox responded, "Approx. 50% and other people pay for this, not us, mainly Bay Medical Center."

Mayor Magidson noted that we do have a mechanism in place with the half cent sales tax for Indigent Care.

Ms. McElroy indicated that Bay Medical is in the red financially and stated "If we can't take care of our own, what contribution will they make to our community?"

Reverend Fox noted that they will put them on a Christian Pathway and they don't seek grants for funding. People are all the same and they give them an opportunity. Ms. McElroy asked, "What percentage of your clients become self sufficient?"

Revered Fox responded, "90% success if they go thru our Work Program. The recovery program is nine months and we have a 70% success rate. With the Housing Placement Program we place five to six people a week in a home."

Reverend Fox also indicated that Oak Grove Assembly of God is the local sponsor and the monthly meetings are published on the Panama City Missions Website. The Rescue Mission was called to help and if they are not welcome or needed, I have plenty to do.

**McDonald's Development Order Update:**

Mr. Weston noted that Tim Chess represented McDonald's at the May 17, 2011 Commission Meeting for a Development Order to remodel the current store. Mr. Chess stated that McDonalds would bring the Golden Arches sign into compliance with the City LDR during the remodel. Mr. Chess apparently found that it will be a challenge to bring the sign into compliance at this time.

Commissioner Gingell asked, "Was the sign legal when it was permitted?"

Commissioner Johnson responded, "Yes, and I don't have a problem as long as we remind McDonalds that the sign must be in compliance by October 1, 2013.

Motion by Commissioner Johnson, 2<sup>nd</sup> by Commissioner Stephens, to amend the McDonald's Development Order to state that the Golden Arches Sign must come into compliance by October 1, 2013, waiving any right to object to the deadline. All in Favor; Motion carried 5-0.

**Dollar General/Joe Co. Development Order Update:**

Mr. Weston noted Dollar General has submitted Architectural Design changes to Bo Creel. The committee appointed by the Board will review the plans tomorrow.

**First Baptist Church Development Order Update:**

Mr. Weston has discussed with church representatives the option of paying the impact fees in full or setting up a 36 mo. payment plan before the Development Order will be issued.

**Washington Gym Update:**

Kim Bodine from the WorkForce Board, who is running the Summer Program at Washington Gym gave an update to the Commission. Ms. Bodine noted that this

is the first time the WorkForce Board has run a Youth Program. The program includes a Computer Lab, reading and time in the gym. The program hours will be 8:00 A.M. – 4:00 P.M. M-F., with approx. 100 attending daily. Currently twenty youth are employed thru the program and the Work Force Board has also been approved to run the Department of Agriculture Food Program. Ms. Bodine appreciates the support of the community and is planning a second site in Wewahitchka.

Mr. Weston noted that the Summer Program is a joint venture between the WorkForce Board, City and the County. He thanked the County for supporting the program.

#### **STAC House Update:**

Mike Lacour noted that the STAC House is open M-F. Grades K5-Fifth may attend from 8:00 A.M. – 12:00 Noon & Fifth –Twelfth grades 1:00 P.M. – 5:00 P.M. Fifth graders can choose either session. Today's attendance was 124.

#### **Street Lights, Miss Zola's Drive:**

Mr. Weston indicated five street lights will be placed on Miss Zola's Drive. The light poles can be utilized as plugs for events. The only cost to the City will be approx. \$2,000 a year for the Electricity Bill. Commissioner Gingell asked, "Are they Solar Lights?" Mr. Weston responded, "No, Solar Lights are very expensive."

#### **Fireworks:**

Mr. Weston noted that the TDC will sign the contract to purchase the fireworks in the amount of approx. \$25,000 and the City will handle the logistics. The Joe Co. has a concern about shooting the fireworks from the bulkhead. If it doesn't work out to shoot from the bulkhead Jetty Park can be utilized.

#### **Surface Water Plant:**

#### **Chipola Pump Station:**

Tracie Norwood indicated that the Chipola Pump Station is down to one pump with an electric backup which will be expensive to use. Caterpillar will be onsite

tomorrow to consider rebuilding the pump. Mr. Weston noted that the Pump Station is the first link in the chain for the Water Distribution System.

**Headworks and Sprayfield Project:**

The contractors are proceeding with the project as scheduled.

**Public Works:**

**Flushing Program:**

Mr. Grantland noted that the Flushing Program began last week in Zone 2, which is the largest and is 70% complete. We should be in Zone 1 next week with a mid July completion. During this round of flushing they have been able to flush areas that couldn't be flushed in the first round.

**Water Quality Survey:**

Mr. Weston noted that we have approx. fifty-two people signed up for the survey. The idea is to get feedback on our Water Quality.

**City Engineer:**

**Cape Sewer Phase III:**

Willie Payne presented the Commission with a proposed Change Order Deduction of \$7,750 based on the contract between the City and the Developer.

Motion by Commissioner Stephens, 2<sup>nd</sup> by Commissioner Buzzett, to approve Change Order #1 Deduction of \$7,750. All in Favor; Motion carried 5-0.

**Ave A Sewer Project:**

Mr. Payne noted that the contractor is currently waiting on the pipe to be delivered. The delay is due to the tornados across the south last month.

**Code Enforcement:**

Richie Burkett provided the Commission with a Matrix of code activity for 2011 as of June 1, 2011.



**Police Department:**

No Update

**Grants:**

**Grants Activity:**

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

**PSJRA, Matt Flack:**

**Parking Lot Grant:**

Mr. Fleck noted that we are in the final stages of grant approval for the parking lot at the corner of Fourth Street and Hwy 98. The PSJRA has purchased the property and pledged it. The project should go out for bids as soon as the obligation from USDA is received. The plans and specs are complete and ready for approval to go out to bid by the Commission.

Motion by Commissioner Stephens, 2<sup>nd</sup> by Commissioner Gingell, to go out for bids on the construction of the parking lot at the corner of Fourth Street and Hwy 98 once USDA has approved the funding. All in Favor; Motion carried 5-0.

**Miss Zola Drive Decorative Lighting:**

Mr. Fleck indicated that the PSJRA has cut a check for \$25K to Progress Energy and the City should see a reduction in the monthly lease agreement.

**Citizens to be Heard:**

**Christy McElroy:**

"I voiced my concerns several weeks ago about the proposed Rescue Mission. I was told we would have a workshop to review the proposal." She thanked Commissioner Buzzett for standing up and still has a list of questions that have not been answered.

Mayor Magidson indicated that the Rescue Mission has not asked the City to take any action. If we don't have a problem, I don't think they will be here long. We need to see if we have a problem they can help solve. He was told that they will not be housing people here. If we don't have office, where will people go?

Commissioner Buzzett noted that people in need can go to the local churches and 90% of the time they are taken care of. He believes that we can continue this process.

Mayor Magidson indicated that the local churches are hurting for funds. We are in a horrible economic time and we can't rely on the churches.

**Commissioner Comments:**

Commissioner Gingell noted that it's illegal to burn trash within the City Limits and that we need to remind everyone.

Commissioner Buzzett would like for the City to evaluate making Second Street from Baltzell Ave. to Hwy 98 a two way street and have it on the next City Commission Agenda.

Motion by Commissioner Stephens, 2<sup>nd</sup> by Commissioner Gingell, to adjourn at 7:51 P.M.

Approved this 21<sup>st</sup> day of June 2011.

  
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Jim Anderson, City Clerk  
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Mayor Magidson