

**November 15, 2011**

**Regular Public Meeting  
6:00 p.m.**

**Commission Chamber  
City Hall  
Port St. Joe, Florida**



## City of Port St. Joe

Mel Magidson, Mayor-Commissioner  
Bill Kennedy, Commissioner, Group I  
Bo Patterson, Commissioner, Group II  
Lorinda Gingell, Commissioner, Group III  
Rex Buzzett, 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**  
**6:00 p.m.**  
**City Hall**  
**Commission Chamber**  
**Tuesday November 15, 2011**

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**Call to Order**

**Consent Agenda**

**Minutes**

- **October 18, 2011 Workshop Meeting** **Pages 1-5**
- **November 1, 2011 Regular Meeting** **Pages 6-13**

**City Attorney**

- **Gulf Pines Hospital Property, Brownfield Grant Proposal** **Page 14**
  - **Public Hearing**
  - **Decision by the Commission on the Grant Proposal**

**City Manager Report**

**Old Business:**

- **Gulf Coast Hope Center** **Pages 15-17**
- **PDRB Membership** **Page 18**
- **Community Appreciation Day/ Trail Dedication**
- **ADA Compliance- City Hall, Centennial Bldg & Fire Station- Update**
- **Buck Griffin Lake- Stocking of Fish**

**New Business:**

- **Centennial Building and Sports Complex Grants**
- **Parking Ordinance Discussion**
- **Noise Ordinance Discussion**

**Public Works**

- **Flushing Program- Update**
- **Meter Installations- Update**

**Surface Water Plant**

- **Update**

**Waste Water Plant**

- **Update**

**City Engineer**

- **Headworks & Sprayfield Project- Update**

**Code Enforcement**

- **Update**

**Police Department**

- Update

**Grants**

- Update

**Page 19**

**PSJRA**

- Update

**City Clerk**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

**MINUTES OF THE WORKSHOP MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBERS AT CITY HALL, OCTOBER 18, 2011 AT 5:00 P.M.**

The following were present: Mayor Magidson, Commissioners Gingell, Patterson and Kennedy. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present. Commissioner Buzzett was absent.

**Water:**

Mr. Weston indicated that we are trying hard to come up with a solution to our water quality issues. On August 6, 2010, the Florida Department of Environmental Protection issued the City a Consent Order on water. The City has started a Flushing Program, Mapping of our Distribution System and a Construction Plan for Phase I of the Infrastructure replacement. Anticipated cost of the Phase I project is \$2.3. The DEP has given the City 36 months to correct the problem.

Mr. Weston feels that we need to attack the water quality issue by: Infrastructure replacement, flushing & chemistry. We have approx. 24 miles of pipe that needs to be replaced at a total cost of approx. \$8M. We hope to break ground on phase I January of 2012.

**Flushing:**

Mr. Weston indicated that unidirectional flushing has been executed twice within the City Limits. We have had a high influx of complaints of water quality outside the City Limits. We also plan to replace approx. 500 Water Meters in the St Joe Beach and Beacon Hill areas by Thanksgiving.

**Chemistry:**

The general consensus is that the post precipitation of Iron & Manganese in the beaches area is due to low water flow. A 12" main needs to have 900 gallons of flow a minute. The average flow is probably a lot lower.

Independent sampling from the Chipola River throughout the Water Distribution System has been completed by the Water Spigot and no Iron Bacteria was found in the system.

The recommendation is to stay the course on the Infrastructure replacement, but we are not sure about the future of grants to fund the project. We plan to flush Oak Grove, White City and Highland View prior to November 21, 2011, the beaches by December 20, 2011 and complete the flushing program in January 2012. A lot is involved with the chemistry. The City is meeting the standards at the Surface Water Plant, but we are not meeting the standards of our customers.

Lynn Todd noted that the Surface Water Plant has no control over the quality of water once it hits the Water Distribution System. We can't treat every pipe. We have done everything we can.

Mayor Magidson asked, "What about the problem of precipitation?"

Lynn Todd responded, "The problem may or may not be biological."

Mayor Magidson noted that "Something is causing this stuff to form in the pipes. Let's go back to 2008, did we have this problem?"

Ms. Todd responded, "No, because we had scale forming water."

Mayor Magidson indicated that we didn't have a problem until the new Surface Water Plant came online and we switched from Ground Water to Surface Water.

Mayor Magidson asked, "Will the problem go away once the new pipes are in place?"

Ms. Todd noted that we will still have metal joints and pumps in the Water Distribution System. Low water flow could also still cause build-up.

Mayor Magidson asked, "Is the solution to flush every day?"

Ms. Todd responded, "It just depends on how bad it is."

Commissioner Kennedy asked, "When did we have our first flush?"

Mr. Grantland responded, "June 2010."

Commissioner Kennedy noted we had beautiful water after the first flush except for a few chronic areas. I don't know what has changed, but I had bad water over the weekend at my house. In my mind, after the Phase I Water Distribution System replacement, it will clear-up, but Long Avenue is a mess. I understand the Surface Water Plant is meeting its standard, but something has occurred and I don't have the answer."

Mr. Davis indicated that no question has been directed to him. "We had complaints after the last flushing of which no high pressure flushing was done. You can try and see, but I believe if we stop high pressure unidirectional flushing, it will just be a matter of time before the red water occurs."

Mayor Magidson asked, "Why are we not utilizing High Velocity Flushing?"

Mr. Grantland responded, "We did one in June."

Mayor Magidson responded, "Why are we not flushing when we get complaints? We need to do something different. People can't drink their water or wash their clothes. We have been working on this for two years and need to find a solution."

Mr. Weston noted that he has his doubts as to if the infrastructure replacement will correct the problem. CDM did give some options that range in cost from \$600K to \$3M. He would like an independent third party to review our options.

Mayor Magidson asked, "Why doesn't every City in the state have this problem?"

Mr. Davis indicated that Bay County has a good Unidirectional Flushing Program. John Pope from DEP has said he recommends a high speed flush as well.

Mayor Magidson noted that if flushing helps, we need to flush as much as possible.

Mr. Weston indicated that Commissioner Buzzett has suggested coming off the Corrosion Inhibitor.

Ms. Todd noted that the Corrosion Inhibitor is doing its job and coating the pipes.

Mayor Magidson indicated that we need to be creative. "I don't think the problem is at the Surface Water Plant. It seems the problem is the pipes."

Mr. Weston asked, "Can the problem be fixed with chemistry?"

Mr. Davis responded, "If you choose to stop using Corrosion Inhibitor, we will need to get permission from DEP and the water could get bad." He also noted that CDM is one of the top water companies in the world. We need for the water lines to scale over and flush the problematic areas.

Commissioner Kennedy noted that Glenn is absolutely correct, but we have areas that have not had problems.

Mr. Grantland indicated that typically we would try to tie the bad water to an event and he would call Mr. Davis to see if we had a problem. He does have the logs to review the complaints.

Mr. Weston noted that we need to take extraordinary measures to make sure the Water Distribution System is not upset. "We are trying to look at anything suspect, it's a complex issue."

Mayor Magidson asked, "What is the status of the pumps at the Chipola River?"

Mr. Weston responded, "The repairs are on hold at this time until we get through some of these other issues. We would like to invest in motors, the pumps are very expensive. One motor has already been pulled, but we would like to replace both of them. We don't want to have an issue of not being able to pump water."

Commissioner Gingell asked, "Do we have a back-up pump?"

Mr. Davis responded, "There are three total. We have one diesel operational and an electric back-up."

The workshop was adjourned at 5:58 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Mayor Magidson

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Jim Anderson, City Clerk



**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, NOVEMBER 1,  
2011 AT 6:00 P.M.**

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

**Consent Agenda:**

**Minutes:**

Motion by Commissioner Kennedy, 2<sup>nd</sup> by Commissioner Gingell, to approve the Minutes for the August 30, 2011, Workshop; September 6, 2011, Workshop; September 15, 2011 Special; September 27, 2011, Special & the October 18, 2011 Regular Meeting. All in Favor; Motion carried 5-0.

**Regular Agenda:**

**City Attorney:**

**Capital Improvement Plan:**

Attorney Gibson noted that the City will need to re-adopt its CIP Plan by the 1<sup>st</sup> of December. The Florida Legislature has simplified the process this year, but we still need to get the City Engineer and Staff to update on the plan.

**City Manager, Charlie Weston:**

**Gulf Coast Hope Center:**

Mr. Weston noted that the City received a request for a Business License on October 21, 2011. The application is currently under review by City Staff and the Port St. Joe Redevelopment Agency.

**WastePro, Proposed Rate Increase Response Letter:**

Mr. Weston indicated that a response letter has been sent to Waste-Pro requesting that the rates not be increased until May 2012. We have not received a response from Waste-Pro at this time.

Mayor Magidson inquired as to how this would play into our budget.

Mr. Weston indicated that the City didn't budget for the rate increase.

Mr. Anderson noted that the last rate increase was in 2009 and the City passed the rate increase to the Customer by Resolution.

**Planning and Development Review Board Membership:**

Mr. Weston indicated that we have three members with terms that expire on November 21, 2011: Jay Rish, Rawlis Leslie & Mitch Burke. All three have indicated that they are willing to serve another term. An ad has been run in the Star Paper requesting volunteers and staff will submit a list of all potential members to the Board for review at the November 15, 2011, meeting.

Commissioner Gingell asked, "Is there a rule concerning PDRB absences?"

Mr. Gibson responded, "I believe the rule is three consecutive unexcused absences."

**Community Appreciation Day:**

Commissioner Kennedy noted that the planning for the November 19, 2011, event is going well and is drawing a lot of interest.

Mr. Weston hopes to have 700 plus people in attendance for the event.

Mayor Magidson noted that horses have been utilizing the Port City Trail and it's something that we need to keep an eye out for.

Chief Barnes indicated that he has researched the issue with horses and nothing currently prohibits them. The City would need to pass an Ordinance.

Commissioner Kennedy noted that a horse could startle someone on the trail.

Mr. Weston will review our options in reference to horses.

Commissioner Patterson noted that we need to look at our lights on the trail as some are not working.

Mr. Weston indicated that we have a section of lights that are not working properly, but are still under warranty and the contractor will look at them next week.

**Gulf Pines Hospital Property:**

Mr. Weston noted that City Staff has been asked to look for grants that could be used to clean-up the site. We are working with a contractor, at no cost to the City, see if funds are available. We are looking at a \$200k grant for asbestos removal that would have to be submitted by November 28, 2011. We have a Public Hearing scheduled for November 15, 2011.

Attorney Gibson indicated that the City will need to make a decision as to taking possession of the property and applying for the grant. The consultants feel confident about the grants, but we have no guarantee.

Commissioner Patterson asked, "What is the cost for the City to take title of the Gulf Pines Hospital Site?"

Attorney Gibson responded, "\$0, but the City will have to deal with IRS at some point."

Commissioner Gingell asked, "Is the City liable for the outstanding Property Taxes if we take possession?"

Mayor Magidson responded, "Yes, but we don't have to pay it. We will need to have title to the property to apply for the grant."

Mr. Weston noted that the grant would only cover removal of asbestos. A decision will need to be made at the next meeting.

**Community Events, Barry Sellers Chamber Executive Director:**

Mr. Sellers, the new Chamber Executive Director, noted that a lot of positive activity is taking place in Port St. Joe. He is glad to be a part of the community and plans to attend at least one City Commission meeting a month. His goal is to establish a one to three plan for retention and expansion of businesses.

**City Audit:**

Mr. Weston noted that staff is preparing for our Annual Audit to begin November 7, 2011.

**Surface Water Plant:**

Glenn Davis noted that cell number three has been cleaned and is recovering well at the Surface Water Plant.

**Waste Water Plant:**

Mr. Davis indicated that the contractors are working on the Chemical Shed at the new headworks facility. He also noted that Larry McClamma passed his Class B Sewer License Exam today.

Commissioner Buzzett noted that he has worked with Mr. Davis a long time and Mr. Davis has been more than gracious to him. "Glenn is great to work with and I hope that he enjoys retirement.

**Public Works:**

**Flushing Program:**

Mr. Grantland indicated that flushing will take place in Oak Grove the week of November 7<sup>th</sup>, Highland View the week of November 14<sup>th</sup>, no flushing the week of Thanksgiving & White City the week of November 28, 2011. By mid January we will have completed all flushing.

**Meter Installation:**

The installation of new meters on the Beacon Hill Route began today and will be complete on or before November 15, 2011.

Commissioner Buzzett asked, "How many meters are we replacing?"

Mr. Grantland responded, "580 in the section we purchased from Mexico Beach."

**Landscaping Contract, Request to go out for bids:**

Mr. Grantland noted that staff is requesting to go out for bids for our Landscaping Contract.

Mayor Magidson asked, "How long was our initial contract for?"

Mr. Grantland responded, "One Year."

Motion by Commissioner Buzzett, 2<sup>nd</sup> by Commissioner Gingell, to advertise for re-bidding of the landscaping Contract. All in Favor; Motion carried 5-0.

**City Engineer:**

**SRF Water Distribution upgrades, Request to go out for bids:**

Clay Smallwood, III, noted that we need permission to go out for bid on the project.

Motion by Commissioner Kennedy, 2<sup>nd</sup> by Commissioner Gingell, to advertise for the construction of the Water Distribution System Upgrades. All in Favor; Motion carried 5-0.

Commissioner Kennedy asked, "Does Mr. Grantland have a full set of the plans for the Water Distribution System Upgrades?"

Mr. Smallwood responded, "No, but we are working on it."

