

**Public**

**May 1, 2012**

**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

**\*\*Workshop at 5:30, Chipola Pump Station\*\***

**Regular Public Meeting**

**6:00 p.m.**

**City Hall**

**Commission Chamber**

**Tuesday May 1, 2012**

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**Call to Order**

**Consent Agenda**

**Minutes**

- **April 20, 2012 Regular Meeting** **Pages 1-7**

**City Attorney**

- **Gulf Pines Hospital Appraisal**
- **Lamar Faison Soccer Field Deed**

**City Manager Report**

**Old Business:**

- **Centennial Building Acoustics** **Page 8**
- **RFP 2012-03, Chipola Pump Station- Request to bid**
- **Lighthouse Facilities**
- **Job Vacancies- Update**

**New Business:**

- **Gulf Coast Workforce Board Washington Gym and WIG Complex** **Page 9**  
**Summer program request**
- **2012-2013 Budget Preparation**
  - **Rate Study Update- Burton & Associates**
- **RFP 2012-04 Landscaping Maintenance Hwy 98 & 71- Request to bid**

**Public Works**

- **Grinder Pump Stations**

**Surface Water Plant**

- **Surplus Property** **Page 10**

**Waste Water Plant**

- **Update**

**City Engineer**

- **Headworks and Sprayfield Project- Update**
- **Water Distribution System Upgrades Phase I- Update**

**Code Enforcement**

- **Update**

**Police Department**

- **Update**

**PSJRA**

- **Update**

**City Clerk**

- **City Election Update**

**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 IN THE COMMISSION CHAMBER AT CITY HALL, APRIL 17, 2012, AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Gingell, Patterson and Kennedy. City Manager Jim Anderson, City Attorney Tom Gibson, and City Clerk Charlotte Pierce were also present. Commissioner Buzzett participated by telephone.

**Consent Agenda**

**Proclamation – Day of Declaration**

Mayor Magidson read the Proclamation designating December 3, 2012, as the Day of Declaration. Reverend James Wiley accepted the Proclamation and expressed his appreciation for the support given by the City Commissioners.

**Minutes:**

A motion was made by Commissioner Gingell, second by Commissioner Patterson, to approve the Minutes of the Workshop Meeting of April 3, 2012 and the Regular Meeting of April 3, 2012, with corrections. There were two corrections noted on the Regular Meeting Minutes. All in Favor; Motion carried 5-0.

**Regular Agenda**

**City Attorney:**

**Gulf Pines Hospital Appraisal**

Attorney Gibson advised the Commission that the appraisal is under way, visits have been made to the site and needed information has been provided.

**Ordinance 480, Port Planning Area – Comprehensive Plan Amendment**

A motion was made by Commissioner Kennedy, second by Commissioner Gingell, to read by Title only. All in Favor; Motion carried 5-0. Attorney Gibson read Ordinance 480 by Title only.

Commissioner Gingell motioned, Commissioner Patterson second, to transmit the proposed Comprehensive Plan Amendment to the necessary state agencies. All in Favor; Motion carried 5-0.

**Lamar Faison Soccer Field Deed**

Attorney Gibson shared that he has been talking with Dane Caldwell of the JOE Company concerning the reverter clause and is waiting on a response from him. The FRDAP restrictions must stay in place and the City needs to note these restrictions in the conveyance.

## **City Manager Report**

### **Old Business:**

#### **Centennial Building Acoustics – Eric Davidson**

Mr. Davidson reported that he has reviewed the existing information provided. He will be taking sound readings during various events in the Centennial Building. Mr. Davidson anticipates that it will take two months to gather all data and recommends having a workshop when his study is completed.

#### **Kiosks**

Mr. Anderson reported that the Calendar of Events has been updated on three kiosks.

#### **Chipola Pump Station Motors**

On April 16, 2012, staff and the engineers reviewed the options. There is a diesel motor that is over 50 years old and the pumps are the same age. Gilbert Pump has provided an estimate of \$10,000 to evaluate the pump. Gilbert Pump would need to be designated as a sole source provider because this price is over the \$5,000 bid price.

Philip Jones shared the staff recommendation after looking at the power cost with the backup electrical pump. There are three pumps, two diesel driven pumps and one electrical driven pump. An analysis was done to accurately look at the cost savings of running the diesel pumps compared to the electrical pumps which was significant. The pump without the motor should be checked out before putting power to it. Mr. Jones felt that it would be money well spent to investigate the pump on the inside. The feelings are that the pump is in good shape but it would be good insurance for the City to have the pump checked.

Mr. McClamma concurs with this recommendation.

Commissioner Buzzett requested budget information on the availability of funds for this project.

Commissioner Kennedy requested that the matter be tabled for two weeks to allow for research. There were no objections. This will be placed on the May 1, 2012, Agenda.

#### **Waste Pro Pick-up days – Update**

The City Manager reminded everyone that the new garbage pickup schedule is on the City Website and has been advertised in the Star.

Mr. Anderson shared that there are some issues with cardboard being placed in the proper receptacle in the alley way behind the restaurants. He and Mayor Magidson have spoken with the owners in an effort to resolve the issue.

#### **Garrison / Madison Multi-Path – Update**

Mr. Anderson reported that the punch list has been reviewed and the project is completed.

A request has been received today from Anderson Columbia, Inc., to allow a seven day extension for the sewer break repair. A motion was made by Commissioner Kennedy, second by Commissioner Gingell, to allow a seven day extension for the sewer break repair. All in Favor; Motion carried 5-0.

Commissioner Kennedy inquired about the damage to the stamped asphalt at South Gate. The issue has been reviewed by their Home Owners Association and determined the area is in City right-of-way rather than on their property.

## **New Business**

### **Awarding of RFP 2012-01, ADA Compliance**

Mark Hawley, Architect and Bruce Ballister of Apalachee Regional Planning Council, recommend awarding the bid to Anderson Construction Company of North Florida, Inc., for the ADA renovations to the restrooms in the Fire Station, City Hall and Centennial Building. The apparent low bidder was Cathey Construction. Shortly after opening the bids, Cathey Construction requested that their bid be withdrawn due to unspecified mathematical errors in developing their bid price. Motion by Commissioner Kennedy, second by Commissioner Gingell, to award RFP #2012-01 ADA Compliance, to the second lowest bidder, Anderson Construction Company of North Florida, Inc., in the amount of \$96,274.00. All in Favor; Motion carried 5-0.

### **Lighthouse Facilities**

Mr. Anderson shared that correspondence has been received from the US Air Force, Eglin AFB, concerning the possibility of the City providing park space for the Cape San Blas Lighthouse, two keepers quarters and the oil house. Erosion continues to destroy the beach in front of the facility. Relocating of the structures has reached a critical point and Eglin is attempting to find a new, protected home for the structures.

Mayor Magidson requested dialog from local entities of how to accomplish the preservation of these historical structures, shared his thoughts on the economic impact it may possibly have for the City and that this could possibly provide the "brand" the City has been looking for. The cost of relocating the structures needs to be determined and see where partnerships can be formed to accomplish the relocation. Mayor Magidson requested the permission of the Commission to pursue this endeavor. There were no objections.

### **AP / UB Supervisor Position (Handout)**

City Manager Anderson recommended that Robin Combs be the AP / UB Supervisor. This is not a new position but will be added duties to what she is already performing. He requested that her salary be \$42,000 to compensate for the additional duties and responsibilities.

Commissioner Buzzett requested a revised job description of the position to include the new duties to be performed.

Commissioner Gingell motioned, Commissioner Buzzett second. All in Favor; Motion carried 5-0.

### **Public Works – John Grantland**

Commissioner Gingell asked about the solar lights on the bike path. Mr. Grantland responded, "Work is ongoing to resolve the solar light outage on the bike path."

## **Surface Water Treatment Plant – Larry McClamma**

Robert Daniels has been moved from an Operator/Trainee Position to full time Maintenance for the facility. An Operator/Trainee Position is currently being advertised to fill the vacancy left when one of the new hires accepted another job.

Mayor Magidson asked about the Square D Pumps. Philip Jones responded, "A representative is scheduled to be onsite Thursday, April 26, 2012."

Mr. Jones also reported that the membrane tank walls have been injected and the weeping there has stopped.

## **Chipola River Pump Station Operator Position (Handout)**

Mr. Anderson recommended that an adjustment be made in the salary of Tommy Gay. Mr. Gay has been the Chipola River Pump Station Operator since 2009, resides on the property, and does all maintenance. His presence has reduced the vandalism and improved the general appearance of the site. The house is provided for Mr. Gay at no expense but he does pay a portion of the utility bill. A Motion was made by Commissioner Gingell, second by Commissioner Buzzett, to pay Mr. Gay \$14.59 per hour. All in Favor; Motion carried 5-0.

Commissioner Kennedy stated that he would like to see what all staff responsibilities are, pay grades and range of salaries for each position.

Mayor Magidson reminded the Commissioners that employees had not received a raise in three years and everyone was given a COLA (Cost of Living Raise) raise last year.

## **Wastewater Plant – Lynn Todd**

The last planned discharge to surfacewater has been made. The Sprayfield is our new method of disposal for wastewater. All the laboratory results are not back yet but the Bioassay results were not as promising as hoped. We failed the c. dubia portion of the Bioassay Test. Ms. Todd contacted DEP because we are under a Consent Order for this item. If we did not pass it completely we would be required to do a lot of additional testing and initiate TRE which is very expensive. Since we will no longer be discharging to surfacewater, DEP will not make us discharge to collect additional samples and spend more money. Ms. Todd does have this information in an email for future reference. If we ever have a planned or accidental discharge to the canal we will be faced with DEP required additional testing and possible fines. Once the Sprayfield goes on line, we will no longer be allowed to have a discharge. To prevent this from happening, the line from the lagoon to the canal should be plugged.

Well abandonment - Ms. Todd and an assistant have located 8 of the 9 monitoring wells on the historical lagoon solids application site. These wells have been listed using GPS, the condition of the wells inventoried and the information has been given to Philip Jones. This data will be used in the abandonment of the wells.

## **City Engineer – Clay Smallwood, III**

### **Headworks and Sprayfield Project update**

The new monitoring wells have been installed and Mr. Smallwood anticipates the pumps and

equipment that accompanies them will be here in mid May. The other work is continuing and we are still waiting on power.

### **Water Distribution Systems Upgrades Phase 1 – Update**

Bird Alley customers were swapped over last week and there are six more customers on Monument and Sixteenth Street to be swapped over.

Work is continuing in the First, Third and Fourth Street and Woodward Avenue area as well as up Cecil G. Costin, Sr., Boulevard.

Service bores are being made in the Hunter Circle area.

Commissioner Kennedy reminded Mr. Smallwood that he had requested that customers be notified before work is done on their property.

Commissioner Patterson had a citizen ask him why his front yard was being used for the new water service rather than use the existing back yard service. Mr. Smallwood noted the service had previously been off the Bird Alley line and will now come from Monument Avenue.

Billy Joe Rish Parking Lot - Mr. Smallwood reported that we are in the home stretch on this and should be wrapping it up shortly.

### **Code Enforcement Update**

Mr. Burkett visited the location on Fourth Street that has been an issue, spoke with the owner and found the site to be acceptable prior to the Compliance Date of April 16, 2012. The site was visited again on April 17, 2012, and was found to be in a state of disarray. Mayor Magidson instructed that Special Master Proceeding be started.

Commissioner Patterson questioned why the person complaining about the house has not addressed the tall grass around the neighborhood as it exceeds the accepted height.

### **Police Department**

Chief Barnes was out of town.

Commissioner Patterson expressed his concern about the lack of a turn lane at the Intersections of Highway 98 and First Street when making a South turn onto Monument Avenue. Mayor Magidson asked Commissioner Patterson to follow up on this issue.

Commissioner Kennedy shared his concern about the traffic merge from Monument Avenue on to Highway 98 at the Methodist Church. Several near accidents have occurred there and he would like for something to be done before citizens are hurt.

### **Port St. Joe Redevelopment Agency – Gail Alsobrook**

The two dead palms will be replaced by PSJRA as the expected response was received from the previous landscape contractor.



The draft proposal of the Merchandise Display Protocol has been distributed to the Commissioners and will be shared at the Merchants Committee Meeting tomorrow. Mayor Magidson feels that this needs to be work shopped before adoption as he has several questions and concerns. Commissioner Buzzett requested that merchants be given a copy of the draft and allow them time to review it. Ms. Alsobrook will note the comments and suggestions received from the merchants.

PSJRA Provisional Directors, Aaron Farnsley and Bo Spring, have been very involved with their Board and have recently been added to the Board of Directors. These additions raise the number of directors to nine which is the statutory maximum. PSJRA will be submitting several names shortly for consideration as Provisional members. Only one director will rotate off their board in the next term and they would like to have two people available should one person drop out. Ms. Alsobrook requested names of possible members from the Commissioners to be considered.

Commissioner Gingell complimented Patrick Ferrell on the speedy manner in which he handled the toppled trees during a recent wind burst.

Newspaper and magazine boxes have become an issue on the sidewalks. Mayor Magidson asked that this issue be addressed. Ms. Alsobrook will work on this.

Billy Joe Rish Parking Lot – There is an issue with a catch basin. USDA will be here tomorrow to go over the punch list and Ms. Alsobrook feels the issue will be resolved shortly.

#### **City Clerk – Charlotte Pierce**

Nothing to report at this time.

#### **Citizens to be Heard**

*Ann White* asked, "How many times can Mimosa Avenue and DuPont Drive be surveyed for waters lines? This is the fourth time it has been surveyed." Mrs. White feels that four times is enough and someone should be keeping records rather than resurveying.

Mrs. White also inquired as to what is being built by Matt Scoggins on his business property. Commissioner Patterson responded, "Mr. Scoggins is expanding his shop and it is not for use as a homeless shelter. I have talked with him today."

*Christy McElroy* addressed the Board concerning the Panama City Rescue Mission and more statistics that have become available concerning health care costs. Copies of information gathered concerning Bethel Village were also shared.

Mayor Magidson asked Ms. McElroy to share any new information she had but not anything that was previously brought to the Board. He offered to attach her information to the minutes.

Ms. McElroy stated, "This is new information, not crime statistics that were presented earlier." This information was presented to the County last week and she is trying to make sure she is consistent in reporting to both Gulf County and the City.

Attorney Gibson shared that he is working with other attorneys in Bay County concerning their efforts to address these issues.

Ms. McElroy is concerned about the safety of the citizens and wants everyone to know what is happening in Bay County.

**Discussion Items by Commissioners**

*Commissioner Kennedy* reported that the delineator placed on the bike path between Eighth and Tenth Streets has worked very well but has been vandalized four times, apparently by a motor vehicle. He assured everyone that the City would win this battle, we will find out who is doing this and stop them. It concerns the safety of our citizens and will not be tolerated.

*Commissioner Patterson*, "Nothing at this time."

*Commissioner Gingell* reminded everyone of the upcoming second Farmer's Market Saturday and reported the first one was a great success. Saturday April 28, 2012 will be the first day of early voting and she encouraged voters to take advantage of this opportunity. She also mentioned the Amnesty Day on Saturday, April 28, 2012. Cardboard, paper and plastic are recycled and she encouraged everyone to participate in this effort.

Commissioner Buzzett, "I believe I've said enough for tonight."

Mayor Magidson stated if there was nothing further he would ask for a motion to adjourn.

Motion by Commissioner Gingell, second by Commissioner Kennedy, to adjourn the Meeting at 8:10 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk






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Current Folder: **INBOX****Welcome:** janderson **Your IP address:** 192.168.11.117 Message List  Delete   Forward |  Forward as Attachment |  Reply |  Reply All  
Delete & Prev | Delete & NextMove to: **INBOX** 

**Subject:** Sound Levels at Prom  
**From:** "Eric Davidson" <h.eric.davidson@gmail.com>  
**Date:** Mon, April 23, 2012 12:30 pm  
**To:** cpierce@psj.fl.gov  
**Cc:** janderson@psj.fl.gov ([more](#))

**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#) | [View Message details](#) | [View as plain text](#)

Charlotte:

Many thanks for your efforts on this. It was quite enlightening to measure the sound during this event.

The results (before any detailed analysis) were contrary of what Tom and I expected to find:

1. the "least-loud" spot in the Centennial Hall was the direct center of the hall

(hypothetically because of where the primary sound sources (DJ and speakers) were located - at the front and on the floor, not the stage);

2. the overall total acoustic levels were approx. 10+ decibels lower (20% +/-) -

we are not clear as yet why that might be, but we suspect that the DJ himself was projecting/amplifying the music, etc. at a lower than normal level (which was fine by the crowd apparently);  
and

3. an intelligible conversation was possible in the lobby area with the doors to the hall closed -

even though the total decibel level was only 10 fewer decibels (still twice the level of sound that we'd have presumed it feasible).

The investigation continues - hopefully with the Wounded Warriors event and at least one wedding.

Thank you again for your efforts in support of this study; I'll try to ensure that a last minute exercise like the City's letter for permission does not become an issue for you again.

It is very much appreciated by us both.

Eric.

On Fri, Apr 20, 2012 at 15:53, <[cpierce@psj.fl.gov](mailto:cpierce@psj.fl.gov)> wrote:  
Eric,

Please see the attached.

Thanks,

