

MINUTES OF THE WORKSHOP MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, MARCH 13, 2012, AT 5:30 P.M.

The following were present: Mayor Magidson, Commissioners Buzzett, Gingell, Patterson and Kennedy. City Manager Jim Anderson, City Attorney Tom Gibson, Interim City Clerk Charlotte Pierce, and Surface Water Treatment Plant Supervisor Larry McClamma were also present.

Mayor Magidson indicated that the purpose of the meeting is to discuss the Surface Water Plant and the Gulf Pines Hospital Appraisal.

Gulf Pines Hospital

Attorney Gibson advised the Commission that the IRS will not review the City's request for discharge from tax lien without a fair market value appraisal.

After a brief discussion, Commissioner Buzzett requested that he be allowed to talk with interested parties in the hospital neighborhood to see if funds could be raised to offset the cost of the appraisal. The anticipated cost is \$3,500 to \$4,000. Commissioner Buzzett will give the Commission a report on his endeavors at the next meeting, March 20, 2012.

Mr. Gibson anticipates that it will take 30 to 60 days to finish the application.

Commissioner Patterson expressed his concern about the lack of lighting on Langston Drive. Commissioner Kennedy offered a temporary solution of relocating a solar light from the OZONE Baseball Field on Tenth Street to the site. Mayor Magidson asked that John Grantland check in to moving the light.

Surface Water Treatment Plant

Siemens provided the equipment, CDM the process design, Marshall Brothers was the General Contractor, PRI was the City Engineer, TPA did the electrical and Gilbert Griffin was the Preble-Rish (PRI) Site Inspector.

City Manager Jim Anderson presented a time line of meetings and correspondence relative to the issue as follows:

December 22, 2011 – Philip Jones, PRI, visited the plant to view the cracks in the membrane tank.

January 20, 2012 – David Kozan from CDM visited the plant.

January 27, 2012 – Mr. Kozan issued an opinion of corrective action that was discussed with City Staff on February 8, 2012, and Exhibit A outlines his recommendation.

February 13, 2012 – Philip Jones, PRI, sent a letter to Marshall Brothers outlining the problems and CDM's recommendation with a requested response time of two weeks.

February 23, 2012 – City Staff, Commissioner Buzzett, PRI, CDM and Marshall Brothers met to review the problem. Exhibit B outlines the meeting and the response from Marshall Brothers.

Exhibit C – pictures presented by Mr. McClamma of issues at the plant.

Mayor Magidson expressed his displeasure with the problems: the plant has been in operation less than 3 years, has major problems, no one is willing to take responsibility for the issues and he wants the deficiencies corrected.

Each Commissioner expressed their concerns about the leakage on the membrane filtration tank on the inside of the plant and the clarifier tanks outside the plant, chemical pump room floors that have been eaten up by acids used, hypochlorite, sulfuric, and caustic soda pumps, and the paint peeling on floors throughout the building.

The Commission is requesting answers to the issues: Is the plant design bad? Is construction the problem? or is it the technique that was used the issue?.

Mr. McClamma shared that Raw Pump #1 has failed twice since being brought on line. Raw Pumps 2 and 3 have each failed once. All pump motors have been rebuilt by AAG in Panama City. Pump #1 is anticipated to be back on line tomorrow.

PRI employees Willie Payne and Clay Smallwood, III, were present and offered to assist the City in meetings and contacts will all parties involved.

Mr. Anderson is waiting on the official response from Marshall Brothers on the Surface Water Treatment Plant issues. Mr. Payne expects that it will be received by Friday.


The City Manager also reminded the Commissioners of the reception tomorrow from 2:00 P.M. – 4:00 P.M. at the Washington Gym for the Auburn University students that have been spending their spring break in Port St. Joe performing community projects.

The 2012 Election Notice was provided to each Commissioner.

Mayor Magidson adjourned the meeting at 6:32 P.M.

Approved this 20th day of March 2012.


Charlotte M. Pierce, Interim City Clerk


Mel C. Magidson, Jr., Mayor