

**March 20, 2018**  
**Workshop Meeting**  
**5:00 P.M.**  
**Regular Meeting**  
**6:00 P.M.**  
**2775 Garrison Avenue**  
**Port St. Joe, Florida**



## City of Port St. Joe

Bo Patterson, Mayor-Commissioner  
Eric Langston, Commissioner, Group I  
David Ashbrook, Commissioner, Group II  
Brett Lowry, 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.

2775 Garrison Avenue

Tuesday March 20, 2018

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## Call to Order

## Consent Agenda

### Minutes

- Regular Commission Meeting 3/6/18

Pages 1-3

### PSJRA

- Parking on Reid Avenue

### City Attorney

- Kerrigan Lease Agreement
- Logging Request- Access to the Water Canal Road

## Old Business

- 10<sup>th</sup> Street Park- Comm. Buzzett

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## New Business

- CCR Report
- Special Event Permit Request  
Junior Service League Paint Party on 3<sup>rd</sup> Street between Reid & Williams  
On 4/5/18 from 3 P.M.-8 P.M.
- Jones Homestead Sewer
  - Rate Structure for Customers on Wells
- Planning Board Membership- Mayor Patterson

Pages 5-8

### Public Works

- Update

### Surface Water Plant

- Update

### Waste Water Plant

- Update

### Finance Director

- Update

### City Engineer

- Projects Update
  - Frank Pate Park Boat Ramp Improvements
  - Long Avenue SRF Application

**Code Enforcement**

- Update

**Page 9**

**Police Department**

- Update

**City Clerk**

- Election Notice

**Page 10**

**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 AT  
2775 GARRISON AVENUE, March 6, 2018, AT 6:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, and Buzzett. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Clinton McCahill were also present. Commissioner Langston joined the meeting at 6:08 P.M., and Commissioner Lowry was absent.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to approve the Minutes of the Regular Commission Meeting on February 20, 2018, Workshop Meeting of February 27, 2018, and the Emergency Meeting of March 2, 2018. All in favor; Motion carried 3-0.

**PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA)** In the absence of Bill Kennedy, PSJRA Chairman Rex Buzzett shared that the North Port St. Joe PAC presented their Redevelopment Plan. The PSJRA recommended passing the plan on to the City Commission for their review and noted that packets of the proposal will be available at City Hall. He also mentioned the need for funding for the repaving of Reid Avenue.

**CITY ATTORNEY** – Attorney McCahill did not have anything to update the Commission on.

**CITY MANAGER'S REPORT – Jim Anderson**

**Old Business**

*Palm Blvd. Bridge* – Consensus was that a Workshop is needed; Mr. Grantland is to provide figures for a foot bridge compared to a gold cart crossing, and this should be discussed for next year's budget.

*Commissioner Langston joined the meeting.*

*SCOP Grant Application* – A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to submit an application for First Street from Highway 98 to Highway 71. All in favor; Motion carried 4-0.

**New Business**

*4<sup>th</sup> of July Fireworks* – Mr. Anderson noted that there has been an increase of \$450 in the cost to have the same size show that was enjoyed last year. The City will request use of the old mill site from the St. Joe Company. A request for increased funding will be made to the TDC to help with the expense of this year's show. A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to proceed with the \$15,450 cost for the fireworks. All in favor; Motion carried 4-0.

*United States Lighthouse Society Preservation Grant Program (USLSPGP), St. Joseph Historical Society, Inc. (SJHSI) – Linda G. Wood:*

Mrs. Wood shared that the Cape San Blas Lighthouse had been visited by two officers of the US Lighthouse Society recently and they encouraged the SJHSI to apply for a Preservation Grant they offer. The application must be submitted by a 501 (c) 3 organization and have the approval of the owner of the structure. Letters of Intent must be submitted by May 6, 2018, and if the request is accepted, a letter will be received by June 4, 2018, from the USLSPGP requesting a full application be submitted by July 9, 2018. Winning applicants will be notified by August 7, 2018. A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to provide a letter to the SJHI authorizing them to submit the Letter of Intent. All in favor; Motion carried 4-0.

*Fire Truck Purchase* – Fire Chief John Ford requested the City purchase a new fire truck. A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, that the City go out for bid for a new truck. All in favor; Motion carried 4-0. Approximately \$154,000 has been escrowed to help with the purchase. Additional funding will need to be considered, and plans are to sell Fire Engine #2 and the Rescue Truck.

*Emerald Dance Academy – Request to Replace AC Unit, Barbara Walker:*

After discussion, consensus was that the Lease with Ms. Walker needed to be followed. Her cost to rent the building is very nominal, and this becomes a Public – Private entity issue. The City could finance the repairs for her by increasing her rent to cover the cost of the AC Unit. Mr. Anderson is to discuss this with Ms. Walker.

#### **Public Works – John Grantland**

*Water Line Replacement Project Update:* Customers have been tied in, materials have been received for the loop on Highway 71 and Avenue A; patching on MLK will begin shortly, and sidewalk repairs will begin tomorrow.

*St. Joe Beach Lift Station Submersible Pump –* A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to go out for bid for the pump. All in favor; Motion carried 4-0. Mr. Grantland anticipates the cost to be between \$20,000 and \$30,000.

**Surface Water Plant – Larry McClamma** noted the new filters are in and performing well.

**Wastewater Plant – Kevin Pettis** was absent due to illness and Mr. Anderson shared the plant is not spraying this month but they are working on rehabbing the plant.

**Finance Director – Mike Lacour** shared he is moving along on Jones Homestead and that by signing up now, customers will pay \$500, receive a free grinder pump, impact fees will be waived, and they will be responsible for a small charge from their plumber for his work. For individuals that do not sign up now, when their septic system fails, the costs to come on line with the City will be in excess of \$6,000.

A Motion was made by Commissioner Buzzett, second by Commissioner Langston, to request proposals for the Jones Homestead Sewer Project Bores and also one for the Jones Homestead Sewer Project Materials. All in favor; Motion carried 4-0.

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

Project Updates -

*Frank Pate Park Boat Ramp Improvements –* All concrete has been poured, the sand build up will be removed from the basin before the final payment is made, and cones from the site will be removed tomorrow.

Mr. Smallwood also noted on the CDBG Project that patches will be made to MLK Wednesday and Thursday, and all customers have been tied in to the new lines.

*Jones Homestead Sewer –* was discussed earlier under the Finance Director's report.

**Code Enforcement** no action was required.

**Police Department – Chief Matt Herring** shared that complaints have been received concerning the Speed Limit on Monument Avenue in the area of the Methodist Church. There are approximately 150 children there during the week and it cannot be deemed a School Zone. A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to reduce the speed limit in that area from 30 MPH to 15 MPH from 9<sup>th</sup> to 13<sup>th</sup> Streets. All in favor; Motion carried 4-0.

Chief Herring reminded the Commission of the Family Fun Day on Saturday, March 10, 2018, from 10 A.M. to 2 P.M., at Frank Pate Park. There will be free food, 20 bicycles will be given away, a petting zoo and pony rides will be offered at no cost.

Commissioner Langston feels there is a traffic issue at Highway 71 and Avenue A and asked for a police presence there.

**City Clerk - Charlotte Pierce** did not have anything to update the Commission on.

**Citizens to be Heard –**

*Letha Mathews* shared the water line project was finally completed but paving and sidewalks were still an issue. It was noted that this was addressed earlier by Mr. Grantland and Mr. Smallwood.

*Clare Morris, Robert Branch, Tommy Lander, and Jill Bebee* each addressed the issue of the 10<sup>th</sup> Street Ball Complex and the effect it would have on their property. There is a meeting on Tuesday, March 20, 2018, at 9:00 A.M. in the EOC Building and those present were encouraged to attend that meeting and make their concerns known.

Mayor Patterson noted that the Commission had approved the Conceptual Plan and encouraged those present to attend the meeting on March 20, 2018.

Commissioner Buzzett shared he was on the Field of Dreams Committee and that his recommendations had fallen on deaf ears. He hopes this will slow the train down a little, felt residents should be involved in the decision making of the plans, and encouraged everyone to attend the meeting on March 20, 2018.

**Discussion Items by Commissioners**

*Commissioner Buzzett* would like to see the City include funds in the upcoming budget for the paving of Reid Avenue. He asked that the funds provided from the sale of the street end of 7<sup>th</sup> Street be used for their designated purpose of lights on the bay walking path, and ask for an additional Workshop on Accessory Building to be held on Tuesday, March 20, 2018, at 5 P.M.

*Commissioner Ashbrook* feels the ball park is a long way from a shovel in the ground, there is not enough infrastructure in town for tournament activities, and that work out sites along the walking path would be a great addition to the trails. He also encouraged those present to attend the meeting on March 20, 2018.

*Commissioner Langston* shared his concerns with the grocery program handout at the WIG Building and encouraged the Commissioners to take a look at it. He thanked the citizens for being there and sharing their concerns about the ball park.

*Mayor Patterson* noted the ball park planning is in the early stages, there are a lot of options to look at, that the committee could possibly look at moving the site closer to Highway 71 and advised the citizens to attend the meeting on March 20, 2018.

A Motion was made by Commissioner Buzzett, second by Commissioner Langston, to adjourn the meeting at 6:58 P.M.

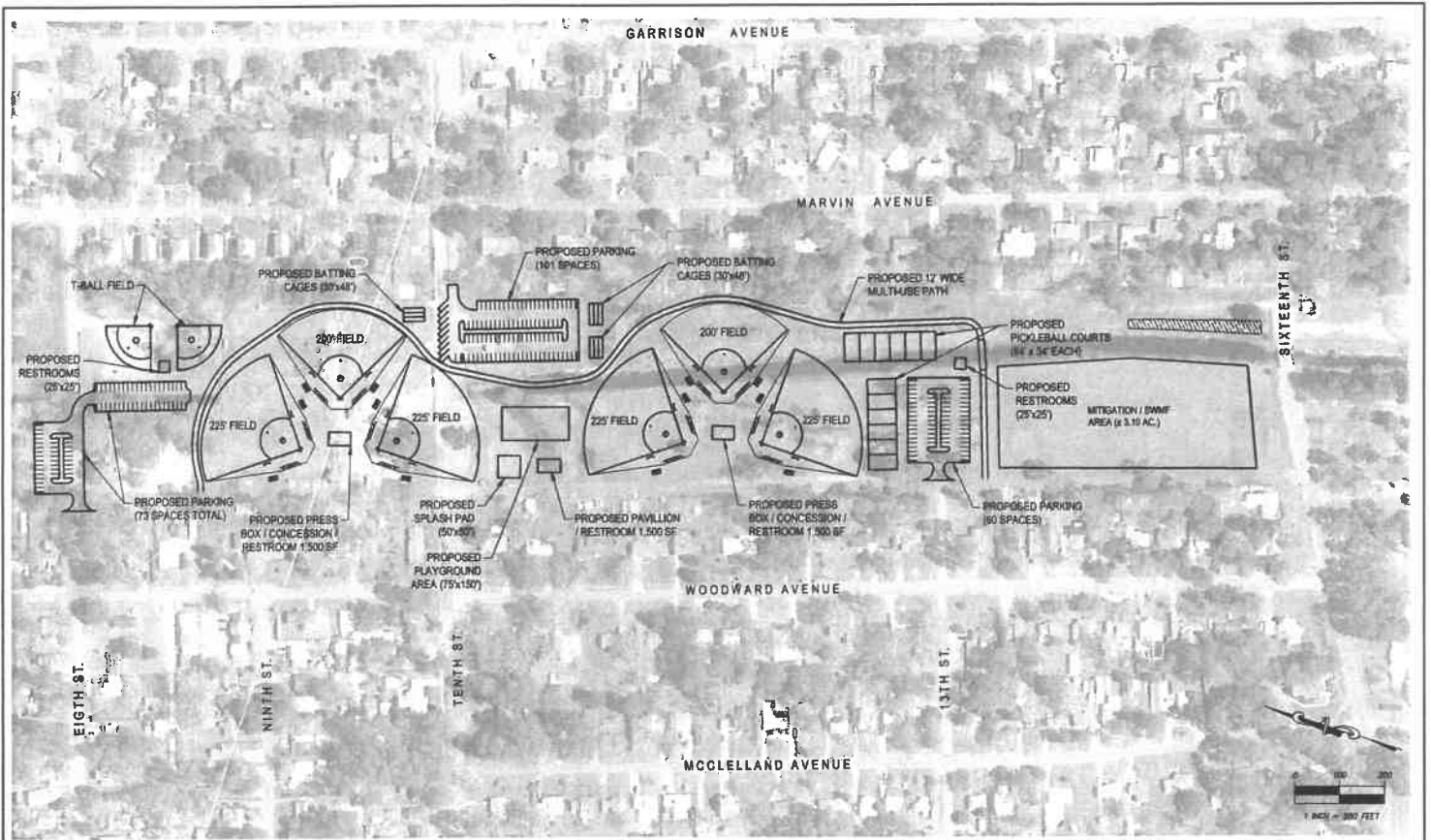
Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
James "Bo" Patterson, Mayor

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



DRAWN BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date]  
 PROJECT: 10th STREET PARK, GULF COUNTY, FLORIDA  
 DRAWING NO.: 50082761-1

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

**CONCEPTUAL SITE PLAN (OPTION 3)**

**PREBLE-RISH**  
 324 MARINA DRIVE  
 PORT ST. JOE, FL 32456  
 (850)227-7200

**10th STREET PARK**  
 CITY OF PORT ST. JOE  
 GULF COUNTY, FLORIDA

DATE	PROJECT NO.
JAN 2016	50082761
SCALE	
DRAWN BY	
CHECKED BY	
SHEET	1

## 2017 Annual Drinking Water Quality Report The City of Port St. Joe



**We are pleased to report that our drinking water meets  
all federal and state requirements.**

*We're pleased to present to you this year's Annual Water Quality Report. We are proud to report we had **no** violations of our primary water quality standards in 2017. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is surface water from the Chipola River Canal. This water is pre-treated with lime followed by enhanced coagulation and flocculation, clarification, submerged membrane micro-filtration, disinfection, pH adjustment and dosed with a corrosion inhibitor.*

*If you have any questions about this report or concerning your water utility, please contact Larry McClamma or Chad Mack at 850-229-1421. We encourage our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled City commission meetings. They are held on first and third Tuesdays of the month at 6:00 pm in the Commission meeting room at 2775 Garrison Ave.*

*Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.*

*The City of Port St. Joe routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2017. Data obtained before January 1, 2017, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.*

*The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.*



In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

**Maximum Contaminant Level or MCL:** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

**Picocurie per liter (pCi/L)** - measure of the radioactivity in water.

**“ND”** means not detected and indicates that the substance was not found by laboratory analysis.

**Parts per million (ppm) or Milligrams per liter (mg/l)** – one part by weight of analyte to 1 million parts by weight of the water sample.

**Parts per billion (ppb) or Micrograms per liter (µg/l)** – one part by weight of analyte to 1 billion parts by weight of the water sample.

**Maximum residual disinfectant level or MRDL:** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum residual disinfectant level goal or MRDLG:** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**Nephelometric Turbidity Unit (NTU):** measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

**Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.

## 2017 TEST RESULTS TABLE

Microbiological Contaminants							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	The Highest Single Measurement	The Lowest Monthly Percentage of Samples Meeting Regulatory Limits	MCLG	MCL	Likely Source of Contamination
Turbidity (NTU)	1-12/17	N	0.21	100	N/A	TT	Soil runoff

Stage 2 Disinfectants and Disinfection By-Products							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	1-12/17	N	43.02	16.6-55.3	NA	60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	1-12/17	N	66.20	19.2-109	NA	80	By-product of drinking water disinfection
Chlorine (ppm) -Stage 1	1-12/17	N	0.82	0.65-1.04	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
<b>Inorganic Contaminants</b>							
Sodium (ppm)	5/17	N	23	NA	N/A	160	Salt water intrusion, leaching from soil
Barium (ppm)	5/17	N	0.023	NA	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nickel (ppb)	5/17	N	3.7	NA	NA	100	Pollution from mining and refining operations. Natural occurrence in soil
Fluoride (ppm)	5/17	N	0.046	NA	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
<b>Synthetic Organic Contaminants including Pesticides and Herbicides</b>							
2,4-D (ppb)	5-10/17	N	0.48	ND-0.48	70	70	Runoff from herbicide used on row crops

### Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Exceeded Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	6-9/17	N	0.15	0 of 30	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	6-9/17	N	0.4	0 of 30	0	15	Corrosion of household plumbing systems, erosion of natural deposits

### Radioactive Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	5/17	N	0.3	NA	0	15	Erosion of natural deposits
Uranium(ppb)	5/17	N	0.888	NA	0	30	Erosion of natural deposits
Radium 226 + 228 or combined radium (pCi/L)	5/17	N	0.6	NA	0	5	Erosion of natural deposits

*Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer. However, our system has had no violations of any MCL's in 2017.*

*If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Port St. Joe is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.*

*Contaminants that may be present in source water include:*

*(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*

*(B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*

*(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.*

*(D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.*

*(E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.*

*Turbidity is a measure of cloudiness of the water and has no health effects. We monitor it because it is a good indicator of the effectiveness of our filtration system. High turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. The city had **no** turbidity exceedances in 2017.*

*In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.*

*In 2017 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our surface water intakes. The surface water system is considered to be at high risk because of the many potential sources of contamination present in the assessment area. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at <https://fldep.dep.state.fl.us/swapp/> or they can be obtained from Larry McClamma @ 850-229-1421.*

***Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).***

*We at the City of Port St. Joe work diligently to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.*

*The City of Port St. Joe is committed to insuring the quality of your water. If you have any questions or concerns about the information provided, please feel free to call any of the numbers listed.*

**Code Enforcement 2018 Activity  
As of 3/16/2018**

	Open	Closed	Total	Increase
Unlawful Accumulation	53	38	91	24
Substandard Structure	9	5	14	
Abandoned Vehicle	15	3	18	2
Unlawful Sewer				
Land regulation Violation	4	8	12	
Business Lic. Violation	20		20	
Special Master Hearings				
Building Demolition	5		5	
Waste Violation	17	99	116	9
Sign Violation	4	1	5	
<b>Total</b>	<b>127</b>	<b>154</b>	<b>281</b>	<b>35</b>

## 2018 Election Notice

Notice is hereby given that the City of Port St. Joe's Primary Election will be held Tuesday, May 8, 2018, in the Fire Station. Polls open at 7:00 A.M., ET, and close 7:00 P.M., ET.

Registration books are now open at the office of John Hanlon, Gulf County Supervisor of Elections and will remain open thru Monday April 9, 2018, at 5:00 P.M., ET.

Candidate qualifying begins Wednesday, March 21, 2018, at 12:00 Noon Eastern Time and ends on Wednesday, March 28, 2018, at Noon Eastern Time. The following offices will be up for election: Commissioner Group I for a 1 year term; and Commissioner Group III, and Commissioner Group IV.

Beginning April 28, 2018 – May 5, 2018, (includes Saturdays of April 28th and May 5th), Early Voting will be held at the Supervisor of Elections office located at 401 Long Avenue from 9:00 A.M., ET to 5:00 P.M., ET. There will be no Sunday voting on April 29, 2018. Also, Absentee Ballots may be requested now but will be mailed after received from printer.

### **The City of Port St. Joe**

Charlotte M. Pierce  
City Clerk