

**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, APRIL 19, 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, 2nd by Commissioner Gingell, to approve the Minutes for the March 8, 2011 Special Meeting, April 5, 2011 Workshop and the April 5, 2011 Regular Meeting with corrections. All in Favor; Motion carried 5-0.

City Attorney, Tom Gibson:

Proposed Bio Mass Plant:

Mayor Magidson introduced Glen Ferris.

Mr. Ferris, representing Northwest Florida Renewable Energy Center, indicated that they are actively pursuing an Air Permit from D.E. P. and a draft should be issued next week. Rentec purchased the Bio Mass Plant Proposal on April 13, 2011. John Beach and Scott Lane were here to answer any questions the Commission may have.

Commissioner Stephens asked, "When will you have your Air Permit?"

Mr. Ferris responded, "In approx. ten days, but we do expect the permit to be challenged."

Mr. Ferris also indicated that the loan guarantee indicates that the construction must begin on or before September 30, 2011.

Commissioner Johnson asked, "Do you plan to use as many local construction workers now that Rentec has made the purchase?"

Mr. Ferris responded, "Rentec has the same commitment to the community."

Rentec representatives also noted that it's important to them to use local workers.

BP Claim Update:

No Update

Bio Mass State Permitting:

Mr. Gibson indicated that the Bio Mass Plant Air Permit is going thru an expedited process provision that allows for the City to be involved. The City is not required to be involved and we don't have the expertise in his opinion. Mr. Gibson has prepared a letter for the Mayor to sign stating that the City does not wish to participate in the permitting process.

Mayor Magidson noted that this will not slow down or speed up the process, the City still will have the Development Order Process.

Motion by Commissioner Johnson, 2nd by Commissioner Buzzett, to authorize Mayor Magidson to send a letter to the Florida Department of Environmental Protection stating the City does not wish to participate in the expedited permitting process. All in Favor; Motion carried 5-0.

City Manager, Charlie Weston:

Langston Drive:

Mr. Weston noted that the post office will not allow a street name of over twenty five characters.

Motion by Commissioner Stephens, 2nd by Commissioner Buzzett, to change the road name to David B Langston Dr which is nineteen characters. All in Favor; Motion carried 5-0.

Dedication of Core Park and Miss Zola Drive:

The dedication is Thursday April 21, 2011, at 2:00 P.M.

Waste- Pro Update:

Mr. Weston noted that Waste-Pro has been very motivated since the buyout of Emerald Waste Services.

Mr. Fred Wood from Waste-Pro noted that his staff is continuing to clean the Transfer Station yard as well as work on the integrity of the building and OSHA Standards. Mr. Wood is currently changing out approx. fifty commercial dumpsters that can be serviced by front loading trucks. He has received permission from the Port Authority to utilize their scales for weighing each truck and he is also working on a cardboard recycling route plan for the City.

Mr. Weston indicated that he plans to bring a Contract Assignment Proposal to the Commission at the May 3, 2011, Regular Meeting.

Children’s Event, Request for Road Closure:

Mr. Weston noted that Persnickety has requested to temporarily close Third Street on May 6, 2011 from Reid Ave to the alley behind their building from 3:00 P.M. – 8:00 P.M.

Motion by Commissioner Buzzett, 2nd by Commissioner Gingell, to temporarily close Third Street from Reid Ave to the alley behind Persnickety from 3:00 P.M. – 8:00 P.M. on May 6, 2011 for a Children’s Program. All in Favor; Motion carried 5-0.

Commissioner Johnson requested that each of the merchants be notified to inform their employees.

Port St. Joe Rescue Mission:

Mr. Weston attended a meeting last week with Jerry Stokoe and several local churches concerning the proposed Rescue Mission. The Rescue Mission in Panama City would like to open a satellite mission in Port St. Joe. The organization would like to make a presentation to the City Commission.

Commissioner Gingell asked, “Has the proposed site been determined?”

Mr. Weston responded, "No, this was a preliminary meeting." He would like to set-up a workshop to review the proposal.

First Baptist Church - Development Order Request update:

Mr. Weston indicated that the Development Order Request is in progress and we plan to submit to the Planning and Development Review Board on May 3, 2011 and the City Commission at the Regular Meeting on May 3, 2011.

Commissioner Gingell asked, "Has the church offered any different suggestions on the parking lot configuration as requested?"

Mr. Weston responded, "No, the configuration has not been changed. There are still some issues to address, such as islands in the parking lot."

Commissioner Gingell noted that the idea was to have a Shared Parking Agreement.

Mr. Weston will review the plans and is willing to address any issues the Commission would like.

Mayor Magidson indicated that one of the issues was the DEP insistence of the size and location of the Storm Water Ponds.

Mr. Clay Smallwood III, noted that the DEP Permitting process would have to start over to relocate the Storm Water Ponds.

Mayor Magidson asked, "Is it a major problem to change the plans since the building will not be built immediately? Islands in the parking lot would make it difficult to park boat trailers. Try to see if the plans can be modified to allow for more parking."

Mr. Smallwood noted that it would take thirty to forty days to redesign the plans and thirty to forty days to get a new DEP Permit.

Mayor Magidson asked, "What are the negatives?"

Mr. Smallwood responded, "Money for the redesign."

Commissioner Gingell indicated that the last design we saw had islands in the parking lot.

Mr. Smallwood responded, "The plans call for ribbon curbing, not raised curbs."

Mr. Weston noted that the plans need to be evaluated.

Commissioner Gingell indicated that the whole spirit of the Shared Parking Lot is in jeopardy.

Commissioner Stephens noted that some of the church members have tried to move the location of the ponds, but they must meet the DEP Standards.

TDC – BP Funds Priority List Update:

Mr. Weston noted that he is still compiling data being provided by the Commission for the priority list.

Commissioner Gingell would like to add repairs to the bathrooms at the Centennial building.

Surface Water Plant, Glenn Davis:

Mr. Weston indicated that staff has had several in house meetings to discuss a flushing program. He would like have a workshop on April 26, 2011, to discuss our options.

Mr. Grantland provided the Commission with an outline of the proposed Unilateral Flushing Program with issues that need to be considered.

Commissioner Johnson asked, "What is the cost to replace the Fire Hydrants?"

Mr. Grantland responded, "Approx. \$500 - \$600 each. Three have been replaced last week and we have still have sixteen to replace."

Commissioner Gingell asked, "Will the Water System be shocked when the Fire Hydrants are replaced?"

Mr. Grantland responded, "We will isolate the system, but yes, we could have boil water notices and discoloration. We would like to start tomorrow and it will take approx. three weeks to complete."

Mr. Davis would like to notify the affected customers 24 hours in advance and areas where less than fifty customers are affected notice will be hand delivered.

Commissioner Johnson would like to know if we can speed up the three week process of Fire Hydrant replacement.

Commissioner Buzzett asked, "Do we flush the Water System or utilize the 50/50 Rust Inhibitor first?"

Mr. Davis responded, "I don't think it matters which is done first."

Commissioner Gingell feels that the Fire Hydrants should be replaced before we flush or change to the 50/50 Rust Inhibitor Mix.

Mr. Davis responded, "Yes, I agree we should start the 50/50 mix after the hydrants are replaced."

Motion by Commissioner Johnson, 2nd by Commissioner Buzzett, to start the 50/50 Rust Inhibitor Mix immediately. Motion carried 3-2; Gingell and Stephens Nay.

Public Works, John Grantland:

No Update

Headworks and Sprayfield:

Mr. Weston noted that the Notice to Proceed should be issued on April 27, 2011 with a completion date scheduled for June of 2012.

City Engineer, Clay Smallwood, III:

Field of Dreams Road Bid:

Mr. Smallwood indicated that we received five bids on the re-advertisement and one of them made a \$36K error and withdrew their bid. We recommend awarding the bid to the low bidder Gulf Asphalt Company, in the amount of \$338,093. The total grant for the project is \$600k.

Motion by Commissioner Stephens, 2nd by Commissioner Gingell, to award the Field of Dreams Bid Award to Gulf Asphalt Company in the amount of \$338,093. All in Favor; Motion carried 5-0.

Bruce Ballister from Apalachee Regional Planning Council noted that we had a CDBG Site Audit today with Pat Howard from the Department of Community Affairs. Staff received an outstanding report from Mr. Howard and he recommended that the City look at a budget amendment to transfer the funding for the 8% in administrative cost. Mr. Ballister also noted that he will make a request to have the utilities underground and covered under the grant.

Mr. Smallwood noted that we are working with Progress Energy on supplying power to the school. The cost for the power supply will be covered under the CDBG Grant.

Commissioner Stephens asked, "Will the complete project be covered under the grant?"

Mr. Ballister responded, "Yes, completely out of Grant Funds."

Water Facilities Plan:

Mr. Weston noted that we had a Public Hearing on April 12, 2011, to review the Water Facilities Plan presented by Philip Jones. We currently need to approve the Water Facilities Plan for submittal to the State Revolving Fund for funding.

Motion by Commissioner Buzzett, 2nd by Commissioner Gingell, to approve the Water Facilities Plan and submit to the State Revolving Fund for Funding. All in Favor; Motion carried 5-0.

Qualification for Reduction of Permit Processing Fees:

Mr. Smallwood Indicated that the City qualifies for reduced rates on state permitting and provided a qualification letter to the Commission issued by the Florida Department of Revenue. The reduced fee will save the City between \$100 - \$200 per Permit.

Commissioner Johnson asked, "Is the savings just for the City?"

Mr. Smallwood responded, "Yes."

Motion by Commissioner Johnson, 2nd by Commissioner Gingell, to file the request for reduced permit fees with the DEP as outlined by the DOR letter. All in Favor; Motion carried 5-0.

Code Enforcement, Richie Burkett:

Mr. Weston noted that 94 code issues have been worked this year and Mr. Burkett is currently only working sixteen hours a week.

Police Department, Chief Barnes:

Chief Barnes indicated that he has received several complaints of loud music. If you can hear the music from twenty-five feet it's against the law and citations will be issued.

Chief Barnes also noted that the Police Department will be charging the parents of minor children who drive Golf Carts on Public Streets.

Grants, Charlotte Pierce:

Grants Activity:

Mrs. Pierce noted that the Frank Pate Park FRDAP Grant was closed out today and provided the Commission a Grant Report that outlines the activity for the past two weeks.

PSJRA, Matt Flack:

Bid Advertisements:

Mr. Fleck noted that two bid proposals are currently being advertised. The first being for Hwy 98 and Hwy 71 Landscape Maintenance that closes on April 22nd. The second is Phase 3 of the Landscaping Project from Ave A to Ave D that will close on May 5th.

Hwy 98 Parking Lot:

Mr. Fleck indicated that USDA has notified the PSJRA that the Hwy 98 Parking Lot at the corner of Fourth Street does qualify for a grant. The Commission may need to pass an additional Resolution, but we should be in the home stretch.

City Commons Gazebo:

Mr. Fleck noted that the Gazebo should be completed on May 7th with a ribbon cutting to take place at 10:00 A.M.

Citizens to be Heard:

Christy McElroy

Ms. McElroy remembers the Rescue Mission as a young girl growing up in Panama City. The population of the Mission grew and drained the City's resources. She doesn't feel that Port St. Joe should go down that road. A lot of hopeless souls hang out around the Mission. We should be looking at rehabilitation. We don't have the Police Force to handle a Mission and feels passionately about this issue.

Mayor Magidson noted that if a workshop is held, it will be publicized.


Commissioner Comments:

Commissioner Buzzett asked, "Have we made any progress for Sod on David B Langston Dr?"

Mr. Smallwood responded, "The sod arrived today."

Motion by Commissioner Johnson, 2nd by Commissioner Stephens, to adjourn at 7:15 P.M.

Approved this 3rd day of May 2011.



Jim Anderson, City Clerk



Mayor Magidson