

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, July 17, 2018, AT 6:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Adam Albritton were also present.

CONSENT AGENDA

Minutes

Mayor Patterson stated that he had not had time to completely review the Gulf Bay Reporting Transcripts of the May 11, 2018, and May 15, 2018, meetings, that he had noted some errors, and asked that the Transcripts be Tabled to allow him more time to review them.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the Minutes of the Regular Commission Meeting on June 19, 2018, and the Workshop Meeting of June 26, 2018. All in favor; Motion carried 5-0.

PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA) There was no update from the PSJRA.

City Attorney

Ordinance 547 Comprehensive Plan Update, Second Reading and Consideration of Adoption -

Ray Greer, the City Planner, shared that the state had reviewed the Comprehensive Plan Update, requested several minor changes in the language and returned the plan to the City for the changes. The changes have been made and the plan will be returned to the state for approval.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to have the Second reading of Ordinance 547. All in favor; Motion carried 5-0. Attorney Albritton read Ordinance 547 by Title only.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to adopt Ordinance 547. All in favor: Motion carried 5-0.

Attorney Albritton request that the North Port St. Joe P.A.C. Rezoning Request be moved up in the Agenda as Mr. Greer had worked on this.

North Port St. Joe P. A. C. Rezoning Request – Mr. Greer shared that the Future Land Use Map had been considered, neighbors that will be impacted by the proposed changes will need to be contacted by the City prior to a Workshop to discuss the overall plans, and the suggested changes. Mr. Greer will assist with the language of the notification and the City will be responsible for contacting the individuals.

It was noted that the second Port St. Joe CRA Boundary, which encompasses North Port St. Joe, for the first time since it's designation has generated value above the base year value. Questions were asked if the generated TIF funds could be used to cover the cost of the Planning Task Order and Utility Evaluation Task Order.

Planning Task Order and utility Evaluation Task Order

A Motion was made by Commissioner Langston, second by Commissioner Ashbrook, to ask the PSJRA to cover the expense of the orders. All in favor; Motion carried 5-0.

Golf Cart Ordinance Consolidation Update – Attorney Albritton noted that he and his staff have been working on this and he should have something shortly to present to the Golf Cart Committee.

Resolution 2018-07, Tenth Street Park –

The following individuals shared their thoughts and concerns on this issue:

Sam Amerson, Jr., Sam Amerson, Sr., Chester Davis, Christy McElroy (noted a meeting with Northwest FL Water Management District Friday at 10 A.M. and invited the Commissioners to attend), Robert Branch, Jeremy Novak (stated he was not authorized to speak on behalf of the County or Park Committee but had emailed Mr. Anderson what was needed from County Commission Chairman, Sandy Quinn), John Fadio, Jill Bebee, Arthur Rogers, Elaine Rogers, Steve Newman, Nathan Peters, Jr., and Scott Hamilton.

After a very lengthy discussion, a Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to Table Resolution 2018-07. Motion carried 4-1 with Mayor Patterson voting no.

Commission Hoffman asked that 2 residents from the Marvin and Woodward Avenue areas, 1 person from the baseball program, and 1 softball representative be added to the Tenth Street Park Committee. The request will be made to the Committee.

Turtle Center Concession Agreement –

Attorney Albritton noted that he had been informally told that the FCCI did not agree to the terms of the lease. He suggested that the Commission either get formal rejection or ask FCCI to provide in writing what they disagree with.

Mayor Patterson shared that he had been in conversation with members of the FCCI and they would like to provide the language to be added back to the Lease.

Charles Gaddy asked that the FCCI be allowed to propose changes and bring them back at the next meeting.

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to offer the Concession Agreement, as written, to the FCCI.

Attorney Albritton stated that the last changes made were at the direction of the Commission.

He also noted the FCCI had not been presented with a formal offer of the final draft of the Concession Agreement, it was emailed to them prior to the June 5, 2018, Meeting and it was also on the June 19, 2018, Agenda but no one from the FCCI attended the meeting. The last changes that were made, which were two months ago, were at the direction of the Commission. He advised that the Commission not take any further action, absent what he has already advised, until the FCCI will place in writing what they want and let the Commission consider that.

Commissioner Hoffman shared that he remembered discussing the gift shop idea and it was agreed that there was not going to be a gift shop allowed. Attorney Albritton stated that was reflected in the Agreement.

Pat Floyd, St. Joseph Historical Society, Inc. (SJHSI) member, noted the previous vote, that there has to be some interest in finality and not progressive negotiations. He referenced the Meeting of June 5, 2018, and June 19, 2018, and the opportunities to give suggestions had been provided. Mr. Floyd shared that what was being suggested tonight was to put back in the same terms that have already been taken out and approved by the Commission. He reminded the Commission of the compromises that had been made by the SJHSI; the 60 day notice for FCCI to vacate the building for the reassembling of the lens, the 18 months only lease, and agreeing for the sale of t-shirts but no full gift shop. He stated another vote was not needed, either agree to the terms or find another location. A conclusion was reached on June 5, 2018.

Commissioner Ashbrook countered with the FCCI had not been given a contract.

Commissioner Hoffman noted that the FCCI was provided, via email, the agreement prior to June 5, 2018, and it was on the June 19, 2018, Agenda.

Commissioner Hoffman stated that if the FCCI was not comfortable with what we voted on and sent them, and have not responded at this point, at least the clock has started, if FCCI is not comfortable with the lease, something should have been noted and the lease should have started June 5, 2018; negotiations need to stop and don't continue postponing it.

Mayor Patterson questioned if the FCCI could be denied the opportunity to have a gift shop and the response was "Yes."

Jessica Swindall of the FCCI stated, from the back of the room, that the FCCI objected to the terms of the Lease.

Mel Magidson, Jr., SJHSI member, noted that currently the primary focus of the SJHSI is to reassemble the lens with proceeds from the gift shop going to that purpose. He noted that a fund raising campaign has been started to reassemble the lens.

Commissioner Ashbrook withdrew his Motion and Commission Hoffman withdrew his second.

Commissioner Langston asked Mrs. Pierce how long the SJHSI had been operating the gift shop. She responded that, originally when it was at the cape, they ran it for the county. When the facility was closed at the cape, the gift shop was relocated to the Maddox House until the facility was moved to town in 2014, and it has been run by the SJHSI for many years.

Commissioner Langston asked if the Commissioners didn't agree at their last meeting to allow the FCCI to sell t-shirts only. The Commissioners agreed that his statement was correct.

Commissioner Hoffman asked since FCCI had rejected the agreement, where does it put the Commission from today forward.

Attorney Albritton, noted for the record that from the back of the room, FCCI, had rejected the agreement and as it stands, he feels this concludes this issue.

Attorney Albritton read aloud Form 8B, Memorandum of Voting Conflict that was completed by Commissioner Lowry in reference to his abstention of voting on June 19, 2018, concerning the Coastal Plantation Development Order Request of JR & JR Holdings LLC & BGR 7 14 LLC. Mr. Lowry is a business associate of developer Ralph Rish.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Road Bond Money Update –

Mr. Anderson noted a schedule for paving has been received. Paving of Long Avenue is scheduled for July 30, 2018, and Reid Avenue paving begins on August 5, 2018. Needed materials for the downtown waterlines have not been approved and additional ways to fund this project are being considered.

New Business

Small Cities Community Development Block Grant (CDBG) Application

Second Public Hearing and Resolution 2018-08 Authorizing CDBG Grant Application – Mayor Patterson paused the meeting for the Public Hearing. Bruce Ballister, representing the Apalachee Regional Planning Council, reviewed the application process explaining that the number of beneficiaries was a limiting factor and money from the City would be needed to provide a positive score for the grant application. A Motion was made by Commissioner Langston, second by Commissioner Ashbrook, to adopt Resolution 2018-08 CDBG Application. All in favor; Motion carried 5-0.

Fair Housing Workshop – Bruce Ballister conducted a Fair Housing Workshop for elected officials which included reviewing Unlawful Housing Practices, Exemption and Exception, the Administrators Authority and Responsibilities, Complaints, Processing Complaints, as well as Education and Public Information. Mr. Ballister noted, for the record, that the mayor and all commissioners were present.

Resolution 2018-09 Fair Housing Policy – A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the Fair Housing Policy. All in favor; Motion carried 5-0.

Mayor Patterson resumed the Commission meeting.

DR-420 Proposed Millage Rate – Mr. Anderson noted the current Millage rate is 3.5914 and has been this rate for more than 10 years. He reminded the Commission that once the DR-420 is submitted, you cannot raise the Millage, but it can be reduced.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, that for budgetary purposes, the DR-420 reflect a proposed Millage rate of 4.5914. All in favor; Motion carried 5-0.

Audubon Sign Request – Consensus was not to allow the sign as it will only open up more requests for signage.

City of Apalachicola Utility Letter – Staff is to talk with City of Apalachicola officials to set up a meeting on this project.

Washington Museum Roof – Commissioner Langston

Staff will look at the roof, if the repairs are minor they will be taken care of. If major repairs are needed, the issue will be brought back to the Commission.

Public Works – John Grantland

Water Meters – Replacement Update: There will be a meeting Thursday to review the Punch List.

Jones Homestead Sewer – There are 48 paid customers for the project which leave 17 available slots for other residents to sign up to receive the reduced cost of installation. Work began last week on Plantation Drive for the project.

Fishing Piers – Clifford Sims Park: A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to bid this project. All in favor; Motion carried 5-0. Funds for this project will come from the Fishing Express docking fees.

Commissioner Hoffman suggest^{ed} applying to the Florida Wildlife Commission to make Clifford Sims Park Fishing Piers an area that does not require a fishing license to fish from the piers.

Surface Water Plant – Larry McClamma did not have any updates for the Commission.

Wastewater Plant – Kevin Pettis noted there is 3' of free board in the pond and the new disrupter is working well.

Finance Director – Mike Lacour

Budget Timeline - Mr. Lacour provided copies of the first draft of the Budget. Consensus of the Commission was to hold Workshops at noon each Tuesday in August.

City Engineer – Clay Smallwood, III

Road Paving update – This was addressed earlier in the meeting.

Code Enforcement no action was required.

Police Department – Sgt. Jake Richards did not have anything for the Commission.

City Clerk - Charlotte Pierce did not have any updates for the Commission.

Citizens to be Heard –

Clare Morris, Arthur Rodgers, Elaine Rogers, John Fadio, Carolyn Williams, and Fred Morris again reiterated their thoughts on the Tenth Street Park issue.

Charles Gather inquired about the Recreational Department Budget and offered suggestions on the park issue

Discussion Items by Commissioners

Neither Commissioner Langston, Ashbrook, Lowry, nor Hoffman had anything else to discuss.

Mayor Patterson noted the sidewalks for the David Langston Drive should be installed soon.

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to adjourn the meeting at 8:53 P.M.

Approved this 7th day of August 2018.


James "Bo" Patterson, Mayor

8/7/18
Date


Charlotte M. Pierce, City Clerk

8/7/18
Date