

**MINUTES OF THE WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS
FOR THE CITY OF PORT ST. JOE, FLORIDA AND THE NORTH PORT ST. JOE
PROJECT AREA COALITION HELD IN THE WASHINGTON IMPROVEMENT
GROUP BUILDING, 198 PETERS STREET, PORT ST. JOE, FLORIDA ON
September 27, 2018, at 5:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, Lowry, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Public Works Director John Grantland, Surface Water Plant Manager Larry McClamma, and City Planning Consultant Ray Greer were also present. Representing the North Port St. Joe Project Area Coalition were Chester Davis, Dannie Bolden, Letha Mathews, and NPSJ PAC Planning Consultant John Hendry.

Chester Davis opened the meeting with prayer and Mayor Patterson welcomed those attending to the Workshop.

A printed Agenda for the Meeting, the letter mailed to property owners in the project area, a Consent To Change The Future Land Use Designation and Zoning District for owners parcels in North in the Martin Luther Boulevard Area Form, the Port St. 2017 Annual Drinking Water Quality Report of the City of Port St. Joe, and a statement from Surface Water Plant Manager Larry McClamma were distributed.

Update on Current City Project

CDBG Grant – Water and Sewer

City Manager Jim Anderson noted that a CDBG Grant in the amount of \$650,000 for water line improvements has been completed for the North Port St. Joe area.

NFWFMD Water

Mr. Anderson shared that the North West Florida Water Management District provided an \$80,000 Water Grant for North Port St. Joe and that has recently been completed.

FDOT Langston Drive Sidewalks

Mr. Anderson announced that the FDOT has provided the funding difference between the grant and bid amounts for the project and it will begin soon.

MLK Landscaping

Mr. Anderson noted the rose bushes and fruit trees have been planted and landscaping completed on MLK.

Larry McClamma, Surface Water Plant Manager, speaking on behalf of the Surface Water Plant, read the following statement: "The City has faced many obstacles since the Surface Water Plant went on line in September of 2009. Of those obstacles, public perception of the water and drinking water quality have been two of the most important.

With the change from ground water to surface water, came a change in the basic chemistry of the water we treat. In the beginning it is safe to say there was a big learning curve, and water plant staff did face a lot of challenges. But with persistence, and the City's help, they were given the tools they needed to overcome the obstacles, and today operate an efficient plant that meets all the criteria required by the DEP. Our drinking water meets all federal and state requirements, and we have had no exceedance of any primary water quality standard set forth by EPA. Our state certified plant operators strive to provide the best drinking water possible, and do take pride in seeing that you, the customer, have the upmost confidence in your water.

We do feel the future is bright for the City of Port St. Joe water system, and we will continue to improve and deliver our customers the safe, clean, drinking water they deserve.”

John Grantland, Public Works Director, noted that approximately 26,000 linear feet of water pipe has been installed throughout the city which has improved the delivery of water to residents. He noted that since installation of the pipe, the three main issues with water quality have been galvanized pipe in the homes, hot water heaters, and home filtration systems.

Ray Greer was introduced as the City's Planning Consultant. Mr. Greer noted that tonight's discussion would be for the need to rezone 18 acres of land which involve 108 parcels and shared the regulatory process that would be required to make these changes.

John Hendry, NPSJ PAC Planning Consultant, presented a Power Point Presentation to reestablish North Port St. Joe as a commercial and residential community center, shared the zoning changes that would need to be made, and answered questions concerning his presentation.

The following individuals asked questions and shared their concerns for the project: Amy Rogers, Johnny Bryant, Chester Davis, Commissioner Langston, Arthur Harris, III, Carl White, and Nathan Peters, Jr.

Mr. Greer noted the plan would involve 3 overlay districts, retail, residential, and transition. He also explained the process that would be involved in a land use change and felt from start to finish would be about a 7 – 9 month process.

Chester Davis reminded those present that their committee is striving to better their community.

Clerk Pierce asked that anyone that had not signed the attendance sheet for tonight to please sign it before leaving.

Mr. Anderson thanked everyone for attending the meeting and reminded them to see City Staff if they had any questions.

The Workshop adjourned at 6:15 P.M.

Approved this 2nd day of October 2018.


James "Bo" Patterson, Mayor

10/2/18
Date


Charlotte M. Pierce, City Clerk

10/2/18
Date