

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, January 21, 2020, at Noon.**

The following were present: Mayor Buzzett, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present.

Mayor Buzzett noted that the MLK Day celebration was wonderful and applauded everyone that was involved with it.

CONSENT AGENDA

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, Attorney McCahill noted that at the January 7, 2020, City Commission Meeting, Commissioner Brett Lowry abstained from voting on Ordinance 565 Small Scale Plan Amendment – SRS Land Co., LLC, because he has a business relationship with developer Ralph Rish. A copy of his Form 8B is attached to the Minutes of the January 7, 2020, Meeting.

Minutes

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to approve the Minutes of the Regular Meeting on January 7, 2020. All in favor; Motion carried 5-0.

Building Department Update – Quarterly

Long Term Recovery Committee – Nancy Stuart shared they are currently collecting data for grants for submission to the Red Cross, and anticipate delivery of their warehouse between February 13, and February 15, 2020. She also noted their meeting on the first Wednesday of the month is a Board meeting in Port St. Joe at the Gulf County Health Department. Their Community Meetings are held on the third Wednesday of each month and are rotated between the Washington Improvement Group Building, Gulf Coast State College, and in Wewahitchka at the First United Methodist Church.

PSJRA Update – There will be a PSJRA Workshop on Tuesday, January 28, 2020, at 11:00 A.M.

City Attorney –

Ordinance 568 Small Scale – Sheriff's Office First Reading:

Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to have the First Reading of Ordinance 568. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 568 by Title only.

School Tennis Court Lease update –

After discussion, a Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, for Mayor Buzzett to continue discussions with Gulf County School Superintendent, Jim Norton, for a 20 year lease of property where the tennis courts are located. All in favor; Motion carried 5-0.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Government Complex Grant Update –

Mayor Buzzett has spoken with Dave Harrelson of the St. Joe Company and Mr. Harrelson will follow up on the appraisals to see where they are in reference to purchasing property for the new City complex.

Police Department Building – Mayor Buzzett:

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to advertise for two bids, one will be to re-bid repairing the police department and the other will be for furnishings for the police department. All in favor; Motion carried 5-0

Gateway Apartments Phase II – Commissioner Ashbrook:

Michael Bauer of the PACES Foundation requested that the City allow them to proceed with the development of an additional 26 units; reduce the requirement of 2.5 parking spaces down to 1.5 parking spaces per unit; waive the Development Order requirement to allow use of the existing single entrance off Clifford Sims Drive to serve the additional 26 units; and reduce the impact and/or utility connection fees to an amount consistent with the approximate 25% reduction the City has allowed for similar projects.

Michael Cleland reviewed the Traffic Impact Study prepared by HAS Consulting.

In addition to the Commissioners, the following individuals shared their concerns and asked questions about the project: Christy McElroy, Tan Smiley, Letha Mathews, Marquita Thompkins, Marvin Davis, and Cassie Studstill.

Judy Williams of Royal American answered questions concerning felons and their application for housing at Gateway.

New Business

Commissioner Terms

Attorney McCahill was asked to review the City Charter to make it consistent with current Florida Statutes.

Commissioner Qualifying Fee / Petition Process

Attorney McCahill will also review the options and recommend the necessary language to make this consistent with Florida Statutes.

Ship Program Request

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to waive the impact fees for participants of the Hurricane Housing Recovery Program (HHRP) through the Gulf County SHIP Program. This will be for Impact Fees only. All in favor; Motion carried 5-0.

Conveyance of Property Request

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to deny the request of Jim Norton, Steve Newman, and Zach Childs, for the City to vacate or convey title to a strip of property situated between Parcel 04786-000R and Highway 98. All in favor; Motion carried 5-0.

Indie Dwell – Commissioner Ashbrook:

Guerry Magidson, representing the Port St. Joe Port Authority, requested the assistance of the City in preparing an EDO grant and the support of the Port Authority to bring a construction factory to the old Arizona Chemical Plant site. The factory would create approximately 100 jobs paying between \$16 and \$20 per hour and will provide housing solutions for families by building modular steel structure homes.

Grey Dodge, representing Indie Dwell also shared information and answered questions concerning the project.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, for the City to help with the grant and support the Port Authority in this endeavor. All in favor; Motion carried 5-0.

Public Works – John Grantland

Highway 98 Delineators

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to have FL DOT install delineators on Highway 98 in front of Hungry Howie's and McDonald's. All in favor; Motion carried 5-0.

Mr. Grantland noted that the bridge has been installed at the 16th Street Park, and paving should begin this week at Clifford Sims Park.

Mayor Buzzett asked that something be done to eliminate the bridge at Buck Griffin Lake on the 20th Street side.

Surface Water Plant – Larry McClamma

Request to purchase Vehicle on State Contract

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to approve purchasing a Nissan Pathfinder at a cost of \$25,695 per vehicle for the Surface Water Plant and also a vehicle for the Water Plant on State Contract. All in favor; Motion carried 5-0. Funds for these vehicles are in the budget.

Wastewater Plant – Kevin Pettis

Request to purchase Vehicle on State Contract

See motion above.

The plant is running well, they continue to push water out, and the stainless steel filters are doing great.

Finance Director – Mike Lacour

Mr. Lacour continues to work with FEMA and our insurance carrier on the Frank Pate Park Gazebo (Pier), and lift stations. He feels that the FEMA work is more than half way on obligated projects.

City Engineer – Clay Smallwood, III

Trail Lighting / Upgrades Grant Update – Duke Energy Quotes

The county will be sending the revised quotes to the grant provider for their approval.

Clifford Sims Park Paving –

Work is anticipated to begin next week.

Code Enforcement – No report necessary.

Police Department – Chief Matt Herring

Chief Herring thanked the Commission for their approval of the delineators for Highway 98. He asked that consideration be given for several renovations that need to be made to the police department when re-bidding the repairs.

City Clerk - Charlotte Pierce

2020 Election Schedule

Clerk Pierce noted the upcoming election information and referenced page 73 of the Agenda.

Mrs. Pierce read an invitation, provided by Marquita Thompkins, to the upcoming Community Health Improvement Partnership (CHIP) meeting to be held on Wednesday, January 22, 2020, from 9:30 A.M. to 11:00 A.M. EST at the Florida Department of Health in Gulf County Conference Room.

Citizens to be Heard –

Kim Miller expressed her concerns about their water being changed from Lighthouse Utilities to City water recently and asked who should have provided the notice; where does the water line tee off; will the City be taking over Lighthouse Utilities, and why doesn't Gateway provide their own site security?

Lighthouse utilities should have provided the notice; Jones Homestead Road is the location of the line tee; no request has been received for the City to take over Lighthouse Utilities, and the possibility of Gateway providing onsite security should be discussed.

Letha Mathews shared that HG TV is looking for a small town to redo and asked if the City had applied to be considered for their offer. Mayor Buzzett asked staff to follow up on this to see what the requirements are.

Christy McElroy congratulated the Public Works Department on their completion of the walking bridge at the 16th Street Park. She asked if there were any excess funds available to provide better trash cans at Clifford Sims Park; noted the need for Code Enforcement to check the accumulation of trash in neighborhoods; asked when the next NERDA Workshop would be, and noted the need for something to be done with the Ice Machine on Baltzell Avenue.

Cassie Studstill asked for clarification on the Commissioner Terms and Qualifying methods. It was noted the attorney is following up on this.

Discussion Items by Commissioners –

Neither Commissioners Hoffman, Lowry, nor Ashbrook had anything additional to discuss.

Commissioner Langston noted the success of the MLK Day festivities, shared the lights in the Washington Gym are beautiful, and announced that Dr. Joseph Peters will be doing a financial seminar on February 5, 2020, at the Gulf County Senior Citizen's Building.

Mayor Buzzett reminded everyone of the condition of roads and streets in the City and wants people to think "outside the box" for ways to afford yearly, routine maintenance of the roads.

Motion to Adjourn

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to adjourn the meeting at 2:25 P.M.

Approved this 4th day of February 2020.



Rex Buzzett, Mayor

2/4/20

Date



Charlotte M. Pierce, City Clerk

2/4/20

Date