

## **PORT ST. JOE, FLORIDA**

**JULY 22, 2009**

### **COMBINED WORKSHOP**

The Gulf County Board of County Commissioners and City of Port St. Joe Commissioners met this date in a combined workshop with the following members present: Chairman Nathan Peters, Jr., Commissioners Billy E. Traylor, Bill Williams, and Warren Yeager. < Vice Chairman Carmen L. McLemore was absent>. City Commissioners Charlie Stephens, John Reeves, Greg Johnson, Rex Buzzett, and Mayor Mel Magidson.

Others present were: County Attorney Timothy McFarland, Clerk Rebecca L. Norris, Deputy Clerk Kari Summers, Chief Administrator Don Butler, Assistant Administrator Michael Hammond, Deputy Administrator Lynn Lanier, Planner David Richardson, Sheriff Joe Nugent, City Attorney Russ Scholz, City Attorney Tom Gibson, Acting City Clerk Jim Anderson, City Manager Charlie Weston, City Mayor Mel Magidson, Preble-Rish, Inc. Engineer Bill Kennedy, D.R.A. Director Matt Fleck, City Parks & Recreation Director Mike Lacour, and City Public Works Director John Grantland.

Chairman Peters called the meeting to order at 6:02 p.m., E.T.

#### **COUNTY/CITY ISSUES**

Chairman Peters thanked everyone for attending the meeting, stating that it is very important that all County and City officials work together. City Manager Weston thanked everyone for the opportunity to discuss issues of interest to the City and County. Chief Administrator Butler discussed that he and City Manager Weston have been working together on all the County and City issues.

#### **UTILITY PROJECTS**

City Manager Weston discussed that the utility projects are common interest projects to both the County and the City.

#### **BEACON HILL SEWER**

Preble-Rish, Inc. Engineer Bill Kennedy appeared before the Commissioners and stated that Beacon Hill Sewer is Phase III of the Beaches Sewer agreement, and reported that they have begun work on the Beacon Hill Sewer Project. He reported that the surveying is 100% complete, design 20% complete, and the site location for the lift station will be decided tomorrow; stating from that point they have approximately 90 days to complete the design, and they will seek funding for the project within 90-120 days.

#### **ST. JOE BEACH SEWER**

Preble-Rish, Inc. Engineer Kennedy appeared before the Commissioners and reported that St. Joe Beach Sewer is currently under construction and is 50% complete. He reported that 95% of the grinder stations are installed, and the project should be completed within 60-90 days.

### **GULF BEACHES SEWER**

Chief Administrator Butler discussed the Beacon Hill sewer agreement, and stated that they will continue to strive to obtain funding to complete the project. He discussed that they have made two applications for funding, which would run the truck lines all the way to the County line and provide sewer to replace the septic system on the beach side of Highway 98. Chief Administrator Butler reported that they applied through a F.E.M.A. Mitigation Grant based on Hurricane Gustav. Upon inquiry by City Commissioner Johnson, Chief Administrator Butler reported that the funds are from F.E.M.A. and they are reimbursable. Upon inquiry by City Commissioner Buzzett, Chief Administrator Butler reported that it would cover the houses from Gulf Aire to the County line. Assistant Administrator Hammond reported that the significant portion in the overall cost is 40%. Upon inquiry by City Manager Weston, Engineer Kennedy discussed that the construction on the beach side of Highway 98 would take approximately 90 days to complete. Chief Administrator Butler discussed that the application was recently filed, and this funding is from Hurricane Gustav, stating that we should hear something within the next month.

### **ST JOE BEACH SEWER**

City Manager Weston reported that the St. Joe Beach sewer project is a \$6.6 million project, with \$2.3 million remaining to be spent on the project, and that \$1.8 million of the remaining balance is under the control of the County. He discussed that the City has one remaining invoice in the amount of \$435,000.00 which will exhaust their funds available to pay on this project. Commissioner Yeager discussed that the Board has already committed to completing this project.

### **OVERSTREET WATER SYSTEM**

City Public Works Director Grantland reported on the Overstreet Water extension project, stating that GAC Contractors has completed the installation of the lines, and are currently completing the pressure testing phase, and anticipate this to be complete by the end of the week. He discussed that the following week they will start the process of flushing for bacteria, stating that this project is on target and should be ready to submit for clearances in early August. City Public Works Director Grantland reported that they will allow two weeks to receive clearances back from the State and with their target date being the week of August 14<sup>th</sup>, they should be able to start making connections to the homes. He discussed that the City has already run the lines from the mains to the pumps, and once the clearances are received back, the wells can be disconnected and the project will be complete.

### **WHITE CITY SEWER**

City Public Works Director Grantland reported that the White City sewer project is complete, but they are currently working on some items with the Contractors. He discussed that the system has been certified and is currently in service. He reported that there are a few issues with residents, and the Health Department has some issues with the impaction of several septic systems.

### **SPORTS COMPLEX**

City Parks & Recreation Director Lacour presented the Executive Summary of the Sports Complex and discussed the conceptual master plan, stating that the process started in October 2008 with a joint meeting of the City and the County. He discussed that the project

is approximately 90% complete with the process, stating that the consultants are ready to present the conceptual drafts of the master plan to the Committees and the general public to finalize and complete the final draft. Parks & Recreation Director Lacour discussed that they would like to complete the process and coordinate with Sharon Gaskin on the North Florida Child Development project. He stated that Ms. Gaskin needs the completed master plan to help obtain Federal funding for her project, and the City is moving forward with North Florida Child Development in an attempt to gain C.D.B.G. funding for the entrance road and utilities into the 60 acre complex. He discussed that the City is moving forward with the annexation process for the 60 acres and rezoning of the property, stating that the clearing of the property is approximately 75% complete. Chairman Peters discussed that Property Appraiser Colbert's Certification of Taxable Value reflects a 24% reduction from last year and the County would like to push the project back at this time. Chief Administrator Butler discussed that the interlocal agreement states the City will match what the County funds up to a certain amount, and in an effort to cut the budget the County cut the sports complex funding. City Manager Weston reported that the engineers cost of the study is \$70,500.00. Chief Administrator Butler stated that the County has the funds in this years' budget to cover their share (\$35,250.00), but did not budget anything for the Sports Complex in next years' budget. Upon inquiry by City Commissioner Johnson, City Parks & Recreation Director Lacour discussed that the project will cost approximately 4 to 5 million dollars to complete the entire 60 acre site. Upon inquiry by City Commissioner Johnson, City Parks & Recreation Director Lacour stated that their plan is to complete the project in phases utilizing F.R.D.A.P. funding. Preble-Rish, Inc Engineer Kennedy stated that a complete storm water master plan, and mass grading plan will need to be completed to make the entire site project ready, and the cost will be between \$40,000.00 and \$70,000.00. Chairman Peters stated that the Board of County Commissioners will need to meet before a decision is made on the Sports Complex project.

### **BIOMASS PLANT**

Chairman Peters stated that he has scheduled a Workshop on Wednesday, August 12, 2009 at 6:00 p.m., E.T., in the Board Room for the County and City residents to share their issues on the new Biomass Plant, and the City has scheduled a Workshop on Wednesday, August 26, 2009, stating that the place and time has not yet been decided. City Manager Weston discussed that he and Chief Administrator Butler met with the Biomass Plant team, stating that there will be representatives at these meetings to answer any questions the public might have, and the City will place fact sheets in the water bills to the residents. City Commissioner Reeves requested that E.D.C. thoroughly investigate the Biomass group and report back to the City and County. Tom Graney appeared before the Board and discussed that E.D.C. has met with the group and they are a straight forward group.

### **UTILITY RATES**

City Manager Weston discussed that utility rates are a sensitive issue with a lot of people, stating that October 2009 is the end of the scheduled utility rates. He discussed the City's bond revenue stream, stating that it was based on the projected number of customers throughout the County and City, and the bond revenue was for water customers only. City Manager Weston reported that their projection will be short by 495 customers in 2010, 591 in 2011, and 689 in 2012. He stated that based on these figures, the utility rates will have to be increased to meet the bond debt. Commissioner Williams discussed that a significant number of F.T.E.'s are funded throughout the City Hall by using enterprise dollars, stating that it is misleading to discuss bond dollars that are being executed. Mayor Magidson

discussed that the City is going to have approximately \$720,000.00 loss in revenue funding due to the closing of Arizona Chemical. Commissioner Williams requested a breakdown from the City on the water and sewer. City Commissioner Reeves discussed the possibility of charging service ready fees throughout the City.

### **ONE-HALF CENT SALES TAX**

Chief Administrator Butler discussed the ½ cent sales tax ordinance adopted by the Board of County Commissioners, stating that the funds collected in the unincorporated areas of the County (not Cities) will go towards the landfill budget, and reduce the amount from the Ad Valorem taxes. Commissioner Yeager discussed that everyone shares in the cost with a sales tax. Upon inquiry by City Commissioner Reeves, County Attorney McFarland discussed the first ½ cent has been pledged to the Hospital, and now the Board has adopted the second ½ cent, stating that if the Cities cannot come to an agreement, there is a formula which is used to designate the amount everyone receives by the Department of Revenue.

### **TIPPING FEES**

Upon inquiry by City Commissioner Johnson, Commissioner Williams discussed that the County needs to change the policy pertaining to trash pick-up. Mayor Magidson discussed that the City does not charge for yard debris pick-up. Commissioner Williams discussed that there is a cost of operating the landfill that the Cities do not have to pay, stating that there needs to be an agreement with the Cities. City Commissioner Johnson discussed that it is not a fair process if everyone that crosses the scale does not pay. Commissioner Yeager discussed the possibility of the City pledging their sales tax to the landfill.

### **ANIMAL CONTROL**

Chief Administrator Butler discussed that the County did not add additional funding for a second animal control officer, and there is only one person to cover the entire County. Upon inquiry by City Commissioner Johnson, Sheriff Nugent reported that the County covers the County issues, and the City covers the City issues. City Manager Weston discussed that he met with the Police Department, and they are to handle after hours animal control issues.

### **BUILDING INSPECTIONS**

Chairman Peters discussed the possibility of the County performing the City building inspections. Mayor Magidson discussed that City Manager Weston can meet with Chief Administrator Butler to discuss this issue.

### **DOWNTOWN REDEVELOPMENT AGENCY**

Chairman Peters discussed issues with the D.R.A. and the City. Commissioner Yeager discussed that D.R.A. Director Fleck needs to be present to discuss the D.R.A. matters. Mayor Magidson discussed that he has had discussions with D.R.A. Director Fleck on ways to cut the budget.

Chairman Peters thanked all the City Commissioners and County Staff for attending the meeting.

City Commissioner Johnson requested that all Commissioners attend the meetings regarding the Biomass Plant on August 12<sup>th</sup> and August 26<sup>th</sup>.

There being no further discussion, the meeting did then adjourn at 7:52 p.m., E.T.

**NATHAN PETERS, JR.**  
**CHAIRMAN**

**ATTEST:**  
**REBECCA L. NORRIS**  
**CLERK**