

A regular meeting of the City Commission of the City of Apalachicola was held on Tuesday, January 6, 2015 at 6:00 PM at the Apalachicola Community Center, #1 Bay Avenue, Apalachicola, Florida.

Present: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Brenda Ash, Commissioner Mitchell Bartley, Commissioner Frank Cook, City Administrator Betty Webb, City Clerk Lee Mathes, Police Officer Timmy Davis, City Attorney Pat Floyd

Visitors: Sally Williamson, Geoffrey Hewell, Carrie Kienzle, Tim Mills, C. G. Athorn, E. D. Watson, Susan Clementson, George Coon, David Adlerstein, Ralph Richards, Caty Greene, Joe Taylor, George Watkins

Regular meeting opened by Mayor Johnson followed by prayer and pledge.

APPROVAL OF MINUTES

Motion to approve December minutes made by Commissioner Ash, second by Commissioner Cook.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Cook, Mayor Johnson

Voting Nay: None

APPROVAL OF BILL LIST

Motion to approve November bill list made by Commissioner Ash, second by Commissioner Cook.

Motion carried 5 to 0.

Voting Aye: Ash, Bartley, Cook, Elliott, Mayor Johnson

Voting Nay: None

PLANNING & ZONING

Ms. Webb stated that Planning & Zoning is still holding stormwater workshops, and Family Dollar has not rescheduled a hearing date.

Motion to confirm November minutes made by Commissioner Cook, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Bartley, Cook, Elliott, Ash, Mayor Johnson

Voting Nay: None

CITY ADMINISTRATOR

1. Ms. Webb stated authorization is needed to advertise for the vacant Public Works position which was vacated when John Layne was transferred to Water & Sewer Department.

Motion to advertise for vacant Public Work position made by Commissioner Bartley, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Cook, Elliott, Ash, Bartley, Mayor Johnson

Voting Nay: None

2. Ms. Webb stated that Battery Park is in need of a few repairs and installation of some new pilings. A-1 Quality Docks & Boatlifts has submitted a proposal for \$15,554.00 to replace damaged piling and do needed repairs.

Motion to accept A-1 Quality Docks & Boatlifts, local sole source provider, proposal in the amount of \$15,554.00 to install new pilings and do needed repairs at Battery Park made by Commissioner Bartley, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Cook, Mayor Johnson

Voting Nay: None

3. Ms. Webb stated the City is at the stage to start advertising for bid proposals for operations at Scipio Creek. The mooring slip rental, haul out slip with travel lift and temporary tie-up dock, boat repair yard, and open air market are items that will be advertised. Proposer can bid on all four or any one of the four, and then bid can be negotiated from there.

Commissioner Bartley asked who will be responsible for the upkeep at Scipio Creek and could the Commission place a cap on fees charged by the contractor.

Attorney Floyd stated yes.

Ms. Webb stated it's all according on how the contracts are worded and negotiated.

Commissioner Ash asked how the contractor will work with the management.

Ms. Webb stated in the contract everything will be outlined. Ms. Webb stated this is the first step to see who is interested and to define the details. Ms. Webb stated the plan from the beginning of the project has been that someone will completely take over the management of Scipio Creek and run it as a business. There should be no expense on the City. The proposer will charge fees, and collect all fees. Ms. Webb stated the bid package will outline all the specifics.

Motion to advertise for bid proposals for operations at Scipio Creek which includes mooring slip rental, haul out slip with travel lift and temporary tie-up dock, boat repair yard, and open air market made by Commissioner Bartley, second by Commissioner Cook.

Motion carried 5 to 0.

Voting Aye: Ash, Bartley, Cook, Elliott, Mayor Johnson

Voting Nay: None

4. Ms. Webb stated Scipio Creek grant did not have excess funds to replace pilings and do other needed repairs at Scipio Creek in which the grant did not cover. Ms. Webb stated \$215,000 of Revolving Loan

Fund was originally approved to help fund Scipio Creek Project. Ms. Webb recommends using an additional \$100,000 of Revolving Loan Fund to finish some things project did not cover.

Motion to authorize \$100,000 of Revolving Loan Funds, and not to exceed \$100,000, to do needed repairs at Scipio Creek in which grant funds were not available to complete made by Commissioner Elliott, second by Commissioner Bartley.

Commissioner Ash stated she wants to make sure there are funds in the account, and that the account is being replenished.

Ms. Webb stated she can meet with Commissioner Ash to address any concerns.

Motion carried 5 to 0.

Voting Aye: Bartley, Cook, Elliott, Ash, Mayor Johnson

Voting Nay: None

5. Ms. Webb stated Franklin County is starting paving project and she has identified five roads which are Scipio Creek area, James Clay Street between 22nd and 23rd Avenue, Johnson Complex to include drive-thru from Coach Wagoner Boulevard to Avenue L and circle at Project Impact entrance, Sawyer Lane from Highway 98 to Avenue L, and Veteran's Lane from Highway 98 to Avenue D.

Geoffrey Hewell stated that Veteran's Lane is used mainly as a drive way for the dentist office that there is only one house on that street.

Caty Greene stated she thinks there is a paving issue in front of the Library also.

Ms. Webb stated she will remove Veteran's Lane from the list, and if anyone has any additions please let her know so she can get the completed list to the County.

6. Ms. Webb stated Library grant documents have been received and signed by Mayor Johnson. Ms. Webb stated because of the time restraint, an architect will have to be hired by special task order. The Library Board recommends Warren Emo.

Motion to hire Warren Emo as architect for Library project by special task order made by Commissioner Ash, second by Commissioner Bartley.

Motion carried 5 to 0.

Voting Aye: Cook, Elliott, Ash, Bartley, Mayor Johnson

Voting Nay: None

Ms. Webb stated there are several items that must be completed by end of February. The Library Board is recommending using \$200,000 of the Key Funds to be used towards Library construction with PALS working towards replenishing the funds.

Commissioner Ash asked if bid will be put out for contractor.

Ms. Webb stated the architect will do the design, but contractor will have to be a bid out process.

Ms. Greene stated a survey has been compiled to get public input on what citizen's would like to see in the new Library.

Ms. Webb stated the Library must be under construction by December. The grant does not expire until June 2018, but construction must be completed by November 2016 according to the deed acquired by the School Board.

Motion to authorize \$200,000 of Key Funds towards Library construction with PALS organization replenishing the funds made by Commissioner Bartley, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Cook, Mayor Johnson

Voting Nay: None

7. Ms. Webb stated a representative from Historic Resources will be conducting a meeting on how to become a Certified Local Government Designation. HCA is taking the initiative to start this process.

8. Motion to approve payment for Attorney Floyd's invoice made by Commissioner Bartley, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Cook, Mayor Johnson

Voting Nay: None

ATTORNEY FLOYD

Attorney Floyd updated Commission on Cameron case and State of Florida vs. Georgia case. Attorney Floyd stated regarding the Apalach Auto repossession of equipment, City will have to advertise what equipment is available for sale and sealed bids are not required. Process will be like an auction process.

Ms. Webb stated a minimum price will have to set on certain pieces of equipment.

OTHER VISITORS & COMMENTS

1. Ralph Richards asked Commission that if Scipio Creek operations are contracted out, will company be able to charge whatever they want for slip rental.

Mayor Johnson stated rules and regulations will be outlined in the contract.

Ms. Webb stated slips have to be commercial use.

Mayor Johnson stated currently there is not enough revenue being generated to maintain Scipio Creek facility. There is going to have to be some sort of increase, but amount of that increase has yet to be determined. Scipio Creek has to generate enough revenue to sustain itself.

Mr. Richards stated he is concerned about overpricing to where no one can afford it.

George Watkins stated there is a list of rules and regulations for slip rental and asked if a company can change those rules and regulations.

Attorney Floyd stated if the rules and regulations are grant related then they cannot be changed.

Mr. Watkins asked if there was going to be stipulation on what kind of commercial boat will be allowed to moor at Scipio Creek.

Attorney Floyd stated all the specific language and details will be stated in the contract.

Mr. Watkins stated the basin for the haul out slip is not deep enough.

Ms. Webb stated engineers have signed off that the haul out slip is usable.

2. Sally Williamson stated the tennis courts have breaks in the surface, and resurfacing will need to be done in the near future. Ms. Williamson stated there are also some low places that hold water.

3. David Adlerstein asked the status of the ANERR and St. Vincent buildings.

Ms. Webb stated University of Florida will be utilizing the ANERR building. The extension granted to St. Vincent expires the end of this month. The building will be part of bid package if bidders chose to utilize the building.

There being no further business, meeting adjourned.

Van W. Johnson, Sr., Mayor

Lee H. Mathes, City Clerk