

A Workshop and Special Meeting of the City Commission of the City of Apalachicola was held Tuesday, March 25, 2008 at 6:00 PM at the Apalachicola Community Center, #1 Bay Avenue, Apalachicola, FL.

Present: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Val Webb, Commissioner Mitchell Bartley, Commissioner Frank Cook, City Administrator Betty Webb, City Clerk Lee Mathes, Grants Manager Cindi Giametta

Visitors: William Poloronis, Ken Hatcher, Fred Donovan, Sandy Henkley, Mike Kelsey, Dave Hemphill

Workshop opened by Mayor Johnson.

## **WORKSHOP**

### **George Kirvin Floyd Maritime Museum**

Ms. Webb stated that George Kirvin Floyd is proposing to build a maritime museum at the old Buddy Ward Scallop Plant location. Mr. Floyd presented his construction plans for the museum building to the Planning & Zoning board at the February regular meeting. Planning & Zoning has discussed project two more times at separate workshops, and have identified storm water, lot coverage, parking, and building height to be construction compliance issues. Ms. Webb stated that Mr. Floyd is asking for an additional 10' in building height.

Commissioner Cook stated that Mr. Floyd needs to keep looks in line with the historic buildings.

Ms. Webb stated that the proposed building height is in comparison with the Courthouse.

Commissioner Cook stated that discussion can continue at workshop with Planning & Zoning on Monday.

Ms. Webb reviewed parking issue stating building is within lot coverage with exception to parking.

Mayor Johnson stated the only real issue is the building height which is set by the Land Development Code.

### **Historic Waterfront Structures Restoration Incentive**

Commissioner Cook stated there has been some question allowing residence on the 3<sup>rd</sup> floor of historic buildings. There are only two or three building that this would affect. This would apply to old historic buildings only, not new construction. There needs to be some sort of process outlined on how the Commission lets these few buildings have residential on the 3<sup>rd</sup> floor without opening the whole waterfront.

Ms. Webb stated the only way for owners to make their money back and make it financially feasible would be to have a residence on the 3<sup>rd</sup> floor. This would affect only three buildings on the waterfront.

Commissioner Cook stated this just information the Commission will need to consider.

Mayor Johnson stated there will be a lot more discussion on this matter before a decision is made.

### **Water & Sewer Operations and Rates**

Ms. Webb outlined water and sewer operation analysis if City took back over water and sewer operation. Ms. Webb stated that the City must do a rate increase on utility bills to meet current expenditures. Ms. Webb outlined proposed rate increases for 10%, 15%, and 20%. Ms. Webb outlined personnel requirements to run water and sewer operation.

Mayor Johnson asked if the City would save money if the City took back the water and sewer operations.

Ms. Webb stated she feels the City could save money.

Commissioner Cook asked if there was any contingency money included in the budget.

Ms. Webb stated that is the whole point of the rate increase, to set aside 10% of the water and sewer proceeds to go towards a contingency fund for unexpected emergencies. Ms. Webb stated based on City of Carrabelle and Eastpoint Water and Sewer District, our rates are extremely low. Ms. Webb outlined what a monthly bill would be with the proposed rate increases.

Mayor Johnson stated the City needs to increase rates in small increments yearly to avoid high increases all at once.

Ms. Webb stated she recommends doing a rate increase now, and then does a cost of living increase yearly.

Discussion held concerning senior citizen rates.

Mayor Johnson stated he could go along with the 20% rate increase if the City did not do the annual increase for two years or he could go along with the 10% rate increase with annual cost of living increase.

Ms. Webb recommends if the City only increases rates by 10% to have a cost of living increase of 5% for the first three years, then drop back to the cost of living increase.

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Mayor Johnson asked Ms. Webb what she recommends.

Ms. Webb stated she recommends 20% increase. Ms Webb stated if the Commission does not want to go the full 20% across the board, and then make commercial customers pay more than residential.

Commissioner Webb stated commercial should be paying more.

Mayor Johnson recommends increasing rates 20% with no cost of living increase for three years, and no increase to senior citizens.

Ms. Webb stated she needs to know what the Board wants to do about ESG. Ms. Webb reviewed personnel requirements and expenses.

Mayor Johnson stated he has no problem with the City taking over the water and sewer operations. He wants to make sure the City has qualified people to run the system.

Commission Bartley asked when the Commission has to make a decision.

Ms. Webb stated the contract ends June 30<sup>th</sup>, but ESG will work on a month by month basis after June until the transition is made.

Commissioner Cook stated monies need to be set aside for the first year if the City should need to call in a private contractor.

### **Fire/Police Department Project**

Ms. Webb stated that negotiations fell through with Harry Arnold. Another site that has been looked at is the old Family Dollar building on Avenue E which is owned by Mike Willis. Mr. Willis is willing to work with the City to purchase the building. The \$250,000 CDBG money can be used to build a garage area to house the three fire trucks, and then have a common meeting/training area in the center that both the fire and police department can use. The police department would be in the front, and the fire department would be in the back. Ms. Webb stated she has talked with USDA and they already have the City on the list for \$650,000. The cost of the building is approximately \$500,000. Attorney Floyd is working on the appraisal, and Ken Hatcher is working on the survey.

Commissioner Elliott stated this is the best area for the emergency complex.

Ms. Webb stated that Chief Simmons is in favor of this location. BDI is helping the City with the application. George Koon is architect. If architect works with engineering firm that is already on staff, then City does not have to advertise for architect.

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Workshop closed and special meeting opened.

### **SPECIAL MEETING**

### **Veteran's Park Pier Project**

Dave Hemphill stated that Andris and Avenue C projects are complete. Battery Park Phase I and Lafayette Park are under construction. Veteran's Park and Battery Park Phase II were bid. Veteran's Park needs to be rebid with bid coming in at \$2.7 million. The budget for construction is approximately \$820,000. There was only one bidder.

Motion to reject bid for Veteran's Park and authorize Baskerville-Donovan to rebid project made by Commissioner Bartley, second by Commissioner Webb.

Motion carried 5 to 0.

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

Voting Nay: None

Mr. Hemphill gave progress report on Battery Park Phase I and Lafayette Park. Mr. Hemphill stated that FEMA has funded electrical upgrades in the amount of \$36,000 for Battery Park Phase I. Mr. Hemphill recommends awarding Battery Park Phase II for \$450,000 to Poloronis Construction.

Motion to award Battery Park Phase II for \$450,000 to Poloronis Construction made by Commissioner Bartley, second by Commissioner Webb.

Motion carried 5 to 0.

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

Voting Nay: None

### **Progress Energy Route**

Ms. Webb stated that Larry Watson of Progress Energy came before the Board some time ago regarding routes for transmission lines. Progress Energy would like to change route of line. Proposed route would go across wetlands. Ms. Webb recommends Board not approve change.

Mayor Johnson recommends Board take no action on change.

Board agreed.

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#### **Other Items**

Motion to confirm Baskerville Donovan as engineers for fire/police station project made by Commissioner Elliott, second by Commissioner Cook.

Motion carried 5 to 0.

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

Voting Nay: None

Mayor Johnson stated the police department needs some bullet proof vests.

Ms. Webb stated that Ms. Giametta has found a grant that would pay for some of the vests.

Commissioner Webb stated it needs to be made mandatory that police officers wear the vests.

Ms. Webb stated that Chief Varnes has made significant budget cuts. There should be money in his budget to purchase the vests.

There being no further business, meeting adjourned.

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Van W. Johnson, Sr., Mayor

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Lee H. Mathes, City Clerk