

MINUTES OF THE REGULAR MEETING OF THE APALACHICOLACITY COMMISSION
HELD TUESDAY, JULY 7, 2020, 6:00 PM AT THE APALACHICOLA COMMUNITY
CENTER.

PRESENT: Mayor Kevin Begos
Commissioner Brenda Ash
Commissioner Anita Grove
Commissioner Adrian Elliott
Commissioner Despina George
Travis Wade, City Manager
Deborah Guillotte, City Clerk
Kristy Branch-Banks, Attorney

CALL TO ORDER

Mayor Begos called the meeting to order and also gave the invocation. Council Members led the pledge of allegiance.

APPROVE THE AGENDA

Commissioner George made a motion to approve the Agenda, stating that Unfinished Business “A” McLemore – QJH would be tabled until the August meeting. Commissioner Grove seconded and the motion carried 5-0.

MAYOR’S AND COMMISSIONERS REPORTS AND COMMENTS

Mayor and Commissioners discussed the following: FWC Proposal to Close Apalachicola Bay Oyster Harvesting (Hearing July 22nd), Consent Orders Update with DEP and possible land swap, Water System Peroxide Pilot Program (tthms) update, Awwad Accounting Bill, Retaining of Nabors, Giblin and Nickerson Attorneys for specialized projects, Zoom website notifications, Audit report issues for 2019-2020, Face Mask Proclamation is an automatic update unless rescinded, RFP for website, Water bills outstanding cut-off list update, and the CARES Act.

CITY MANAGER COMMUNICATIONS

1) Recommendation to confirm Leo Bebeau as Finance Director

Commissioner Elliott made a motion to recommend Leo Bebeau as the Finance Director. Commissioner Grove seconded and the motion carried 5-0.

2) Proposed Revised Water Bill Adjustment Policy 2020-001 – Mr. Wade was requested to incorporate into the proposed 2020-001 Revised Water Bill Adjustment Policy, some of the language from Policy#2004-001 and that the new Water Bill Adjustment Policy 2020-001 would be an amendment to old policy, and bring back to the Commission for approval.

3) Mr. Wade discussed the Budget Workshop Dates and it was decided to have this on July 21, 2020 at 6:00 PM, and to set Tentative Budget Hearing Dates of August 11th and September 15th, 2020 at 6:00 PM. Mr. Wade also stated that we will have current financial updates of revenues at the July 21st meeting.

ATTORNEY KRISTY BRANCH COMMUNICATIONS

Attorney Banks gave notification to the City Commission and read announcement of same during the meeting, that there will be a Shade Meeting for consultation for the litigation of Ashley Grieg (Bacon Me Crazy LLC), for July 9, 2020, at 4:30 PM, at City Hall, and stated that this will be posted on the City website.

Commissioner Elliott made a motion to approve the Shade Meeting to be held at City Hall on Thursday, July 9, 2020, at 4:30 PM. Commissioner Grove seconded and the motion carried 5-0.

Commissioners and Attorney Banks held discussion on Denton Cove project, the City's obligations after the Insurance settlement, and also the Smith, Smith and Nall case.

PUBLIC COMMENT

Citizens discussed concerns of trees being cut down without permits and the contractors not disposing of the trees once removed, Lafayette Park repairs of the piers and lights, the Food Truck Ordinance's upcoming changes, the City's 10th Street property, and the buildings on the property.

CONSENT AGENDA

Mayor Begos presented the Consent Agenda and asked if any items should be removed before consideration of a motion.

Meeting Minutes Adoption – To Adopt the January 15, 2020 Special Meeting, January 21, 2020 Special Meeting, February 10, 2020 Special Meeting, and the June 2, 2020 Regular Meeting Minutes.

Commissioner Elliott made a motion to approve the Consent Agenda. Commissioner George seconded and the motion carried 5-0.

UNFINISHED BUSINESS

A. QUASI-JUDICIAL HEARING: B. MCLEMORE VARIANCE

Mayor Begos stated that the Quasi-Judicial Hearing B. McLemore Variance – Tabled by Consent of both parties.

UNFINISHED BUSINESS
B. CITY WEBSITE UPDATE - MUNICODE

City Website update – Municode – Commissioner Elliott gave a brief update with getting a bundle package with Municode, but has since been told about another Company that may benefit the City better. Commissioner Elliott suggests that the City should develop a Request For

Proposal for website services to better serve the City’s needs. Commissioner Grove suggests each Commissioner get a list of components needed before developing a RFP.

UNFINISHED BUSINESS
C. CONFIRMATION OF INTERIM LIBRARY DIRECTOR – CAROLINE KIENZLE

Commissioner George made a motion to approve Interim Library Director Caroline Kienzle. Commissioner Grove seconded and the motion carried 5-0.

NEW BUSINESS
A. DEP REVOLVING LOAN AMENDMENT

Mayor Begos gave a brief update of the DEP Revolving Loan Amendment, stating the City has reached an Agreement to resolve the City Revolving Loan default, and the City proposes to repair, maintain and upgrade the Water and Sewer System under detailed asset management plans developed by the Florida Rural Water Association. DEP is drawing up an amendment to the existing Loan for the Commission’s approval.

NEW BUSINESS
B. 10TH STREET BUILDING REPAIRS AND RENTALS

10th Street Building repairs and rentals – Discussion held on numerous options of moving forward with repairs/sale of the existing buildings on the property and the insurance monies received from the insurance company after Hurricane Michael. Commissioner Elliott gave a brief background from a set of minutes from 2017 on how the City obtained this property. Discussion held and it was suggested to have Attorney Banks do further research into this matter and the City’s options.

NEW BUSINESS
C. SCIPIO BOAT YARD LEASE TERMINATION – NEW LEASEHOLDERS

Scipio Boat Yard Lease Termination – New Leaseholders – Mayor Begos gave a brief update of the current Leaseholder’s agreement and status to date, and Mr. Thrasher’s default of Agreement.

Discussion held of entering into good faith negotiations of termination with Mr. Thrasher, as his contract is up in August, and developing a RFP for new leaseholders.

Commissioner Grove made a motion to negotiate with Mike Thrasher on his current Agreement, and develop a Termination Proposal, and also to develop a RFP for new leaseholders. Commissioner Elliott seconded and the motion carried 5-0.

NEW BUSINESS

D. CITY PROPERTY – OFFER FOR SALE OF PROPERTY (FROST)

City Property – Offer for sale of property (Frost) – Mayor Begos stated that Mr. Frost offered the City \$995 for BL D-1, Lot 1, Cottage Hill property, and Attorney Banks estimated the property at \$5000, with a difference of opinion as to whether it is a buildable lot. There was also another proposal for this property for \$7500, received at a later date. Attorney Banks stated the Commission can make a decision they deem is acceptable if agreed upon. Discussion held if property had been listed to the public, and it was confirmed by Attorney Banks that it was included in the 2017 surplus property list to be sold by the City. The offer for \$7500 was withdrawn during discussion at meeting until further research. Mr. Frost stated that this lot is not a buildable lot, and that it is adjacent to his property, and that he is interested in obtaining it.

Commissioner Grove made a motion to table this issue for further research until the City can confirm if it is a buildable lot or not. Commissioner George seconded and the motion carried 5-0.

ADJOURNMENT

With no further business, Commissioner Elliott made a motion to adjourn the meeting at 8:45 PM. Commissioner George seconded and the motion carried 5-0.

Kevin Begos, Mayor

Deborah Guillotte, City Clerk