

Proceedings of a regular meeting of the City Commission of the City of Palatka held on the 13th day of May, 1999.

PRESENT:	Mayor	Tim Smith
	Commissioner	Mary Lawson Brown
	Commissioner	George E. Sanders
	Commissioner	Ish Edwards
ABSENT:	Commissioner	Hernan Azula

Also present: City Manager Allen R. Bush, City Attorney Edward E. Hedstrom, City Clerk Betsy Jordan Driggers, City Finance Director Ruby M. Williams, Police Chief Bill Dolinski, Planning Director Adam Mengel, and Acting Water, Sewer & Streets Supervisor Sam Willis

INVOCATION - The Reverend L. P. Heuer, Pastor; Tabernacle Baptist Church

PLEDGE OF ALLEGIANCE - Bob Goodwin

APPROVAL OF MINUTES - 4/22/99 - Commissioner Brown made a motion to approve the minutes. Commissioner Edwards seconded the motion, which passed unopposed.

PUBLIC COMMENTS/RECOGNITION - Mayor Smith asked Commissioner Edwards to join him in recognizing and introducing Dr. Barbara Elkus, the recently appointed St. Johns River Navigator. Commissioner Edwards said he spent the day flying her over the length of the St. Johns River. She is based in Washington, DC. She has 22 years' work experience with the EPA in environmental programs. Mayor Smith presented her with a Key to the City and congratulated her on her appointment. She will spend one week per month at the SJRWMD offices in Palatka. The City's amenities are available to her anytime. He gave her some background on Palatka and the City's position on the St. Johns River's Heritage River designation, on the Riverboat and Millennium Clock Tower Committees' efforts, and efforts to remove 100% of the wastewater effluent from the river. This community is committed to the health and well-being of the St. Johns River. Commissioner Brown told her of the Greenways & Trails project and plans for ecology education on the Riverboat.

Mrs. Elkus thanked everyone for the warm reception and said she is looking forward to doing what she can to help.

REQUEST FOR SUPPORT AND LETTER OF ENDORSEMENT - Mr. Bush said the Bethel AME Church sent a letter alluding to financial support for their grant. It has not been the City's practice to make contributions, but a support letter is certainly something the City should do. Commissioner Sanders made a motion to direct Mr. Bush to issue a letter of support on behalf of Bethel AME Church's historic preservation grant application. Commissioner Brown seconded the motion, which passed. Commissioner Brown said this was her grandfather's church; it has a lot of history behind it and is beautiful inside.

REPORTS:

a) Proposed Farmers' Market - Commissioner Brown said Joff Fillion and Jeff Norton have worked very hard on this. This came about because the City does not allow street produce

vendors, who need a place to sell their wares. An agricultural representative at a rural development council meeting told her of a program available to help set up a farmers' market program. Joff procured information on the program, which she has available for anyone who wants to look at it. The program will furnish a sign and possibly a tent, and the City needs to adopt an ordinance setting up the market. They are considering the 100 block as the site. The City needs to place a directional sign at the foot of the bridge. The general concept is explained in the letter included with the agenda packet. Commissioner Sanders said the Flagler Beach market is very successful; they sell bread and cakes in addition to produce. Commissioner Brown said they will not allow crafts and the like to be sold there. Mayor Smith said most farmers' markets will not allow things like jams or the like to be sold, as people could just buy things from the grocery store and take them there to be re-sold. Dates were discussed and Friday or Saturday was considered good. Commissioner Brown said she would like to waive permit fees for senior citizens. After discussion on the Commission's options, Commissioner Brown made a motion to approve the concept of the proposed farmers' market and to direct the City Attorney to review the City ordinances and amend the example vendor use agreement for the City of Palatka. Commissioner Sanders seconded the motion, which passed unopposed.

b. CDBG N16 Economic Development Grant - Revised contract for engineering services - Mr. Bush said the fee is \$5,900 higher than in the original proposal, which will have to come from the City, as there was a shortfall in construction in the original agreement. The contract should be approved contingent upon DCA's approval. The City Attorney has reviewed this and recommended deletion of Article 19. Commissioner Brown asked if the City could cover this; Mr. Fox said they built \$150,000 into the application, and projected \$25,000 of that would be for additional engineering fees. The engineering fees came in at \$30,900. If they can, they will reduce the amount of match money for construction until it equals the \$150,000, depending on how the bids come in. The City committed to those funds when it submitted the application. Commissioner Brown made a motion to approve the engineering contract to BHR in the amount of \$105,900. Commissioner Sanders seconded the motion, which passed unopposed.

c. Wastewater Reuse Project - Amendment to Engineering Contract - Mr. Bush directed attention to the separate handout. Hartman and Associates has proposed this amendment to the current contract; this amendment seems reasonable given the significant change in the scope of the work, as explained in the contract addendum and his memorandum. His concern is with the procurement of additional state funds to complete 100% of the proposed bid. The City has approximately ½ of the necessary funds and needs another \$750,000 from the state, and will only be able to proceed with that part of the project for which it receives grant funds. Engineering could be completed and bid out in phases as the funds become available. He recommends approval of the amendment subject to Hartman & Associates' assistance in applying to the State for the remaining funds. They agree to prorate the contract if the City is not able to accomplish everything outlined in the scope of the work. They are already assisting in the application for the additional funds. When this project was first undertaken, the city was going to lease out the land, and was to only have built a small holding pond with a valve; the lessor was going to pump the water to its plants. Now, there is no lessee and this has become a much larger project. The total cost of the project is around \$1.3 million. Mayor Smith said this is second year funding for the lower St. Johns initiative; it comes from state legislature via DEP. Commissioner Brown asked if SJRWMD could partner with them

on this; Mr. Bush said they did on the acquisition of the land and have also agreed to build the pumps at the main pond. Commissioner Sanders made a motion to approve the amendment subject to Hartman & Associates' assistance in applying for a state grant and approval by DCA. Commissioner Brown seconded the motion, which passed unopposed.

d. Engineering proposals for St. Johns Avenue lift station & pressure main - Mr. Bush said the City took bids on this item, which is in the budget, to modify and improve the lift station at St. Johns Avenue & Zeagler Drive. The low bidder is Ayers & Associates at not to exceed \$13,250. He recommends acceptance of their bid and approval of drawing up a contract. Commissioner Sanders made a motion to accept Ayers & Associates bid of \$13,250 and to approve preparation of a contract for engineering services for the modifications and improvements to the lift station & pressure main at St. Johns Avenue & Zeagler Drive. Commissioner Edwards seconded the motion, which passed unopposed.

e. Taxicab compliance - Chief Dolinski said he has been in contact with Mr. Williams of Diamond T Taxi about bringing his taxicab registrations into compliance by designating them as commercial vehicles. They advise they are attempting to bring their cabs into compliance and need a few more weeks. Mayor Smith asked Chief Dolinski to keep monitoring the situation, and express the Commission's desire they come into compliance.

ORDINANCE - The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA REVISING THE CODE OF ORDINANCES OF THE CITY OF PALATKA, FLORIDA BY REVISING SECTION 2-170(c); AND PROVIDING FOR AN EFFECTIVE DATE. Commissioner Brown made a motion to place the ordinance on first reading. Commissioner Edwards seconded the motion. The results of a roll call vote are as follows: Commissioners Brown, Edwards, Sanders and Mayor Smith, yes; nays, none. The ordinance was placed on its first reading.

APPOINTMENT OF CANVASSING COMMITTEE FOR 1999 ELECTIONS - After discussion, Commissioner Brown made a motion to appoint Mayor Smith and Commissioners Edwards and Azula, in addition to the Supervisor of Elections, to the canvassing committee for the 1999 elections. After further discussion, the motion was amended to include the appointment of the City Clerk to the Committee. Commissioner Sanders seconded the motion, which passed unopposed.

SUMMER MEETING CALENDAR - After discussion Commissioner Sanders made a motion to set the summer meeting dates as June 10, a July budget workshop as needed, and August 12. Commissioner Brown seconded the motion, which passed unopposed.

COMMISSIONER REPORTS:

Commissioner Brown presented a report done by the University of Florida on downtown development and riverboat activities. This report will be very helpful and gives a lot of good information. It will be kept in Debbie Banks' office should anyone need to see it. As a point of information she also has available a report from the Housing Finance people who handle financing for apartment projects such as the one Mr. Campbell is doing at Kay Larkin.

Commissioner Brown said she would like an item placed on the next meeting's agenda on the parking problems in downtown. She is concerned about the parking needed for the bars that are appearing on St. Johns Avenue. She wants staff to look at making some changes to put better restrictions on allowances for bar parking. Mr. Bush said that should come from the Planning Board. Mayor Smith said they also need to address outside bands next to residential neighborhoods. Commissioner Brown said people are trying to come in and put in bars and tattoo parlors downtown next to the antique shops and novelty stores. This is not the image they want to promote for downtown. Mayor Smith said they should be encouraging retail sales and not services. Mr. Hedstrom said you can either outright prohibit them or make them conditional uses in selected districts, where you could have control over the granting of the use. Mayor Smith asked if you could limit the total percentage of non-retail or certain types of business. Mr. Hedstrom said this came up in the past about pawn shops, and they made it a conditional use. You can address many points when considering conditional use. The Commission can refer the entire issue to the Planning Board to hold hearings and then come back with a recommendation. Commissioner Brown made a motion to direct the Planning Board to look into downtown parking, conditional uses, circumventing criteria, and the creation of noise outside the facility. Commissioner Edwards seconded the motion. Adam Mengel said there is a group with Downtown Palatka who is reworking the entire central business district usage, including parking; they will bring their finding to the Planning Board. Mayor Smith asked if he could pass the Commission's concerns on to them and suggested they be allowed to continue with their work and bring their work to the Planning Commission, who can then make their suggestions to the Commission.

Commissioner Sanders said he had clipped some articles out of the paper on how cities can entice big businesses to come into their area; for example, the Honda Motor Company recently announced plans to build a \$400 million plant in a small town in Alabama. The Governor promised \$55 million in tax breaks over 20 years and \$102 million in improvements in roads and educational facilities. You have to spend money to make money for your citizens. Big things are set to happen for this area with the expansion of the intrastate road systems, and Palatka needs to be ready to do something like this. Commissioner Brown said they got into this some last year when they were working on the empowerment zone application. Mayor Smith said they had attended a manufacturers' association meeting and discussed Alabama's acquisition of a Mercedes-Benz plant, and how Alabama and South Carolina were the only two states capable of giving those type of incentives. There is pending legislation to remove most of Florida's restrictions on giving that type of incentives to entice large companies to come in and build. Florida will be next to only S. Carolina and Alabama as the major players in enticing those type of large plants.

Commissioner Edwards said in the next few weeks he would like to hold another town meeting at the Price-Martin Center to get input on this summer's budget process.

Commissioner Brown said at one time they wanted to have quarterly meetings with all the other towns in the County to become 'one voice' to the County for things the cities need and are being left out of. They have not done this yet. They need to do this soon. Commissioner Edwards said they can send invitations to representatives from other cities to come and participate in a discussion.

Mayor Smith said the Kiwanis Club had declined the use of the airport for their Professional Bull Riders' benefit for the Boys Ranch. They have obtained permission from the School Board to use Memorial Stadium.

Mayor Smith said he informed the Commission of his intent to seek community support for the clock tower project some seven or eight months ago. He has been out trying to drum up support for this project, but does not want that to be a reflection on any of the other projects in the community. They are all good, and we all need to get behind all of these projects, like the riverboat, United Way and clock tower. They all end up 'knocking on the same doors' and he understands he is not the only one asking for support. The clock tower project offers a way that families, individuals and businesses can memorialize themselves or family members for a contribution to the project. They are hoping to build broad-based community support for this project. He asked the Commission to keep this in mind when speaking to their civic organizations, and he will be glad to make a presentation to any civic organization, if asked. They are half-way to their funding goal, and the last half will be the more difficult to get. There are three level of contributions - Millennium (\$5,000 or more), Century (\$1,000) or Individual (\$100). The engravings will be similar to those on the Vietnam Memorial. They have received contributions on all three of these levels. This is open to everyone in Putnam County, and certainly everyone in Palatka who wants to memorialize themselves.

Commissioner Edwards reminded everyone to come out to the Relay for Life actives this weekend at the Moseley Elementary track.

There being no further business, the meeting was adjourned.

CITY CLERK

MAYOR