

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 11th day of April, 2002.

PRESENT:	Mayor	Karl N. Flagg
	Commissioner	Mary Lawson Brown
	Commissioner	Hernan Azula
	Commissioner	James Norwood, Jr.
	Commissioner	George E. Sanders

Also Present: City Manager Allen R. Bush, City Attorney Donald E. Holmes, City Clerk Betsy Jordan Driggers, Finance Dir. Ruby Williams, Police Lt. James Griffith, Fire Chief Kenneth Venables, Planning Director Adam Mengel, Chief Bldg. Official Joff Fillion; Deputy Bldg. Official Dallas Stratton; WTP Supt. Mike Felton, WWTP Supt. Platt Drew, Sanitation & Streets Supt. Bernard Williams, Sanitation Foreman Ed Chandler, W & S Asst. Supt. Rhett McCamey, Parks Supt. Jeff Norton, Golf Pro Greg Bacon.

INVOCATION – The Reverend John R. Jacobs, Pastor; All Saints Anglican Church

PLEDGE OF ALLEGIANCE – Daniel Ziem Sr.

APPROVAL OF MINUTES – 3/14/02; 3/28/02; 4/2/02 called meeting - Commissioner Sanders moved to approve the minutes as read. Commissioner Azula seconded the motion, which passed unopposed.

PUBLIC RECOGNITION: Adam Mengel introduced Dallas Stratton, the new Deputy Chief Building Inspector, who recently retired from St. Johns County B & Z.

Mayor Flagg presented Jeff Norton with a plaque on behalf of the Arts Council of Palatka in recognition of his service to them above and beyond the scope of his job.

PUBLIC COMMENTS: Daniel Ziem, Sr., 401 Olive Street, said he called commissioners about the modular home located at 15th & St. Johns. It detracts from the new buildings in the area. It looks like a mobile home, even though it is called a modular home. It was his understanding that no mobile homes are allowed to come into the city. It is an eyesore. Mr. Bush said the city code distinguishes between a modular and mobile home. Mayor Flagg said they will address that issue later in the meeting.

CONSENT AGENDA:

- a. Reappoint Joyce Conlee and Annie M. Spell to the Palatka Housing Authority Board for four-year terms to expire April 12, 2006.
- b. Authorize City Attorney to Make Application for Tax Deed for property located at 930 N. 19th Street – per recommendation from Code Enforcement Board.
- c. Deny PowerTel's Request to Lease Space atop the water tower – Per City Manager's recommendation.

Commissioner Brown moved to adopt the consent agenda as presented. Commissioner Norwood seconded the motion, which passed unopposed.

PRESENTATION OF AUDIT REPORT – Tina Robinson with Davis, Monk & Co. presented the audit report for the fiscal Y/E September 30, 2001. She said the majority of the results are summarized on Page 38 of the Audit Report (filed). Part 1 shows the auditor's report on the financial statements was unqualified, or a 'clean' opinion. There are no reportable conditions in internal financial control nor instances of non-compliance. There were no reportable findings for the major federal programs and state projects. The City did qualify as a low-risk auditee as defined in OMB Circular A-133. There were two minor findings with respect to travel allowances paid to two employees; the recommendation is to document the expenses paid these two employees, stop paying pension benefits on the expenses, and attempt to recoup prior expenditures. She directed their attention to Page 16 as to the change in the accounting of revenues for grants, as required by governmental accounting standards. Another change in accounting principle is pending; the city has not elected to adopt the standard early. It relates to accounting for infrastructure. Other major changes will be in long-term debt and fixed assets.

Commissioner Brown moved to accept the audit report for fiscal Y/E 9/30/01. Commissioner Azula seconded the motion, which passed unopposed.

FRANK GEORGE APARTMENTS TENANT RELOCATION UPDATE – Susan Roe, Executive Director of the PHA, 400 N. 15th Street, presented an update on the demolition application and relocation plan for the Frank George Apartments. She passed out a copy of the relocation plan, which has been submitted to the HUD field office. The initial demolition application was submitted on 7/3/01. On 8/30/01 the field office rep. performed the environmental review, and after that they heard nothing more from HUD until mid-January of this year. When the original demo application was submitted, she and Joseph Kyles with Picerne Dev. went to meet with representatives from the HUD field office in Jacksonville, including John Neese, Dir. of Public Housing, and Jim Walker & Elaine Spencer, both HUD community builders. They explained their plans to the HUD officials, who then offered tips and suggestions on acquiring Section 8 Vouchers, which she followed. When they did hear from HUD again, it was when Mr. Neese called in mid-January and acted like he did not know anything about the demolition application. Mr. Bush said they had known about it for four years. Ms. Roe said shortly afterward she received a letter requesting further information, which she has diligently tried to provide. In Mid-February he sent representatives down to audit her program. During this time they received several more requests from Jacksonville, which they have since satisfied. It is now in HUD's hands. Both 'barrier' items that were holding up the application have been addressed. Per questions, residents are given a Section 8 Voucher, which allows them to choose any comparable replacement housing. The new unit has 120 units; Frank George Apts. has 100 units. Approximately half of the families have been relocated. They have available replacement housing for the remaining 55 families, and are awaiting vouchers from HUD. Initially, the new housing was going to take all the residents, but eventually Picerne decided to only take families 55 and older. 80% of the units had to be set aside for elderly from the beginning, but later a corporate decision to make it 100% elderly was made, which was their right. They work with many different landlords and have plenty of properties available for the under 55 residents. Commissioner Brown said the problem she sees is that the federal government is making the PHA jump through too many hoops. The City wants people to get comparable or better housing than they have now. Picerne specializes in senior citizen housing. She commended the PHA for being their managing agent. She has toured the new facility, and if she did not have a home she would like to live there. It does not work when you mix younger people in the same facilities with senior citizens. Ms. Roe said she is checking the status of the HOPE VI grant application daily, and it is still not posted. Commissioner Azula thanked Ms. Roe for her hard work on this relocation project. The pictures in the newspaper bothered him because they did not show the whole picture. One of the pictures was of the apartment of a woman they have had problems with previously. Two years ago they received numerous complaints from her about her a/c, and when they sent the fire department out to inspect, they discovered she had so many boxes stacked all over her apartment that they were blocking her vents and her a/c couldn't work properly. The crowding in her apartment is not due to the moving. Ms. Roe said the pictures were of another apartment, but that woman was quoted in the newspaper. The Housing Authority finally had to tell her that she either had to get rid of some of her boxes, or move; that was in the summer of 2000. Commissioner Azula said her apartment was so full, one of the firemen actually got stuck in the mess. Ms. Roe said they know the residents are uncomfortable with the boxes, and gave them the options to either have them either unpacked and then re-packed when the times comes to move, or moved out to storage, or left alone. Most of them chose to leave things as-is; those who chose otherwise were accommodated. These residents were given these options in writing and signed as to their choice. Per the question, the residents know as much about when they will be moving as PHA does. As soon as they get the go-ahead from HUD, they will begin moving people. When they receive their voucher, they will have 90 days to affect the move. Right now they are in a holding pattern. The demolition application is submitted to the 'special applications center' in Chicago. The local field office handles the relocation plan and environmental review. Apparently, those two offices have never spoken. She does not know if the local field office has ever done a demolition disposition application, which also adds to the 'learning curve'. They have experienced a lot of red tape. Commissioner Brown said the entire process has been a quandary as to what comes first -- the relocation or the demolition application. These grants are very

hard to get and this is the second year they have put in that application. The PHA has simply gotten caught up in federal government red tape, and they need to get this moving along. Nothing is moving as fast as it should in other areas. She does not know if 9-11 has affected this or not. Picerne has been very successful with their new complex, and is now trying to build another complex that anyone will be eligible to move in to.

RESOLUTION – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST TO AN AGREEMENT FOR MAINTENANCE OF PORTIONS OF RIGHT OF WAY ALONG SR15, SR20 AND SR100 WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION. Commissioner Azula moved to adopt the resolution as read. Commissioner Norwood seconded the motion. Per the question, Mr. Bush said the city maintains Hwy 17 from the end of the curbing in E. Palatka out to the “Y” on 15/17, and out 100 to Hwy 19. Per the question, Ms. Driggers said there was no addendum; she did not receive an attachment from FDOT, but the original contract is in the file. This is a renewal of the contract they executed last year. They execute the same contract every year. There being no further discussion, a roll-call vote was taken with the following results: Commissioners Azula, Brown, Norwood, Sanders and Mayor Flagg, yes; Nays, none. The resolution was declared adopted.

AIRPORT EXPANSION OPPORTUNITIES – Commissioner Brown said she has been looking for some time to bring in opportunities to expand the airport. Mr. Bush has been getting FDOT & FAA grants, and the runway has been expanded to accommodate a small cargo plane. Mr. Bush said the equivalent of a 727 could land and take off on the new runway; it is six blocks long. Commissioner Brown said she has been researching the possibility of bringing in international trade. Now is the time to do it. She has been speaking to Mr. Bush and they have learned they need to be designated as a ‘port of entry’ before they can begin receiving cargo. Mr. Turnbull, the international trade advisor for the league, can help look for grants to help the city get started. There are also local people on state and federal transportation boards that are interested in helping get someone in here to pursue this. They also need to look at promoting gas sales at the Airport. She wants to develop the airport for international trade, which will bring trucking and small manufacturing businesses in to the area. Some hangars even have small apartments in them for overnight stays. Keystone Heights is getting a lot of Palatka’s gas sales. These people used to purchase in Palatka. The buildings also need to be upgraded. They need to get someone in there that will be cordial and promote the buildings. While she was there today, two gentlemen came in; one from Sweden and one from Germany. They stopped in to get some lunch, and said they would like to find a pilot’s lounge. They asked what types of tourism we have available. Commissioner Azula concurred and said they need to re-establish the Airport Advisory Committee. They should advertise for applicants to that board and direct them to make a study and bring back a recommendation to the Commission. In order to do this they have to have people on that board that are involved in airport activities. With the new roads they are in a good position for international trade. Commissioner Norwood said they need to promote tourism and meet the needs of the travelers. G-P has planes that fly in and out. Their pilots have walk to town to get something to eat. They need to start providing services for the customers. They need to do a Needs Assessment Study. Now is a good time to start looking at what they want to do with the airport and how they are going to go about doing it. Commissioner Sanders said he had lunch with a gentleman with the FAA in Orlando, who told him their airport was a ‘jewel’ and needed to be developed. They have gotten many grants and are on the right track; they need to keep working at getting grants and expanding. People should not have to walk to town from the Airport. Many airports this size have ‘fly-ins’ where pilots from all over come to the airport for the day to meet and mingle. They need to promote the airport as a friendly place to come, and need to promote the cargo delivery. Mr. Bush said the commission has seen tremendous improvements in the airport hardware over the last few years. These improvements are mapped out in the JACIP, or the 5-year plan between the FDOT and FAA. Everything they need to put International Trade in place, plus other items like a new terminal building, are within that JACIP. A new terminal is around 4 years away. He agrees with everything the Commission is saying, but they need to address how they are going to initiate the international trade. A starting point would be to bring in Mr. Turnbull for a workshop on becoming a port of entry. Mayor Flagg said he is grateful for

an FAA master plan, but they need to develop a plan for enhancing the quality of services in this community. They can deal with the facility and enhancements separately. Mayor Flagg said he is grateful for an FAA master plan, but they need to develop a plan for enhancing the quality of services in this community. They can deal with the facility and enhancements separately. Mr. Bush said he believes that the airport has the 2nd lowest gas price in NE Florida. There is no reason why gas sales shouldn't be picking up. Commissioner Brown said they need to bring in a professional consultant to provide them with an outline of what they can do. Mr. Bush said many of these things come about naturally after the infrastructure is put in place. They plan to eventually bring in international trade. The runway extension opens that door. Mayor Flagg said they need put a plan in place and speed things along, or everyone around them is going to get all the trade and they will be left with nothing. Commissioner Brown said they need to get the Chamber involved with this. They should ask them to get involved in researching the international trade. Palatka should join with the First Coast Corridor and urge the Chamber to join. Mayor Flagg read a letter from Wes Larson, Chamber president, who said of the 131 public use airports in Florida, only 19 are commercial airports. The remainders are general aviation airports. Community airports are used for local services, flight training, charter services, maintenance and other uses, and as in Palatka, a business park offers a convenient access. These businesses provide economic stability. More businesses are taking advantage of airport access in order to use their own planes or charter services. The financial impact of the aviation business in Florida is substantial. He urged the City to take a new look at the potential offered by the Kay Larkin Airport. The Chamber would be pleased to assist the City in this undertaking. Commissioner Azula moved to re-establish the Airport Advisory Committee and to advertise for applicants to that Committee, and to dedicate a position as a Chamber of Commerce representative. Commissioner Norwood seconded the motion. Per the question, Mr. Bush said the previous board had five members. He cautioned them not to take the first five people who walk in the door saying they own an airplane and want to be on it. They need to look far and wide for members and not appoint people who have only their own special interests at heart. Then they will have a viable board. Commissioner Brown said she would like to aggressively look for ways to get the trade aspect moving. She will come back with some contacts to get the process started. There being no further discussion, the motion passed unopposed. Commissioner Sanders said they should not lose sight of the industrial park. Aprons can be constructed leading from the buildings to the airport for corporate planes. It will attract new business. The County should join in this venture. Commissioner Norwood said in the past Mr. Bush has always had the authority to hire airport managers, but this item is such a critical issue that he would like the commission involved in the hiring process for an Airport Manager. They need to get the right person in the position. Mr. Bush said anyone can make application for that position. Mr. Bush said if there is going to be involvement by the commission, he would prefer it be done similar to the police and fire chief processes. He does not want this to be a political decision. Per the question, Mr. Bush said they are hiring an airport supervisor; the City Manager is the airport manager. The current supervisor is retiring June 30. He asked Mr. Bush to copy the job description to each commissioner, and if they feel it needs to be revised before a vacancy is declared, they can do so at a future meeting. The advisory board can sit in on the hiring process. Commissioner Brown said they need to start promoting business at the industrial park. They roads have been upgraded and they can truck items anywhere in the country. She does not want to see the Chamber or someone else do it. This Commission should be looking for additional businesses to tie into the airport. They need to find ways to attract businesses without having to 'give away the store'. They need to bring in some decent paying jobs in order to eliminate the 'working poor'. Per the question, Ms. Driggers said she will need a description of the duties of the Airport Advisory Committee in order to get the advertisement for candidates in the newspaper. Mr. Bush said he would like to get some input from surrounding communities on what they have in place, and try to bring in some outside people for their input. Commissioner Azula said the Committee should be made up of local Putnam County citizens. They can get advice from anyone, but the airport should be run by local people. Mr. Bush said if people are willing to serve at no cost to the city and can bring with them a level of expertise on international trade, that will be fine, but they may have to look elsewhere to get those people. Commissioner Brown said many local fern growers are already shipping their product out of the Jacksonville airport.

FINANCIAL ASSISTANCE FOR FIRE & POLICE CANDIDATES – Commissioner Brown said they have had two fire explorers who have been with the program since they were very young, and the city had told them they would consider paying their way through school, or at least reimbursing them, if they would agree to an employment contract of 5 years with the city. This has not yet been done and these young men are now out of high school and attending fire school.

Fire Chief Ken Venables said they have several explorers who are now attending fire college because they have an interest in the fire service. Explorers are limited in what they can do at an emergency scene. You cannot put them directly in harm's way. They can be used in a support role. It would be an appropriate expenditure when soliciting candidates for career service. They should not limit themselves to those with fire service training. They need people with reading and writing skills who can work in a paramilitary organization. It is incumbent upon the City to seek out the finest candidates they can get, and then send them through fire and EMT school. Right now the cost for that training is around \$2,200, plus the cost of wages and fringe benefits while in school. Hiring should be timed to coincide with beginning of classes. Commissioner Brown said they have had a hard time finding blacks and females for the fire department. They had asked the former chief to focus on two young men who have been with the explorer program since junior high school. The City kind-of told them that once they had completed high school they would talk about putting them through fire school. These young men may slip away from the City because when they came in to talk about going to school, no help was offered. They are in school now and are paying their own way. If they are trained and qualified, she would like to see them hired. Chief Venables said one existing Explorer has completed fire college and is in EMT school now. He applied to be a part-time fire fighter, but did not pass the pre-employment physical. He cannot reapply until March of 2003. He has met with this young man and explained this to him. Commissioner Brown said these are two other young men. She would like the City to get in touch with these young men about putting them in the Department. It is hard to find black applicants. Mayor Flagg said the Commission can make sure a policy is in place. They need to stay clear of anything else. If a policy is already in place that is equitable between both police and fire, they can note the policy and move on. If it is not there or not equitable, it needs to be. Mr. Holmes said from a legal standpoint, they could draft and adopt a policy that can be applied across the board, and they could give some preference to people who are in the Explorer program, but whatever they do it will have to be styled so as it is non-discriminatory and cannot be construed as reverse discrimination. He does not know the history of these hiring programs. The progress does not need to be piece-mealed. Commissioner Brown said this has been a practice in the past. Mayor Flagg said they would like to see the fire cadet policy and whatever the hiring policies are, and if it needs to be revised, they can revise it. If they need money come budget time, Chiefs Venables and Getchell can request it in the budget, so that the leaders can follow policy. They can continue this discussion after they have received a copy of the current policy.

ADMINISTRATIVE REPORTS:

Planning Director Adam Mengel said he attended an informal welcome and opening of the newest State Park at Dunn's Creek. The public opening is about two years away. Over the next year they will be invited to planning & strategy sessions on the uses of the park. Mr. Holmes said, for their information, approximately 25% of Putnam County's landmass is under public ownership. That excludes water.

Mr. Mengel said Debbie Banks, Code Enforcement Officer, is now home from the hospital and recuperating after her surgery. The commission wished her a speedy recovery.

Commissioner Norwood said the property at 311 N. 10th Street, next to Mrs. Gray's house, does not meet minimum maintenance standards. It is a haven for criminals and drug users. He asked what has recently been done about bringing that property into compliance. Mr. Mengel said they can begin the direct nuisance process, but there is no house on the property and it is under the ownership of heirs. The city continues to have to maintain it a taxpayer expense. Mr. Holmes said there are no Code Board meetings this month or next, so there can be no short-term action taken on anything other than a

direct nuisance basis through him. Per the question, Lt. Griffith said they can get with the Codes Dept. and get a clean-up action underway on a crime prevention basis.

Mr. Mengel said he had anticipated the question about the modular home at 14th & St. Johns, and passed out a copy of the DCA definitions and city code dealing with modular vs. mobile homes. He also passed out a packet of photos of modular homes located in different areas of the community (filed). Mobile homes are regulated by HUD and they put their sticker on all of them. DCA regulates modular homes. There are laws that prevent zoning discrimination against modular buildings. He included in the packet a copy of the Hernando County code setting out construction types that would allow for certain types of building permits. His point is these are all aesthetic regulations; you cannot prohibit them. Per the city code, the mobile home definition appears in zoning ch. 94-2. Mobile homes as defined in the code cannot be considered a modular home unless it meets the construction requirements of the standard building code. In section 94-190, it states mobile homes are permitted for security of public and private facilities. Mobile homes are allowed in the city under certain circumstances or in R-4 zoning (mobile home parks). They have to treat modular homes the same as conventionally built homes. There is no definition within the code of modular or manufactured housing. Zoning is related to use within a commercial area. In residential zoning it is more specific. Per the question, they adopted the building code in its entirety, so they fall back on that to determine if a mobile home can be used for commercial purposes. The distinction comes in whether it is modular or mobile. The difference is that mobile homes were on steel frames and modular homes were not; now most modular buildings are on steel frames. If you cut the tongue and wheels off a mobile home, it is still a mobile home. A modular home comes in on a truck frame and is hoisted onto the slab. The modular building in question meets the code for commercial modular, which is different from residential requirements for modular. The building in question is a commercial modular facility and can be placed anywhere that a 'stick' building can be placed. According to the State, the City cannot discriminate against it. A modular home can be placed anywhere in the City where there is a vacant lot. The city was taken to task by the State when the city specified that mobile homes had to be placed on a continuous concrete slab. Mr. Holmes said it is his understanding that the city cannot regulate in that area. Mr. Mengel said that is correct, you can only adopt aesthetic regulations. Commissioner Brown said they have had this discussion before when they erected that office building at the corner of Reid and Moseley. Per the question, Mr. Mengel said the metal steps are temporary; the steps must meet the ADA code. They have nothing in the code regulating the aesthetics of modular buildings. The building meets setback and zoning requirements, and only has to meet ADA standards. There is an item in the zoning code that talks about concrete base construction, but he feels that was placed there in error. It is not a zoning issue; it is a construction issue. Commissioner Brown moved to draft an ordinance regulating the aesthetics of modular buildings. Commissioner Azula seconded the motion, which passed unopposed. Commissioner Brown said they required a solid underpinning for the modular office at Reid & Moseley. Mayor Flagg said they cannot enforce that because it is tied to zoning and not construction.

Fire Chief Venables said he has begun the process of purchasing a home within the city limits, and now has his Florida driver's license and is registered to vote.

Police Lt. James Griffith said Chief Getchell is in a 'community oriented policing' class in Melbourne and could not attend tonight. They are currently working on budget proposals for the TRIM process. They hope to implement the 2nd phase of the volunteer program soon, which will involve traffic and parking enforcement. The next pastoral march is set for this Saturday the 14th at 4:30 p.m. at Jenkins Middle School. It is an anti-drug and neighborhood improvement march through the adjacent neighborhood. Police Memorial Day to honor police officers who've lost their lives in the line of duty is being hosted by the Palatka PD this year and will be held at the Price Martin Center on Wednesday, May 8 at 10:00 a.m.

Finance Director Ruby Williams had nothing to report. Commissioner Brown thanked her for the good audit report they received tonight.

City Clerk Betsy Driggers said she needed reservations for next Thursday's NEFLC meeting at Timuquana. She said the Palatka Babe Ruth Association is holding a fundraiser on the 20th and is hosting a 'coaches vs. local celebrities' softball game. County Commissioner Brad Purcell is in charge of getting the local celebrities' team together, and asked for volunteers from the city. Players do not have to play the entire game; only one or two innings is fine.

She has provided them with calendar sheets for May, June, July and August. She asked each of them to note their summer vacation schedule on them and return them to her by next Friday so she and Mr. Bush can come to the next meeting with a summer schedule for their approval.

City Attorney Don Holmes said he has given them a memo on a new piece of legislation that the FLC has alerted the City to, pertaining to new handicapped access requirements for election polling places. All the nuisance suits he has been authorized to file have been filed. Ms. Banks wrote them a memo regarding acquisition of a piece of property through the code enforcement process; he has provided Mr. Bush with the exact figures for the purchase of outstanding tax certificates and application for tax deed. They have one more parcel of property that he has been directed to file a nuisance suit against, but an heir has contacted him and advised that she wants to deed the property to the city, so he has instead done a title search. If it comes back that she has clear title, they will accept her deed. Commissioner Norwood asked the status of the deed to the property on N. 10th Street that is being deeded to the Hendrieths. Mr. Holmes said he will note the address and check on it when he gets back to his office. Mr. Mengel said he believes it has been recorded and they are awaiting the copy from the recording office. Ms. Driggers said she received a recorded deed recently with no address on it anywhere, and she has made some calls to get an address but still does not have one. That could be it. Mr. Holmes said he will get with her tomorrow to determine if that is the deed they are looking for.

Mr. Bush said he would like permission to hire a consultant to prepare the EDA grant for the Riverfront Master Plan. There are some nuances in tying master plans to job creation; he has spoken to several consultants and determined that an average price is around \$3,000. He can get it funded from the set-aside on the match for the master planning. Commissioner Azula moved to advertise for a consultant to prepare the EDA grant application for the Riverfront Master Plan. Commissioner Brown seconded the motion, which passed unopposed.

Mr. Bush said he distributed his answer to the accusation made in the PDN about the Arts Center chair lift, and said that is for the commission's information. If they want him to submit it to the newspaper as a Letter to the Editor, that is up to them. Mayor Flagg said the commission took action on this item based on the information provided to them, and he is not in favor of going back and forth with the newspaper on city business. As far as they are concerned, the issue is over. Commissioner Azula said the city leases these buildings to these organizations for \$1.00 per year. It would be different if the city made any money on these buildings, but that is not the case. He appreciates the work the Arts Council does, but when they start getting all this negative press on the front page and in the editorial pages, it bothers him. He would like to look at moving the City Hall Executive Offices into that building some day and let the other departments move into the current City Hall building. If leasing these buildings to these organizations for \$1.00 a year is going to be a problem and create all this bad publicity, they should solve it by either selling these buildings or utilizing them for the City's use. The City, specifically Mr. Norton and Mr. Bush, have bent over backwards trying to accommodate every \$1.00/year tenant the city has, and still the city gets criticized. Even though we do a lot of the maintenance, these people are still responsible for upgrades. Per the question, Mr. Bush said there is a written lease on the building. Commissioner Brown said there are a whole lot of buildings they lease for nothing. They get criticized by these people and don't get a thank you. The city does this in the spirit of taking care of the community. The city needs to get some clarification on what these people are responsible. She is getting tired of getting bashed in the newspaper by the Arts Council. The County citizens use those facilities, too. A few years ago they gave the county the ballfields for nothing, at their request, and even paid them to take the program, and without warning they just gave them all back. They need to look at this "\$1.00 per year" policy if they are going to

keep getting ‘kicked in the shins’ with it. Mayor Flagg asked Mr. Bush to get a comprehensive report of all facilities the city owns, noting which are occupied by the city and which are leased out to others and on what basis. The building officials need to also make an inspection of all the facilities and provide that report. They need to provide some feedback on the aesthetics on these buildings in the Dept. Head meetings and provide the commission with that. He would like for them all to visit all of these facilities within the next month or so, not necessarily as a group, and then come back with an overview of what is what. The buildings are still the city’s responsibility if they own them. They need to get some photos or video of these buildings on file. Commissioner Brown said they have done a good job with keeping up with most of these facilities, and Mr. Norton has gotten in there and written grants and other things to keep the historic buildings up. She is referring to the City being bashed for its generosity. It is better to sit and talk with them and try to work things out before running to the newspaper. Mayor Flagg said they can come in and talk, but he is not going back and forth with anyone about these issues. The city has authority, and they need to use that authority appropriately and do what they need to do when leases come up for renewal.

COMMISSIONER COMMENTS:

Commissioner Brown:

- Said the NEFRPC met in Palatka last Thursday. One of the things they talked about is the 2- and 5-year plan they are putting together on water supplies and wells and making projections up until 2020. They suggested keeping up with what they are doing with this study and include it in our ‘vision’ plan.
- Said she has been concerned about the aesthetics of retaining ponds. She spoke to someone at SJRWMD about this the other day and asked him to pull some specifications together on planning retaining ponds for the Building Dept. She asked them for some of their wildlife and nature scene pictures for the walls of Price-Martin Center. The walls need to be made more attractive. Commissioner Azula said the Putnam County Archives has some very nice pictures of the Palatka area spanning the 1930’s to the 60’s that could be used. They could have them framed and mounted on the walls.

Commissioner Azula:

- Asked if they have thought about listing some of the city’s vacant lots and other properties with a real estate agent in order to sell them and get them back on the tax rolls. Mr. Holmes said they are taking title to these properties in order to eliminate the nuisance and re-sell the properties to get them back on the tax rolls and re-coup some of the monies the city has invested in the demolition and remediation. Commissioner Brown said she would like to see some of the properties go to employees for a reduced rate. Mayor Flagg said they can look at that when they get their list of properties together.
- Apologized for missing the Visioning Meeting; he had scheduling conflicts with his new job and did his best to make it, but could not. He is doing his best to keep up with what is going on when he cannot attend a meeting. He noticed that the airport was not mentioned in the transportation category, and needs to be brought to the front. Mayor Flagg said it did make the list, but not the top three.
- Congratulated Mr. Bush and Mrs. Williams on a very good audit report. He has seen nothing but good financial reports over the last five years.
- Said on the subject of the modular buildings, they are trying to improve the city per the wishes of their constituents, and it is frustrating when someone tweaks the rules and sneaks something by. There is nothing you can do about it. He hopes they can put something together that will give them some more leverage.
- Said the discussion on the airport was a productive one, and believes Mr. Bush is keeping them well informed. Mr. Holmes is doing a good job keeping them legal.

Commissioner Norwood:

- Asked what the status is on the repairs to the Price Martin Center roof. They were in there for the visioning meeting last week and the roof sprang a leak. Jeff Norton said he has made arrangements for the Kiwanis Club to pay for the roof repairs, which should be completed next week. Commissioner Brown said she was told the city charges \$300 a day to rent that facility. Per the question, Mr. Bush said the city sets aside a portion of the rental income for building maintenance. Per the question, Mr. Norton said most of the maintenance fund this year went into the air conditioning.
- Said he tried to call to reserve the Price Martin Center, and does not know what the hours are, but did not get an answer. He asked if Ms. Meryl has any set hours. Mr. Norton said she is usually there from 9:00 a.m. to 1:00 p.m. most mornings. Per the question, Commissioner Norwood said he was able to get her at home. Mayor Flagg said they need signage on the door telling people when the facility is manned and what the numbers are to call for a rental. Mr. Bush said they made this arrangement with Ms. Meryl, as it was beneficial to both parties. She schedules the rentals and handles the business of running the building in exchange for being able to run her catering business out of it. Mayor Flagg said the calls all need to come to city hall and the logbook should be kept here. Mr. Bush said city hall does keep a logbook, but the building is booked through Ms. Meryl. They don't have the money to staff the building, so they worked out this arrangement. Mayor Flagg said they need to change that situation at budget time. You should be able to come to City Hall and book the building. Ms. Meryl's personal business should not come before city business. Per the question, Mr. Bush said she is not being paid, but she uses the facility in exchange for her services. The arrangement can be terminated at any time. Mayor Flagg asked Mr. Bush, Ms. Driggers and Mrs. Williams to come up with a plan for booking the facility. Commissioner Brown said she has heard complaints about people having to pay \$300 for the facility. Per the question, Mr. Bush said the groups she caters for still pay for the facility as anyone else does. Commissioner Brown said they also need to find a way to post hours of operation for the train station for tours. Most people don't know an exhibit is there, much less that they can go visit it. Mayor Flagg said the doors do not operate properly at Price Martin, the bathrooms don't have paper and are unsanitary. He needs to know who is responsible for the facility. If it is a private contractor, they need to be terminated. If it is the city, they need to do better. Commissioner Brown said the facility does look better since Mr. Norwood took over the maintenance. Commissioner Norwood said the Parks Dept. has done a tremendous job with the parks; he thanked Mr. Norton and his staff.

Commissioner Sanders:

- Said today he attended a community appearance committee meeting, which is being organized through the Chamber of Commerce. He has been appointed to that committee, and he furnished them copies of the city's Minimum Maintenance Standards ordinance and the Tree & Beautification ordinance. They are working towards getting the county involved in the beautification process, as well as all the municipalities. In two years' time Jacksonville has collected around \$6 million from contractors who have removed trees in order to build buildings. They have to pay so much per tree. They are collecting ordinances from other cities.

Mayor Flagg:

- Said he received a letter commending Greg Bacon and his staff at the golf court from Richard Morris, who organized and participated in his first MOD charity golf tournament there. He read the letter aloud and thanked Mr. Bacon for representing the city so well.

There being no further business to discuss, the meeting was adjourned at 9:20 p.m. upon a motion by Commissioner Brown.