

**VERNON MYERS**  
MAYOR - COMMISSIONER

**MARY LAWSON BROWN**  
VICE MAYOR - COMMISSIONER

**ALLEGRA KITCHENS**  
COMMISSIONER

**PHIL LEARY**  
COMMISSIONER

**JAMES NORWOOD, JR.**  
COMMISSIONER



**MICHAEL J. CZYMBOR**  
CITY MANAGER

**BETSY JORDAN DRIGGERS**  
CITY CLERK

**MATTHEW D. REYNOLDS**  
FINANCE DIRECTOR

**GARY S. GETCHELL**  
CHIEF OF POLICE

**MICHAEL LAMBERT**  
CHIEF FIRE DEPT

**DONALD E. HOLMES**  
CITY ATTORNEY

*Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.*

**MINUTES**  
**CITY OF PALATKA**  
May 8, 2014

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 8<sup>th</sup> day of May, 2014.

**PRESENT:** Mayor Vernon Myers  
Commissioner Allegra Kitchens  
Commissioner Phil Leary  
Commissioner James Norwood, Jr.

**ABSENT:** Commissioner Mary Lawson Brown

Also Present: City Manager Michael J. Czymbor; City Clerk Betsy Jordan Driggers; Finance Director Matt Reynolds; Police Chief Gary Getchell; Fire Chief Mike Lambert; Planning Director Thad Crowe; Grants/Projects Manager Jonathan Griffith; Main Street Manager Charles Rudd;

**CALL TO ORDER:** Mayor Myers called the meeting to order at 6:00 p.m.

**INVOCATION** – The Reverend Nichol Fecteau, Chaplain; Putnam Community Medical Center

**PLEDGE OF ALLEGIANCE** – Led by Michael Gagnon

**APPROVAL OF MINUTES** – 4/24/14 Workshop and Regular meetings – Commissioner Norwood moved to adopt the minutes as read. Commissioner Leary seconded the motion, which passed unopposed.

**1. PUBLIC RECOGNITION/PRESENTATIONS:**

**PROCLAMATION:** Kids to Parks Day – May 17, 2014 – Jonathan Griffith with City Parks Department was present to receive the proclamation, read and issued by Mayor Myers.

**NATIONAL TRAVEL & TOURISM WEEK** – May 3 – 11, 2014 – County Commissioner Chip Laibl, Chairman, Putnam County Tourist Development Council was present to accept the Proclamation, which was read and issued by Mayor Myers. He thanked the City of Palatka for hosting events that benefit not only Palatka but the entire County, and for making continuous improvements to the Riverfront so that Palatka can host more and larger events. Their goal is to increase overnight stays. The 4% “bed tax” raises a lot of money each year that allows them to promote outdoor activities and events in Putnam County in magazines and publications, even magazines like National Geographic. The Black Bear Trail, which starts at the Ocala National Forest, is being extended to Palatka, and is the only City on the route with restaurants and hotels. There are many nature-based adventures to be experienced in Putnam County.

2. **PUBLIC COMMENTS** – There were none.
3. **CONSENT AGENDA:**
  - a. **Adopt Resolution 2014-10-70** authorizing the execution of a contract with the State of Florida for State Highway Traffic Signal Maintenance and Compensation Program FY 2014-15 for reimbursement of 50% of the cost of traffic signal maintenance
  - b. **Adopt Resolution 2014-10-71** authorizing execution of Amendment #1 to renew Florida Department of Corrections Work Squad Contract #WS836 effective 8/24/14
  - c. **Adopt Resolution No. 2014-10-72** authorizing the execution of FEMA 1840-06-R Grant Agreement Modification to amend the project budget from \$326,845.50 to \$419,909.00 (\$314,932 Federal Share; \$104,977 City Share)
  - d. **Adopt Resolution No. 2014-10-73** awarding the bid to Hager Construction Company in the amount of \$356,908.50 for FEMA 1840-06R St. Johns Avenue & 15th Street drainage improvements project

Commissioner Leary moved to adopt the minutes as read. Commissioner Kitchens seconded the motion, which passed unopposed.

#### **PUBLIC HEARINGS:**

4. **ORDINANCE** extending the City of Palatka 2008 Economic Recovery and Incentive Program extending the suspension of the collection of Parks & Recreation, Fire Rescue, Roads and Law Enforcement Impact Fees through December 31, 2015 - 1st Reading – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING CITY OF PALATKA ORDINANCE NO. 08-20, THE CITY OF PALATKA 2008 ECONOMIC RECOVERY AND INCENTIVE PROGRAM; PROVIDING FOR AN EXTENSION OF THE SUSPENSION OF COLLECTION OF THE CITY'S PARKS AND RECREATION FACILITIES IMPACT FEES, FIRE RESCUE IMPACT FEES, ROAD IMPACT FEES AND LAW ENFORCEMENT IMPACT FEES FOR A PERIOD NOT TO EXCEED TWO YEARS; PROVIDING FOR PERIODIC REPORTS TO THE CITY COMMISSION ON THE STATUS OF THE ECONOMY AND LOCAL BUILDING INDUSTRY DURING THE SUSPENSION PERIOD; REQUIRING REVIEW OF THE IMPACT FEE STUDIES; PROVIDING FOR NOTICE OF IMPACT FEE RATES UPON EXPIRATION OF THE SUSPENSION PERIOD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to pass the ordinance on first reading as read. Commissioner Leary seconded the motion. There being no discussion or comment, a roll call vote was taken, which yielded the following results: Commissioners Kitchens, Leary, Norwood and Mayor Myers, yes; Nays, none. The Ordinance was declared passed on first reading.
5. **ORDINANCE** amending Chapter 30 of the Municipal code to establish regulations for vacant, blighted, unsecured or abandoned structures – Second Reading, Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING CHAPTER 30, ENVIRONMENT, BY CREATING AN ARTICLE ENTITLED “REGISTRATION OF VACANT, BLIGHTED, UNSECURED OR ABANDONED STRUCTURES;” ADDING PROVISIONS REQUIRING THE REGISTRATION OF VACANT AND ABANDONED STRUCTURES; PROVIDING FOR PURPOSE AND INTENT, DEFINITIONS, RESPONSIBILITIES OF OWNERS AND/OR MORTGAGEES; REGISTRATION AND FEES, PENALTIES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Leary moved to adopt the ordinance on second reading as read. Commissioner Norwood seconded the motion. Mr. Czymbor said after the first reading they went back and looked at the discussion during the meeting and the concerns raised by

Commissioner Kitchens. Staff met with the City Attorney, and certain minor suggested changes were made to the ordinance, which are contained in the Ordinance before them tonight in strike-through/underline fashion. If the Commission believes they are substantial in nature, the changes can be adopted and the ordinance can go to a third reading, if necessary.

Don Holmes, City Attorney, said the first change is on Page 2, section 5, Intent. This language was amended to avoid any confusion as to who will be assessed for violations. He agrees with this change. The next change is on Page 8, Foreclosed, blighted, unsecured or abandoned structure registration, subparagraph (a). The 48-hour provision was struck and language added providing for an owner's implied and/or presumed knowledge of a building's condition and a provision for registration 30 days following actual and/or noticed condition.

Mr. Holmes said Page 9. Subparagraph (f) was amended to avoid confusion and tracks the language in the Code, as it is specifically defined in the ordinance. On page 10 they struck the 3<sup>rd</sup> and 4<sup>th</sup> paragraphs and added language that essentially says costs incurred by the City constitutes a lien on the property and eliminates any reference to special assessments. It makes it clear that the cost undertaken by the City will not be placed on the tax bill, but will become a code enforcement or nuisance abatement lien placed on the property.

Mr. Holmes said, in his opinion, in the overall scope of things, these changes are minor enough that they can be handled without necessity of a 3<sup>rd</sup> meeting. There was concurrence of the Commission that these are not substantial changes.

Commissioner Kitchens said she is still concerned that these regulations will apply to homesteaded property; this will hurt homesteaded property. On page 3, where it described abandoned vacant property, specifically "vacant for a period of time over 30 days," she is concerned that you can have a tenant move out and cut off the utilities, and if the new tenant is not in within 30 days, the owner could be subject to this ordinance.

Commissioner Leary said he has not had one phone call since the last meeting from any homesteaded property owner that is concerned with this ordinance. He has not been given any alternative solutions. If anyone doubts the need for this ordinance he invites them to take a tour of his neighborhood, which has declined due to abandoned and blighted properties over the past three years. He moved to amend his motion to adopt the ordinance on second reading as amended. Commissioner Norwood seconded the motion. There being no further discussion or comment, a roll-call vote was taken with the followings results: Commissioners Leary, Norwood and Mayor Myers, Yes; Commissioner Kitchens, no; Commissioner Brown, absent. The Ordinance was declared amended and adopted on second reading 3 in favor, opposed by Commissioner Kitchens.

## **6. CITY MANAGER & ADMINISTRATIVE REPORTS**

Mr. Czymbor said they introduced the new K-9 Wilson and met with GP representatives recently at a GP Safety Committee meeting. GP contributed \$9,000 towards the purchase of Wilson.

Next weekend they have a bid opening on the Southern Riverfront Improvements, and to date there are 18 plan holders of record.

They are working with Mr. Diamond on some easements and encroachments so that they can close on the 100 Block property. Mr. Holmes will be working with him on these next week.

The St. Johns River Center/Water Taxi Terminal building plans are moving forward and will be going out to bid next month. They received the preliminary final curriculum plans today, which will go to the GP Center Committee.

**7. COMMISSIONER COMMENTS**

Mayor Myers announced the City received notice that the USDA Grant Funds for the Golf Course Restaurant Improvements had been awarded. They look forward to that project.

Commissioner Kitchens said she attended the Police Officer Memorial Service today at Mr. Tabor First Baptist Church, which was very nice and very touching. She hopes more will attend the ceremony next year.

Commissioner Leary asked that a letter of thanks be written to Mr. Machek with the USDA to express the City's appreciation for his help in securing the USDA grant for the Golf Course Restaurant Improvements, to be written for everyone's signature.

Mayor Myers said today's Police Officer Memorial Service was very well done and well attended.

Mayor Myers said there was a very successful Mug Race in Palatka this past weekend in spite of the weather. The Jacksonville visitors always remark that they like visiting the riverfront and Palatka. He gets very enthused when talking about the coming improvements.

**8. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:28 p.m. upon a motion by Commissioner Kitchens.**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105