

**TERRILL L. HILL**  
MAYOR - COMMISSIONER

**MARY LAWSON BROWN**  
VICE MAYOR - COMMISSIONER

**RUFUS J. BOROM**  
COMMISSIONER

**JUSTIN R. CAMPBELL**  
COMMISSIONER

**JAMES NORWOOD, JR.**  
COMMISSIONER



**BETSY JORDAN DRIGGERS**  
CITY CLERK

**MATTHEW D. REYNOLDS**  
FINANCE DIRECTOR

**JAMES A. GRIFFITH**  
INTERIM 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 14, 2015

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 14<sup>th</sup> day of May, 2015.

**PRESENT:**

Mayor	Terrill L. Hill
Commissioner	Mary Lawson Brown
Commissioner	Rufus Borom
Commissioner	Justin Campbell
Commissioner	James Norwood, Jr.

Also Present: Interim City Manager Allen R. Bush; City Attorney Donald E. Holmes; City Clerk Betsy Jordan Driggers; Finance Director Matt Reynolds; Interim Police Chief James Griffith; Fire Chief Mike Lambert; Planning Director Thad Crowe; Water Treatment Plant Supt. Melvin Register, Airport Manager John Youell, Grants & Projects Manager Jonathan Griffith; Main Street Manager Charles Rudd

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

**INVOCATION & PLEDGE** – Father John Jacobs, Vicar; St. Peter's Anglican Church

**APPROVAL OF MINUTES** – 04/23/15 Regular Meeting; 04/20/15 & 04/23/15 Workshops – Commissioner Campbell moved to adopt the minutes as read. Commissioner Borom seconded the motion, which passed unopposed.

**1. PUBLIC RECOGNITION/PRESENTATIONS**

**PROCLAMATION** – Kids to Parks Day – May 16, 2015 – Jonathan Griffith and Seth, a young man chosen from the audience, were present to receive the proclamation, which was read and issued by Mayor Hill, who noted the purpose of Kids to Parks Day is to encourage adults to take children to any local, state or national park for recreation and health purposes.

**EMPLOYEE RETIREMENT** – Barbara Hall, Payroll/Personnel Clerk – 15 Years of Service – Mayor Hill presented her with a plaque in grateful recognition of her 15 years of service to the citizens of Palatka. Matt Reynolds, Finance Director, commended her on her dedication and hard work, noting she will be hard to replace. Commissioners Borom and Brown congratulated her on her years of service and thanked her for her expertise in handling HR duties.

**PRESENTATION** - Putnam County Re-Entry Program – Mary L. Thomas, Co-Director, introduced Pastor Lorenzo Wright, Co-Director, and members of their staff, who are very committed to the program. Their focus is on citizens who find themselves in difficult situations such as arrest and incarceration, and offenders going through the justice system. The re-entry

program, located at Heart of Putnam, helps ex-offenders put their lives back together. They deserve a second chance. Their staff extends their time, gifts and talents to help them transition back into the community. Once an ex-offender serves his/her time, the system has to release them back into the community. They are people and they have families. Their goal is to help them to assimilate back into the community and help them be productive citizens. They offer many resources to help them such as transportation, job placement, food, clothing and housing as well as counseling. They are seeking donations and encourage business owners to help in this endeavor. Mayor Hill said they need to provide avenues for people to have hope, and should view mistakes as part of the "information process." He commended the program and those working in the program to make it successful. Commissioner Borom said none of them are perfect; it is up to God to judge, and not any of them.

## 2. PUBLIC COMMENTS

Bob Taylor, 241 Crystal Cove Drive, past president of Palatka Main Street, read comments regarding the performance of Charles Rudd, departing Main Street Manager, who has lead the group in advances through the Main Street "four-point approach." He read a prepared statement enumerating his accomplishments and achievements. He noted he had helped groups start festivals and obtain grants with the goal of promoting tourism and bringing people to Palatka. He has promoted historic preservation and worked with many organizations to focus their attention on promoting the Main Street principles. They hope the City will keep this momentum going and focus on obtaining his replacement. Mayor Hill called Mr. Rudd to the fore and said the City will miss him and his dedication, and gave sincere thanks on behalf of the City for the things he has done for this community. He applauded him for his accomplishments.

Mr. Rudd said Main Street is looking for some indication that the position will be advertised. Mayor Hill said they will not let the momentum fade.

## 3. CONSENT AGENDA

- a. **Adopt Resolution No. 2015-11-27** authorizing the Mayor to execute a contract with the State of Florida for State Highway Traffic Signal Maintenance and Compensation Program FY 2015-16 for reimbursement of the cost of traffic signal maintenance
- b. **Adopt Resolution No. 2015-11-28** authorizing the Mayor and City Clerk to Execute and Attest change Order No. 1 with Hercules Fence in the amount of \$25,850 for additional clearing and grading of the South Airport Development Area at the Palatka Municipal Airport (100% grant funded)
- c. **Adopt Resolution No. 2015-11-29** authorizing the execution of Passero & Associates Work Order # 15-46A for construction administration and inspection for the South General Aviation Development Project at the Palatka Municipal Airport in an amount not to exceed \$2,500 (100% grant funded)
- d. **Adopt Resolution No. 2015-11-30** authorizing the Mayor and City Clerk to execute and attest the Florida Department of Corrections Work Squad Agreement #W1001 to provide one inmate work squad to the City of Palatka for a one-year term beginning August 24, 2015
- e. **Adopt Resolution No. 2015-11-31** authorizing the execution of the renewal agreement for the provision of Supplemental Police Services between the Palatka Housing Authority and Palatka Police Department effective affective June 1, 2015
- f. **Adopt Resolution No. 2015-11-32** accepting and confirming the ranking of engineering qualifications for the Southern Riverfront Commercial Development Block Grant C04 and authorizing contract scope and fee negotiations with the top ranked respondent
- g. **Extend Allen R. Bush's appointment as Interim City Manager** until such time that a new City Manager is in place
- h. **Authorize closure of certain streets to vehicular traffic for Special Events Permits #15-13 – 5K Walk/Run, June 6, 2015 from 6:00 a.m. to 10:00 a.m. – Beck Automotive Group; Loretta Cribbs, Agent**

- i. **Grant waiver of Class B Application Deadline and permission to exceed allowable noise levels for Special Events Permit #15-25; Arts Council Spring & Summer Concert Series, Saturdays June 6 and 13, 2015 from 5:30 p.m. to 8:30 p.m. – Denise Aiken, Arts Council of Greater Palatka**

Commissioner Norwood asked to pull Item 3(e) and 3(i) for discussion, and moved to approve all other items on the consent agenda as proposed. Commissioner Campbell seconded the motion, which passed unopposed.

- 3(e). **Adopt Resolution No. 2015-11-31** authorizing the execution of the renewal agreement for the provision of Supplemental Police Services between the Palatka Housing Authority and Palatka Police Department effective affective June 1, 2015 – Commissioner Norwood said in the Item Summary, title and body of the resolution should be amended to read “\$23.00 per hour per officer.” It is stated as such in the contract. The resolution should match the contract. He moved to adopt the resolution subject to an amendment to amend the summary as well as the heading and body of the resolution to add “per officer.” Commissioner Borom seconded the motion, which passed unopposed.
- 3(i). **Grant waiver of Class B Application Deadline and permission to exceed allowable noise levels for Special Events Permit #15-25; Arts Council Spring & Summer Concert Series, Saturdays June 6 and 13, 2015 from 5:30 p.m. to 8:30 p.m. – Denise Aiken, Arts Council of Greater Palatka – Commissioner Norwood said they are having a lot of missed application deadlines. He asked if individuals are aware of a deadline commitment, and if they aren't, if they are being informed of the deadline expectation.**

Thad Crowe, Special Events Coordinator, said they are making people aware of this. The Class B application deadline was extended to 60 days from 30 days and they are currently educating people. Commissioner Brown asked how they are informing citizens of how to go about renting facilities. Mr. Crowe said there is no application deadline for facility rentals; they can turn that around pretty quickly. Commissioner Brown said the newspaper should run a “do you know” column as people are not informed of what they need to do for special events, code enforcement actions, etc. There being no further discussion, Commissioner Brown moved to issue the exceptions for Special Events Permit #15-25. Commissioner Campbell seconded the motion, which passed unopposed.

4. **BUDGET SUMMARY REPORT – FY 2014/2015 thru March 31– Matt Reynolds, Finance Director, said he has changed the format of the budget summary report in order to simplify it. This is similar to how other cities prepare their budget summary reports, and limits it to a single page. It provides a good overview of where the revenues and expenditures are in each fund. As to the Utility Fund, charges for service are about 2.5% below target. The severity of the decrease has eased up and they will be keeping an eye on this going forward. He will bring this report to the Commission each month. There was Commission consensus that the format was more user-friendly and gives a good idea of where they are in the budget year.**
5. **REQUEST FOR COMMUNITY WATER FLUORIDATION - Johnny Johnson, Jr., DMD, MS, Co-Chair, Fluoridation Action Team, Oral Health Florida; speaking at the request of Dr. Eric Jump and Mary Garcia, and on behalf of the Florida Dental Association, Oral Health Florida's Fluoridation Action Team, and as a private practice pediatric dentist; and Steve Chapman, DDS, Orthodontist (tabled on 2/28/15 for public workshop held on 4/23/15) - Mayor Hill stated that Mr. Johnson and Ms. Pettit will be provided three minutes each to present final statements, followed by Public Comments, which is limited to one minute per speaker.**

Johnny Johnson, Jr., DMD, MS, distributed a memorandum from the DOH explaining why they have been seeing such an increase in cavities and dental emergencies the past few years, stating

it is because Palatka has not fluoridated its water supply in the past 10 years. He provided statistics on numbers of citizens enjoying the benefits of fluoridation in communities. He distributed materials in lieu of a power point presentation. Expert panels of scientists have not found any convincing scientific evidence that community water fluoridation causes cancers, low intelligence, renal disorders, Down's syndrome, etc. Water fluoridation will cost per person about \$1.15 per year. He asks they consider bringing back water fluoridation to the community.

Jan Pettit, 418 Emmett Street, said fluoridation is a massive fraud perpetrated upon unsuspecting professions which began in the 1940s as a solution for disposal of a mining by-product that was originally sold as rat poison. Its disposal will cost the mining industry billions of dollars. It is very toxic and can even eat through glass. It is not allowed to be dumped in the ocean or dispersed into the air. Fluoridation was endorsed and sold to the public unexamined. The FDA considers fluoridation chemicals as unapproved drugs with no study having been done on its affect. The people who are hired by the industry to push fluoridation upon communities are not educated as to the true effects of fluoridation. There have been many people in the industry who fight fluoride. The PDN has not printed any of her letters to the editor against fluoridation. They have only printed material promoting fluoridation.

Robert Blye, 116 Sand Lake Drive, said naturally occurring fluoride is different than the acid being used to artificially fluoridate water. It is toxic waste and they cannot get rid of it any other way. The ph is 1.2 which eats through everything. It eats the lead out of older water pipes and takes coatings off pipes. Palatka is not a wealthy community.

Allegra Kitchens, 1027 S. 12<sup>th</sup> Street, said she believes fluoridation is hazardous to her health. It will force her to drink water which she considers to be dangerous. She cannot afford the money to put the equipment on her home to clean the fluoride out of the water.

Dr. Eric Jump said fluoridation is one of the greatest community aids available to help fight disease. He appreciates this Commission's willingness to engage all sides into the dialogue. They need to improve the health and welfare of all citizens, especially the youngest and most vulnerable. Commissioner Norwood asked what type of topical fluoride is used to put on teeth.

Jeff Jacobs, 418 Emmett Street, said since the workshop held last month, three metropolitan cities have stopped fluoridating their water. This makes 176 communities that have stopped fluoridating their water. After 50 years of fluoridating water in Georgia, over 60% of the children still have cavities. It is not effective. Fluoridation is all about the industry. Not one anti-fluoridation article has been printed in the local newspaper. Ms. Pettit has submitted two articles to the local newspaper that have not been printed.

Melvin Register, Water Treatment Plant Superintendent, said staff recommends not restarting the feed of fluoride into the water system. It is hard to work with and not necessary for the safe production of drinking water and is an unnecessary expense. It was stopped as a "belt-tightening" measure. They are still belt-tightening. Staff recommends they do not recommence fluoridation.

Commissioner Norwood said he found that sodium fluoride is on the "list of lists" which means it is a hazardous chemical. He looked at the ph, which is 1.4. This tells him it is very corrosive. The City stopped fluoridation due to the corrosion of equipment it caused. Handling it requires protective equipment. Chlorine is also hazardous, but it is added to disinfect the water and it prevents disease. The type of fluoride used in dental offices is not sodium fluoride.

Commissioner Brown moved to follow Staff's recommendation to not resume water fluoridation. Commissioner Campbell seconded the motion. A roll call vote was requested and taken which yielded the following vote: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The motion was declared adopted.

Mayor Hill said the concern is with the method by which fluoride is being disseminated. The City should look closely at what the health department is doing, which is providing fluoride to individuals, and the method is individual-directed. There is an opportunity for the City to become a partner with the health department in the delivery of fluoride to those who need it. There are obviously benefits to fluoride, but topical fluoride seems to be a better alternative. Commissioner Norwood noted it is easier to get chlorine out of the water than it is to get fluoride out of the water.

**PUBLIC HEARINGS:**

6. **PUBLIC HEARING – 3314 Crill Avenue** – Planning Board Recommendation to Annex, Amend the Future Land Use Map and Element from County US (Urban Service) to City of Palatka COM (Commercial) and Rezone from Putnam County CPO (Commercial, Professional, Office) to City C-1A (Neighborhood Commercial) – Drs. Errol and Andrea Findlater, owner; Palatka Building & Zoning Dept, Applicant

**ANNEXATION ORDINANCE #15-07** – 2<sup>nd</sup> Reading, Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF PALATKA, FLORIDA CERTAIN ADJACENT TERRITORY IDENTIFIED AS 3314 CRILL AVENUE, LOCATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF PALATKA; AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to adopt the ordinance on 2<sup>nd</sup> reading as read. Commissioner Campbell seconded the motion. There being no discussion or comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The ordinance was declared adopted.

**FUTURE LAND USE MAP/ELEMENT AMENDMENT ORDINANCE #5-08** – Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO THE FOLLOWING PARCEL OF LAND (LESS THAN 10 ACRES IN SIZE): FROM PUTNAM COUNTY US (URBAN SERVICE) TO CITY OF PALATKA COM (COMMERCIAL) FOR 3314 CRILL AVENUE (SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to adopt the ordinance on single reading. Commissioner Brown seconded the motion. There being no discussion or comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The ordinance was declared adopted.

**REZONING ORDINANCE #15-09** – 2<sup>nd</sup> Reading – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED FROM PUTNAM COUNTY CPO (COMMERCIAL PROFESSIONAL OFFICE) TO CITY OF PALATKA C-1A (NEIGHBORHOOD COMMERCIAL) FOR 3314 CRILL AVENUE (SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to adopt the ordinance on 2<sup>nd</sup> reading as read. Commissioner Campbell seconded the motion. There being no discussion or comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The ordinance was declared adopted.

7. **ORDINANCE** Amending Zoning Code Section 94-147, 94-148 and 94-149 to allow schools by conditional use permit in certain commercial zoning districts – 2<sup>nd</sup> Reading, Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, ALLOWING SCHOOLS BY CONDITIONAL USE PERMIT IN THE C-1A, C-1, AND C-2 ZONING

DISTRICTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to adopt the ordinance on 2nd reading as read. Commissioner Campbell seconded the motion. Commissioner Brown asked if this is a precursor to taking another large parcel off the tax rolls for a school. She believes this is the Raby property, and asked how this impacts the tax roll. Mr. Crowe said the purchase is a separate matter. They estimate the purchase will remove around \$3,000 from the tax rolls. They recommended a fee in lieu of taxes, but at this time there is no mechanism in the comprehensive plan to charge such a fee. Commissioner Brown said they had to borrow money to balance their budget. Every time a large parcel is removed from the tax rolls, they lose tax dollars. They need to look at putting something in place to get the millage rate down and increase funds for infrastructure improvements. Commissioner Norwood asked if they need to take care of amending the comp plan before they consider this. Mr. Crowe said at this time they are in a position to implement something in the Comp Plan and Land Development Code to recover lost tax dollars through such a fee. Commissioner Brown said the Tax Increment Fund also takes a hit which this happens in a TIF district. They need a way to charge fees to tax exempt properties. They can't improve infrastructure without tax dollars.

There being no further discussion and no comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The ordinance was declared adopted on 2<sup>nd</sup> reading.

8. **ORDINANCE** Amending Zoning Code Section 94-147, 94-148 and 94-149 to allow clubs, lodges and fraternal organizations in PBG-1 zoning – 2<sup>nd</sup> Reading, Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, ALLOWING CLUBS, LODGES, AND FRATERNAL ORGANIZATIONS BY RIGHT IN THE PBG-1 ZONING DISTRICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Brown moved to adopt the ordinance on 2nd reading as read. Commissioner Norwood seconded the motion. There being no discussion and no comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The ordinance was declared adopted on 2<sup>nd</sup> reading.
9. **ORDINANCE** - Planning Board Recommendation to amend Zoning Code Chapter 94 to allow for reduced parking space size – 1<sup>st</sup> Reading – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING CHAPTER 94, SECTION 261 OF THE CODE OF ORDINANCES TO REDUCE THE REQUIRED MINIMUM PARKING SPACE DIMENSIONS FROM TWENTY BY TEN FEET TO EIGHTEEN BY NINE-AND-ONE-HALF FEET; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Campbell moved to pass the ordinance on 1<sup>st</sup> Reading as read. Commissioner Norwood seconded the motion.

Allegra Kitchens, 1027 S. 12<sup>th</sup> Street, said City staff has been trying to get the Planning Board to reduce parking space dimensions since 2012. One reason cited was to save developers money in order to help with the landscape ordinance. The new landscape ordinance has not yet passed. Consumer reports states that people of child-bearing age are upsizing to larger vehicles. There is no trend to downsize to smaller cars. Another argument is that other jurisdictions are doing it, which is a childish argument. She asked the Commission to not change the parking spaces to a smaller size. Merchants may lose business if customers can't park their cars in public lots.

Marcia Lane, 210 East Forest Park Drive, said they should look at what people in this town drive. In the parking lot tonight, of 14 cars, 10 are large SUVs and trucks. They all have nicks from people banging their doors into the car next to them. She watches people in "land yachts" try to park cars in smaller spaces all the time and their vehicles are sticking out in the street.

Commissioner Norwood asked how this parking size aligns with start requirements. Mr. Crowe said there is no state law on parking space dimensions, but FDOT industry standard recommends a 9' width. They are downsizing from 10 x 20 feet to 9 x 18 feet. Length seems to be more of the concern. Mayor Hill said it concerns him because he drives a larger vehicle. Many in the community do. It makes it difficult to park in smaller spaces. He concurs with the other comments. Mr. Holmes said there is a procedure in place now that can consider a reduction in required parking space dimensions that can be considered on a case by case basis through a public hearing and application. Mr. Crowe said this is costly and time consuming.

There being no further discussion or comment, a roll-call vote was taken, which yielded the following results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, No. The motion failed and the ordinance was not passed on first reading by a motion of five against.

Commissioner Brown said before the landscaping ordinance goes to the Planning Board it needs to be work-shopped by the Commission. It was supposed to come to a workshop before the Commission first. They have had a lot of complaints on this ordinance. Mr. Crowe said it is not scheduled to go before the Planning Board. They are prepared to bring it to the Commission when the Commission is ready.

10. **ORDINANCE** amending Municipal Code Section 10-6 to allow alcohol consumption in the River Center and in Riverfront Park buildings, with proper approvals and permissions – 1<sup>st</sup> Reading – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, ADDING THE ST. JOHNS RIVER CENTER AND BUILDINGS ON THE GROUNDS OF THE RIVERFRONT PARK TO THE LIST OF BUILDINGS EXEMPTED FROM AN ALCOHOL CONSUMPTION AND SERVING BAN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Campbell moved to adopt the ordinance as read. Commissioner Borom seconded the motion.

Allegra Kitchens, 1027 S. 12<sup>th</sup> Street, said she does not believe that the alcohol consumption should be allowed in the building wholesale. It can be looked at on a case-by-case basis. This is primarily a place for school children. She does not see any information in the package where GP has provided its opinion on this. The same applies for any building erected on the riverfront.

Commissioner Norwood recused himself as he is employed by GP. Commissioner Borom also recused noting his employment by GP. Commissioners Norwood and Borom stated they have both signed an employment agreement agreeing that they would not be voting on any matter that concerns Georgia-Pacific Corporation. Commissioner Borom rescinded his second to the motion. Commissioner Brown seconded the motion. Mayor Hill passed the gavel to Commissioner Norwood.

Commissioner Brown said in the River Square development in that block, Mr. Diamond is planning on putting businesses on the bottom floor, and asked if this ordinance will affect those businesses. Mayor Hill said this is building-specific and only affects those buildings owned by the City. Mr. Crowe said the only exemption to the alcohol ban can be obtained through the special events ordinance. City facilities are not covered. There being no further discussion or comment, a roll-call vote was taken, which yielded the following results: Commissioners Brown, Campbell, and Mayor Hill, Yes; Nays, None. Commissioners Borom and Norwood abstained due to a stated voting conflict. The ordinance was declared passed on first reading, passed by majority vote of three in favor, two recused.

11. **DISCUSSION & UPDATE** on plans for a Restaurant in connection with Water Taxi Operation and Ship's Store at the Palatka Riverfront:

**Update of negotiations with PBM and Nippers Restaurant; options regarding size of restaurant operation** – Mr. Holmes noted he distributed a memorandum outlining his meeting with the parties involved regarding the decision to be made. He summarized his conversation in that memorandum. It was also forwarded to Patrick Howard with Florida DEO for his review, and forwarded it to Mr. Lagassee for his review. Mr. Lagassee informed him that he is not able to attend tonight's meeting as he was involved an accident yesterday. He will be available next week. Bottom line, there is a grant that is in the final states of approval. It has been approved in the amount of \$1,050,000, subject to completion of paperwork and formalities. The grant was based upon certain feature, some of which can be modified, some which cannot. The size of the restaurant can be modified and not prevent the funding, but the amount of the grant would be substantially reduced. If they go from 27 jobs to 6 jobs, the amount of the grant will be reduced by \$35,000 per job. They can reduce the size of the restaurant and still be funded; however, they can't change the participating parties or the grant application will be being rejected. Nippers Restaurant is the participating party listed on the grant application. If they agree to a smaller restaurant, the grant can move forward. Mr. Fields has advised if the restaurant size is reduced to 60 seats he won't bring a Nippers Brand restaurant in, but has agreed to operate a "raw bar". The 150-seat restaurant proposed requires a liquor license which requires 51% of sales be from food. The license required for a raw bar would not put a limit on alcohol sales and more alcohol sales would be made than food sales. Mr. Fields has also advised he would ask the City to bear the cost of the liquor license as the license would be far more expensive. It would change the focus of the restaurant from a family style restaurant to a raw bar. If Nippers did not operate the raw bar, the grant would not be funded. The City could apply for a new grant next year, but the grant funding cycle would affect the funding. This is the end of a 10-year cycle. A new grant would be funded in a new 10-year cycle. It would cost them several grant awards over the next ten year due to a points reduction due to this grant being rejected. This would count against the City. This would cost the City from \$750,000 to \$1.5 million in grants over the next 10 years.

The grant they are discussing is one they would be required to pay a "premium" for which is based upon the ratio of the amount of the state's contribution compared to the total cost of the project. The net revenue generated by the operation of the project would be shared by the State. The City can retain some funds for maintenance and other things. The contribution remains intact forever unless the property is sold. If the restaurant closes, the City won't owe the state any money for the time it is not generating revenue. If the property is ever sold by the city, the same percentage applies to the distribution of the net sales revenue. Nippers or whatever restaurant operator would pay market rate rent determined by a state-approved appraiser.

Mr. Holmes said there is a policy decision that has to be made by the Commission before they can complete any negotiations. If the City wishes to retain the size of the restaurant, they will enter into negotiations with all parties, complete the contracts, forward them to the State and move on from there. If the City Commission wants to reduce the size of the restaurant, they will have to decide if they will accept a raw bar concept and still retain the grant, but a reduced grant. If the City doesn't want to do the raw bar concept, then this grant will have to be rejected or withdrawn. Before they can continue to negotiate, they will need direction from the Commission.

Fred Fox, Fred Fox Enterprises, said \$275,000 of the \$1,050,000, is for the fuel farm and that is public infrastructure, so that portion won't be considered when deciding the formula for retainage.

**Discussion/presentation on parking supply and demand for the proposed development** - Jonathan Griffith said he was asked to do a parking supply/demand study for the southern riverfront area. They looked at the Palatka zoning code as well as best practices based upon the usage, and requirements for the restaurant and marina. Zoning Code doesn't prescribe the amount of parking spaces they have to provide. Other municipalities require 4.2 spaces per acre. 3 spaces are adequate for current usage. When doing a parking study, it is easy to do a demand/supply approach because they don't have to take into account external adjacent uses.

They used the proposed restaurant as the central use. They looked at a standard walking distance of less than two city blocks. They also considered the external uses, such as the City Boat Ramp/Dock, park, church, Tilghman House, Boathouse Marina, and other uses. They did not take into account tournaments, other special events and single family residences. Tournaments and other events have additional parking requirements and resources.

As to demand, they adjusted it for each use. He used existing surveys and determined they have 259 available spaces in this geographical area. If they do an adjusted demand, at 100% use, not taking into account shared parking models, they will require 216 spaces, which leaves them with a surplus. He determined this off 150 seats. At one space for every 1.5 seats they will require 100 spaces. They looked at other "shared parking" models. He displayed a chart providing a representation of uses and demands during peak and non-peak hours. There are surpluses of almost 100-plus spaces during that time. They have enough parking for this use. The Boathouse Marina intends to bring a banquet facility into their operation. They ran a second scenario showing that even with the proposed banquet hall, they will still have a surplus in that specific region. Mr. Griffith said this study is based upon the current sized parking spaces.

Commissioner Campbell moved to continue with the grant with the current proposed 150 seat restaurant and continue with negotiations. Commissioner Borom seconded the motion. There being no further discussion or comment, a roll-call vote was requested and taken with the followings results: Commissioners Borom, Brown, Campbell, Norwood and Mayor Hill, Yes; Nays, None. The motion was declared passed.

12. **DISCUSSION – Performance Audit Services** – Mr. Bush said a gentleman has approached the City with a draft proposal to perform a performance audit for the City. This type of audit looks at the way the system operates and efficiency levels. They determine whether or not there are ways to save money or better control certain financial functions of the City. He is meeting with this gentleman on Tuesday to obtain more in-depth information. If they decide to go this route they will need to put this out in the form of a request for proposals after coming up with a scope of work. Mayor Hill said he believes the City should have a performance audit to provide a real understanding of where they are and if they are doing things properly. He encourages them to look at this. They need to look at accountability. As to the scope, the City will determine that.

13. **CITY MANAGER & ADMINISTRATIVE REPORTS**

**City Manager Search Update** – Allen R. Bush, Interim City Manager – Mr. Bush said they have a list of seven candidates for interviews which will take place on Monday, beginning at 9:00 a.m. They will run all day. The Commission will be present and can ask follow-up questions.

Chief Griffith said last weekend Palatka Pride conducted a community-wide clean up of St. Johns Avenue. They had around 100 people turn out along with City and County officials. They had a lot of help from several churches including Mt. Tabor, Grace Fellowship, and Holy Word. They have photos of the cleanup on display. Officer Mylinh Reeves and Code Enforcement Officer Laura Jones spearheaded the cleanup event and coordinated everything with Keep Putnam Beautiful.

Chief Griffith said this weekend's Wolfson's Tournament at the riverfront will create parking congestion. The riverfront will be closed the entire weekend of the Blue Crab Festival. The School Board has agreed to allow use of their parking lot for festivals and events.

Charles Rudd invited everyone to the food truck rally downtown tomorrow night, and said on Sunday the local churches are hosting their annual picnic on the riverfront.

14. **COMMISSIONER COMMENTS**

Commissioner Campbell said the Palatka Chapter of BoyzIIMen has made great strides and are making changes with the youth at PHA. As of today, 35 boys have come into the program. They

are inviting every male in the community to consider being a mentor in this program. It is not dedicated to any one ethnic background. Those in leadership positions should step up. Palatka's BoyzIIMen headquarters is at the Palatka Police Department. They meet once a week for one hour during the school year from 12:15 to 1:15. They are looking ahead for the summer months. If anyone is interested in mentoring or knows someone who needs mentoring, contact him.

Commissioner Brown said she brought information back regarding a seminar she attended on how to promote and encourage certain businesses to locate to your town. Certain businesses draw other businesses. The facilitator offered to hold a free lunch and learn for the community and assess the community's weaknesses. She asked that they partner with the County and Chamber to attract bigger businesses like Target and Old Navy. She noted she brought back medals that were being sold by local merchants depicting local events which people purchased, collected and wore. This may be something local merchants want to sell here. Prior to her recent trip she went to the Chamber and collected all manner of information on everything that Palatka had to offer. She gave this information out to all manner of people she came in contact with, and people were very receptive to the literature and what Palatka had to offer.

Commissioner Brown requested a discussion on fishing at the waterfront be scheduled for the May 28<sup>th</sup> Agenda. They also need to begin a dialogue with the local veterans to put a splash pad in place of the old fountain on the waterfront, which is not operational.

Commissioner Norwood congratulated Mr. Bush on the improvements he has made and the impact they have had aesthetically for the community, citing the new prison crew as well as allowing staff to do things to make the community look better. This is most certainly appreciated.

Mayor Hill thanked Jonathan Griffith for the landscaping improvements at City Hall, noting he has worked diligently to make improvements. He also noted Ed Chandler and his crews worked hard to clean up St. Johns Avenue as well as areas that have been neglected on the north side. As they were cleaning, residents started helping and bringing out trash. The clean-up project on St. Johns Avenue attracted a lot of groups and even passersby stopped to help. So many things happen when you bring citizens together to share ideas. He is trying to organize a county-wide clean-up and has asked LOGIC to help organize that.

Mayor Hill said he met with executive director of DEO and they spoke of ways to bring business to Palatka and deal with issues of joblessness. He committed to bringing Enterprise Florida here to make an effort to tapping into the entrepreneurial spirit of Palatka's citizens. There is a 1 gig internet line laid across the state with a hub in Jacksonville and a hub in Gainesville, but nothing in Palatka. This is one example of how Palatka gets bypassed. They need to look at ways to link Palatka up to the opportunities around them and recruit businesses to come into the community.

Commissioner Campbell said the City is operating with less but doing more. He spoke with the City Manager about doing employee recognition. The current employees are making many sacrifices on a day to day basis and putting in extra time and effort.

Discussion ensued regarding ways to recognize employees. There was consensus to schedule the proposed visioning process during the month of June. Mayor Hill said this can be done on a Friday evening. This will provide them with an opportunity to network in a non-official setting.

15. **ADJOURN** – There being no further business to discuss, the meeting was adjourned at 8:05 p.m. upon a motion by Commissioner Campbell.

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