

**VERNON MYERS**  
MAYOR - COMMISSIONER

**MARY LAWSON BROWN**  
VICE MAYOR - COMMISSIONER

**ALLEGRA KITCHENS**  
COMMISSIONER

**PHIL LEARY**  
COMMISSIONER

**JAMES NORWOOD, JR.**  
COMMISSIONER



**ELWIN C. "WOODY" BOYNTON, JR.**  
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**

November 23, 2011

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 23<sup>rd</sup> day of November, 2011.

**PRESENT:**

Commissioner	Mary Lawson Brown
Commissioner	Allegra Kitchens
Commissioner	Phil Leary
Commissioner	James Norwood, Jr.

**ABSENT:** Mayor Vernon Myers

Also Present: City Manager Elwin C. "Woody" Boynton, Jr.; City Attorney Donald E. Holmes; City Clerk Betsy Jordan Driggers; Finance Director Matthew Reynolds; Airport Manager John Youell and Main Street Manager Charles Rudd.

**CALL TO ORDER** – Commissioner Brown, Mayor Pro Tem, called the meeting to order at 12:00 noon and read the following call, dated November 17, 2011:

**TO MESSRS: MARY LAWSON BROWN, ALLEGRA KITCHENS, PHIL LEARY AND JAMES NORWOOD, Jr.:**

You are hereby notified that a special called meeting of the Palatka City Commission is called to be held on Wednesday, November 23, 2011 at the regular meeting place of the Palatka City Commission, Palatka City Hall, 201 N. 2<sup>nd</sup> Street, Palatka, Florida, to commence at 12:00 noon.

The purpose of the meeting is to hear the following consent items:

- 1. Award the bid and contract in the amount of \$45,960 to Gibson Electric for lighting upgrades within City buildings and St. Johns Avenue street lighting, in connection with the 2010 Energy Conservation Project (100% grant funded), per results of RFP and recommendation of Project Architect**
- 2. Authorize execution of Supplemental Agreement #11-22 in an amount not to exceed \$36,500.00 with Passero Associates, LLC, Airport Engineers, for Engineering Design, Bidding and other work associated with the Airport Access Road Rehabilitation Project, per recommendation of City Manager.**

Isl Vernon Myers  
Vernon Myers, MAYOR

The following commissioners acknowledged receipt of a copy of the foregoing notice of a special meeting on the 17<sup>th</sup> day of November, 2011.

Isl Mary Lawson Brown  
COMMISSIONER

Isl Phil Leary  
COMMISSIONER

Isl James Norwood, Jr.  
COMMISSIONER

Isl Allegra Kitchens  
COMMISSIONER

Mr. Boynton said Mr. Taylor ensured the contractor can perform the work for the amount bid, and he collected several letters of reference on the contractor. The contractor left out some of the cost of doing the work. They have received excellent reviews and they believe they will do excellent work. They are bringing this to the Commission in this special called meeting as they only have 120 days to complete this work, and time is of the essence. This will enable them to start this work in December. There are also licensing issues, but they are working through there. This is well within the budget for this project.

The Passero contract is being brought to them as they wanted to get all their contracts lined up on this project for FDOT prior to the end of the year. They want to start making draws on this, and this project has been dormant for almost six months. They need activity on this so FDOT won't pull the funding. This is 10% of the total contract amount, standard for engineering fees.

Commissioner Norwood noted these recommendations are coming from the City Manager. The recommendation on the bid award also comes from the architect

Commissioner Norwood moved to award the bid and contract in the amount of \$45,960 to Gibson Electric. Commissioner Kitchens seconded the motion, which passed unopposed.

Commissioner Norwood moved to authorize execution of Supplemental Agreement in an amount not to exceed \$36,500 with Passero Associates. Commissioner Kitchens seconded the motion, which passed unopposed.

MISCELLANEOUS DISCUSSION – Commissioner Leary said he was unable to attend the workshop on the 100 Block but he did review the tape. He asks that the Commission to not procrastinate any longer on what they are doing with the 100 Blocks. He gets 20 calls a week on this, and everyone knows his position on this. He'd like to tear them down. There is a high level of frustration out there amongst the citizens. He'd like to see action taken on this at the December 8th meeting.

Commissioner Kitchens said this will be up for discussion on December 8th. Commissioner Norwood said he has no problem with seeing this on the agenda on December 8<sup>th</sup>. They don't want to go into the meeting with a decision already made. They need to have an open mind going into the meeting. Some of them have already formulated opinions, but they need to hold open-minded discussion on this. Commissioner Kitchens concurred and said they need to base their decision on facts and investigation, and decide what is financially feasible for the City.

Mr. Boynton said the town hall meeting was held to get input from citizens. To make a decision at the December 8<sup>th</sup> meeting is premature, mostly because they don't have all the facts. They've heard a lot of sentimental reasons to keep the buildings and a lot of other reasons to tear them down. He doesn't have all the facts lined up. One thing he did hear, whether for or against, is to move quickly with a plan. They don't just want to tear down buildings with nothing to show but an empty lot. The Commission needs to direct staff to put together information pertinent to the decision-making process. He doesn't know any of the costs associated with any of the available options. If they want the same architectural appearance, there is a cost associated with that. If they just want a box building with a 15-year life, there is a cost associated with that. The January meeting would be more appropriate for this. He will be asking the Commission how much money they are willing to spend on the appropriate reports, or if he is to get sound opinions from others. A structural engineer will cost tens of thousands of dollars. He can get opinions from local engineers and architects on what they think. If they want professional opinions, they may be looking at 90 days for those to come back, at a substantial cost.

Mr. Boynton said they can put out an RFQ concurrently with collecting this information. They can put one out and modify or adjust it if the City decides to tear them down. Minimum it will take 60 days to put it out there. People won't start looking at a new project until the first of the year. They can at least get it drafted. He distributed the most recent RFQ a month ago but has not received any comments on it yet. Commissioner Norwood said they shouldn't put an RFQ out before they make a decision on what they want to do with the buildings. They can ask the City Manager to start the process of gathering information. Commissioner Kitchens said UF will come in and do these things for free; they have those professionals. Mr. Ham had a structural engineer look at the property; they can request a copy of that report. They don't need to go with knee jerk decisions based upon emotional reasons.

Commissioner Leary said he has a good amount of experience in building construction. From a civil engineering point, it's a specialized field. They wouldn't spend nearly as much money tearing them down as they would to salvage them. When they voted to extend the contract for Mr. Ham, he knew he could not perform the work during this economic climate. There is no silver bullet that will solve this. Tearing those buildings down and giving a developer a clean "slate" makes more sense than anything else they could do. Commissioner Kitchens said they need to look at the property appraiser's records and determine where the value lies. Commissioner Norwood said there is no money in the budget for any of this. Mayor Pro Tem Brown said if the developer feels he has the funds to keep them or tear them down, that should be the deciding factor. Mr. Boynton said that was the mistake they made in leaving it up to CDP; he decided to keep them, but that was the factor that broke his plans in the end. The Commission needs to make that decision.

Mr. Holmes said the City Manager has stated he will need direction on whether or not to spend money on third party consultants or go with volunteer consultants. If they wait until January to put this on the agenda, that will be the discussion in January. He needs direction. There was consensus to put this on the December 8<sup>th</sup> agenda, to give the City Manger direction on how to proceed with data collection.

**ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:25 p.m. upon a motion by Commission Norwood.**