

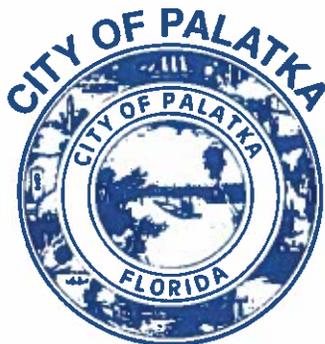
VERNON MYERS
MAYOR - COMMISSIONER

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 December 12, 2013

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 12th day of December, 2013.

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 Attorney Donald E. Holmes; City Clerk Betsy Jordan Driggers; Finance Director Matt Reynolds; Police Chief Gary Getchell; Fire Chief Mike Lambert; Planning Director Thad Crowe, Airport Manager John Youell; Grants/Projects Manager Jonathan Griffith and Main Street Manager Charles Rudd

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

INVOCATION – The Reverend Karl N. Flagg, Senior Pastor; Mt. Tabor First Baptist Church

PLEDGE OF ALLEGIANCE – Commissioner Leary

APPROVAL OF MINUTES – 11/5/13 Workshop; 11/14/13 Regular Meeting – Commissioner Kitchens moved to adopt the minutes as read. Commissioner Norwood seconded the motion, which passed unopposed.

1. PUBLIC RECOGNITION/PRESENTATIONS:

PUBLIC SERVICE RECOGNITION – Carl Stewart - Mayor Myers read and presented a plaque to Carl Stewart in recognition of his 33 years of service on the Palatka Planning Board, having been chairman for the past 8 years. Mayor Myers said he is an asset to the City as both a volunteer and an outstanding citizen. He noted he retired from GP after 45 years of service; he and his late wife are founding members of Christ Independent Methodist Church and is a Rodehaver Boys Ranch volunteer. Mr. Stewart said it has been an honor to serve; they moved here in 1956 and adopted Palatka as their home town. They've done what they could to make it better. Commissioners Kitchens, Leary and Norwood praised Mr. Stewart for his service.

STUDENT OF THE MONTH - December, 2013 - Commissioner Norwood joined Mayor Myers in presenting certificates of recognition to the following students for academic excellence, leadership, citizenship and attendance at their respective schools:

Alexis Sweat	Browning-Pearce Elementary
Makayla Brown	C. L. Overturf, Jr. 6 th Grade Center
Toriyanna Harris	Children's Reading Center Charter School
Thomas Daigle	E. H. Miller School
Mylee Woods	James A. Long Elementary School
Julian Rivera	Jenkins Middle School
Garett Mullins	Kelley Smith Elementary School
Janiya Gilyard	Mellon Elementary School
Solaria Miller	Moseley Elementary School
William D. Barlow	Palatka High School
Kaitlyn Hutchins	Peniel Baptist Academy
Faith Jones	Putnam Academy of Arts & Sciences
Skyler Stackpole	Putnam EDGE High School

2. PUBLIC COMMENTS

Askew Vickers, 207 N. 18th Street, said he is concerned about health and other issues. The water is not fit for drinking for cooking. He related the tale of Robin Hood and likened this to the City concerning the high rise purchase and golf course, saying these purchases were a waste of taxpayer dollars. There are more pressing issues, like streets and sidewalks. His complaints included water deposit refunds, water turn-on fees and sanitation rates.

3. CONSENT AGENDA:

- a. **Adopt Resolution No. 2013-10-22** amending the FY 2013-14 Budget through 11/30/13
- b. **Adopt Resolution No. 2013-10-23** authorizing the expenditure of up to \$8,877.00 in Law Enforcement Trust Funds to purchase additional munitions
- c. **Adopt Resolution No. 2013-10-24** authorizing the execution of a Housing and Urban Development 2010 Economic Development Initiative (EDI) Special Project Grant Closeout Agreement
- d. **Adopt Resolution No. 2013-10-25** authorizing the following nominal lease renewals and setting forth terms – One year lease terms beginning January 1, 2014:
 1. Palatka Duplicate Bridge Club Lease on a portion of the Cooper Building
 2. American Red Cross Lease on a portion of the Cooper Building
 3. Keep Putnam Beautiful Lease on office space at 205 N. 2nd Street
 4. Palatka Art League Lease on the Tilghman House
- e. **Adopt Resolution No. 2013-10-26** authorizing execution of an agreement with Service Line Warranties of America (SLWA) which grants a non-exclusive license to use the City's name and logo on letterhead and marketing materials to be sent to residents from time to time, subject to the City's prior review
- f. **Adopt Resolution No. 2013-10-27** authorizing execution of a scope and fee proposal with Smith McCrary Architects, Inc. for the design and construction administration of the water taxi terminal building and Riverfront Park concessions.
- g. **Adopt Resolution No. 2013-10-28** authorizing execution of an addendum to the Contract for Purchase and Sale of Riverfront Redevelopment Area #3 to SHP Hospitality, LLC to extend the due diligence investigation period by ninety (90) days
- h. **Authorize the Mayor's execution of a Determination of Exemption & Categorical Exclusion**, 24CRF 58-34(a) and 58.35(b) on behalf of Palatka Housing authority's Site Improvement CFP FY 2014-2018 AMP 11, and certifying its consistency with the City of Palatka's Comprehensive Plan

- i. **Re-appoint Roberta M. Correa to the Palatka Historic Preservation Board** to serve an additional three-year term to expire June, 2016, per Staff recommendation (incumbent - sole applicant)
- j. **Re-appoint George DeLoach to the Palatka Planning Board** for an additional three-year term to expire December, 2016 (incumbent -- sole applicant)
- k. **Appoint Charles T. "Charlie" Douglas, Jr. to the Palatka Planning Board** for a three-year term to expire December, 2016 (sole applicant)
- l. **Appoint Darcy Phillips to the FFY 2013-14 Citizens Advisory Task Force** to replace David Franke, per Staff recommendation (sole applicant)
- m. **Adopt 2014 Palatka City Commission meeting/event schedule**

Requests were made to pull Items (e), (i), (j), (k), (l) and (m) for discussion. Commissioner Leary moved to approve all remaining items on Consent as recommended. Commissioner Kitchens seconded the motion, which passed unopposed.

- 3(e). **Adopt Resolution No. 2013-10-26** authorizing execution of an agreement with Service Line Warranties of America (SLWA) which grants a non-exclusive license to use the City's name and logo on letterhead and marketing materials to be sent to residents from time to time, subject to the City's prior review – Commissioner Kitchens said she has a problem allowing any outside agency to use the City's logo and letterhead on sales. She receives offers on this type of thing to fix lines and she believes this to be problematic; if something goes wrong, the City would receive the blame. Commissioner Norwood asked if they require liability insurance or a bond, and are they aware of their liability limits? Mr. Czymbor said they are a publicly held company; they checked them out through the Better Business Bureau. They sell warranties for residential plumbing; other companies come in and do this. The City is not endorsing them and they are not the only company who does this. Commissioner Norwood asked if the City will be held harmless for any service they sell. Mr. Czymbor said they can require this in the motion to approve. They can add that provision to the contract during negotiations. Commissioner Leary said he had a defect in his irrigation system that was his responsibility to repair. He would have liked to have an opportunity to purchase this type of warranty from a company the City had vetted. This assures the residents this is a reputable company. This is commonplace in municipal government. Mr. Holmes said in the contract they should require the company to clearly state in their solicitation and sales materials that they are not a branch of City government. A disclaimer can be worded in a way that makes it clear they are not a branch of City government. Discussion ensued on use of the City's logo and letterhead, which could encourage citizens to blame the City for bad service. Commissioner Kitchens said they authorize a lot of people to do business in the City, but don't allow them to use City letterhead or logo. Mayor Myers concurred that use of the City's letterhead is a de Facto endorsement of their services. Mr. Reynolds said the City of Lauderhill Lakes provided a reference for this company. The City will receive 10% of subscriptions sold; Lauderhill Lakes received \$5,000 the first year; they had never received a negative complaint, but received positive remarks. Mr. Holmes said when the City starts endorsing one private company over another, they need to consider the consequences. They have plumbers who live and work here. It has potential for issues. Mr. Czymbor suggested withdrawing the use of the City's logo and letterhead, and just issuing an endorsement. After discussion, Commissioner Kitchens moved to deny the request. Commissioner Norwood seconded the motion, which passed three in favor, opposed by Commissioner Leary.

3 (i), (j), (k) and (l) were taken up for discussion together.

- i. **Re-appoint Roberta M. Correa to the Palatka Historic Preservation Board** to serve an additional three-year term to expire June, 2016, per Staff recommendation (incumbent - sole applicant)
- j. **Re-appoint George DeLoach to the Palatka Planning Board** for an additional three-year term to expire December, 2016 (incumbent -- sole applicant)

- k. **Appoint Charles T. "Charlie" Douglas, Jr. to the Palatka Planning Board** for a three-year term to expire December, 2016 (sole applicant)
- l. **Appoint Darcy Phillips to the FFY 2013-14 Citizens Advisory Task Force** to replace David Franke, per Staff recommendation (sole applicant)

Commissioner Norwood said the Commission needs to participate in recruiting these individuals and doing more work to get more applicants. For a while they've only been getting sole applicants; several years ago they had more applicants. They need to get the word out and give citizens an opportunity to serve on these committees. Mayor Myers said those vacancies are always listed on the agendas. These are volunteer positions and citizens step up to serve; sometimes they come under a lot of criticism for their service. Commissioner Leary said he receives a call from the Clerk or Planning Director when these vacancies come up; he begs people to serve on these boards. He's happy to have volunteers. Commissioner Leary moved to approve Consent Agenda Items (i), (j), (k) and (l) to make those respective Board appointments/reappointments. Commissioner Norwood seconded the motion, which passed unopposed. Mayor Myers recognized Charles "Charlie" Douglas, Jr., in attendance, Planning Board appointee, noting he is the son of former sheriff Taylor Douglas. Mayor Myers recognized the presence of Planning Board Member Danny Sheffield.

- 3(m). **Adopt 2014 Palatka City Commission meeting/event schedule** Commissioner Norwood said recently the Commission did away with the summer schedule. This calendar does not reflect the summer schedule they established in previous years; they used to have only one meeting per month in July and August. They have gotten away from it because of the budget hearings. He'd like to amend the summer schedule to reflect only one meeting in July and August. Commissioner Leary suggested leaving it in place and, if they find they can change it, they can amend it. He likes having this schedule in place; if they can get everything done in the first meeting, they won't have to have a second meeting in July. Mayor Myers noted they are tentative dates. Commissioner Norwood noted he missed a meeting last year because of vacation schedule and moved to amend the schedule to hold only one meeting in July and August. Commissioner Kitchens seconded the motion, which passed unopposed. Commissioner Leary moved to adopt the amended schedule. Commissioner Norwood seconded the motion, which passed unopposed.

- 4. **COMMUNITY REDEVELOPMENT AGENCY – 12/12/13 meeting items for approval:**
RESOLUTION No. 2013-10-29 adopting the Transformational Redevelopment Incentive Program – adopt – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, ADOPTING THE TRANSFORMATIONAL REDEVELOPMENT INCENTIVE PROGRAM FOR THE COMMUNITY REDEVELOPMENT AGENCY'S SOUTH, CENTRAL AND NORTH TAX INCREMENT DISTRICTS. Commissioner Norwood moved to adopt the Resolution as read. Commissioner Leary seconded the motion. There being no discussion or comment, a roll-call vote was taken with the following results: Commissioners Kitchens, Leary, Norwood and Mayor Flagg, yes. Nays, none. The Resolution was declared adopted.

RESOLUTION No. 2013-10-29 amending the membership of the Community Redevelopment Agency to revise the eligibility of the member appointed to represent Downtown Palatka, Inc. – Adopt – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AMENDING THE MEMBERSHIP OF THE PALATKA COMMUNITY REDEVELOPMENT AGENCY (CRA) AS TO THE ADDITIONAL MEMBER REPRESENTING DOWNTOWN PALATKA, INC., AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to adopt the Resolution as read. Commissioner Leary seconded the motion. There being no discussion or comment, a roll-call vote was taken with the following results: Commissioners Kitchens, Leary, Norwood and Mayor Flagg, yes. Nays, none. The Resolution was declared adopted.

5. **RESOLUTION No. 2013-10-30** authorizing the City Manager and City Clerk to execute and attest a Water Taxis and Dock Operations Agreement with Palatka Boathouse Marina, LLC - Adopt - Mr. Czymbor said Staff recommends tabling this item to the January 9 meeting. They are currently negotiating this contract and are close to recommending a proposed contract. They have minor issues to resolve. Commissioner Norwood moved to table Agenda Item (5). Commissioner Leary seconded the motion, which passed unopposed.

PUBLIC HEARINGS:

6. **DRAFT ORDINANCE** repealing the Public School Facilities Element of the Adopted Comprehensive Plan – *transmittal of ordinance to state agencies for review* – The Clerk read the draft ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, REPEALING THE PUBLIC SCHOOLS FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN PLANNING AS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE into the record. Commissioner Norwood moved to transmit the ordinance to state agencies for review as read. Commissioner Leary seconded the motion, which passed unopposed.
7. **ORDINANCE 13-45** amending the Future Land Use Element (FLUE) of the Adopted Comprehensive Plan to eliminate the Impervious Surface Limitation for the Downtown area – Adopt - The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING THE CITY'S FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO REMOVE IMPERVIOUS SURFACE LIMITATION FOR DOWNTOWN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Kitchens moved to adopt the Ordinance as read. Commissioner Leary seconded the motion. There being no comments or discussion, a roll-call vote was taken, with the following results: Commissioners Kitchens, Leary, Norwood and Mayor Myers, yes; nays, none. The ordinance was declared adopted.
8. **ORDINANCE 13-46** revising Zoning Code Section 200(e) to reduce the minimum size of required buildings associated with on-site temporary outdoor sales from 1,500 sf to 1,200 sf – 2nd Reading, Adopt – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, REDUCING THE MINIMUM SIZE FOR PERMANENT STRUCTURES ASSOCIATED WITH NON-TEMPORARY OUTDOOR SALES USES FROM 1,500 TO 1,200 SQUARE FEET; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Kitchens moved to pass the ordinance on 2nd reading to adopt. Commissioner Norwood seconded the motion. There being no comments or discussion, a roll-call vote was taken, with the following results: Commissioners Kitchens, Leary, Norwood and Mayor Myers, yes; nays, none. The ordinance was declared adopted.
9. **ORDINANCE** extending the 2008 Economic Recovery and Incentive Program, which suspended the collection of Impact Fees, for a period not to exceed four (4) months – 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 FOUR MONTHS OR MAY 31, 2014; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to pass the ordinance on first reading. Commissioner Leary seconded the motion.

Thad Crowe, Planning Director, said Impact fees were briefly in place in 2008. A moratorium was put in effect as a result of the recession. The fees will come back at the end of this month unless the moratorium is extended. It is their intent to revisit this; they don't believe there is a lot of cause and effect related to impact fees driving away new business. Most of their growth is in commercial development; the way the fees are structured they were predicated upon some fairly unrealistic assumptions. They will likely end up with a modest impact fee structure that won't present as much of a burden. Commissioner Leary said this will all play into their long term goal of reducing the millage rate. Mr. Czymbor said the burden used to be on the applicant to challenge the validity of the services they receive; now cities are being sued over impact fees. Now you have to have legally defensible fees. This allows them to put together a legally defensible, financially sound fee schedule that will not discourage development. Commissioner Kitchens said when this was done Mr. Holmes made sure the fees were legally defensible. There being no further 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 adopted.

10. **ORDINANCE** restating and amending Chapter 50 (Parks), Article III of the Municipal Code pertaining to Special Events – 1st Reading – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING CHAPTER 50 OF THE MUNICIPAL CODE OF THE CITY OF PALATKA BY RESTATING ARTICLE III, SPECIAL EVENTS, IN ITS ENTIRETY; AMENDING GENERAL PROVISIONS, DEFINITIONS; AMENDING APPLICATION PROCESSES, ISSUANCE AND FEES; AMENDING SPECIAL EVENT TERMS AND CONDITIONS; ADDING A SUBSECTION ON PARADES; AND AMENDING THE SPECIAL EVENT SCHEDULE OF FEES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to pass the ordinance on first reading. Commissioner Leary seconded the motion.

Mr. Crowe said his cover memo listed the substantial points. He's received good comments on the ordinance. Commissioner Kitchens said she'd like to table this to January; it needs some more work. This proposes they do fee waivers for CRA-sponsored events and requires the Main Street Manager to put his events in at budget time. They don't need to waive fees for CRA-sponsored events. It's not a good idea for the taxpayers to foot the bill. This could conceivably apply to Azalea and Blue Crab Festivals. As to City sponsored events, she has a problem with waiving fees for those listed, but she doesn't want to open the door to other groups. She believes they should waive fees for federal holiday- related events. Mr. Holmes said the discussion on this surrounded a rational basis for events paying fees as opposed to those that don't. The City needs an articulate reason to waive fees for those parades.

Commissioner Norwood concurred with Commission Kitchens regarding waiving fees for CRA sponsored events, saying they have a funding source through the TIF. Funds are being taken from the General Fund when they are waived. The CRA currently has not been tapped for fees and needs to put that money back into the General Fund.

Commissioner Kitchens commented as to sporting events, Class B events, Page 2, which continues on Page 3, speaking of hours of operation from 8 am to 12 midnight, and noted fishing tournaments begin way before 8 am. Class C events have a time limit of 8 hrs, from 8 am to 10 pm. She knows they have to park cars at 3 am. This is very restrictive to fishing tournaments. They need to address fishing tournaments. Mr. Czymbor said anyone can ask for a time variance with the City Commission. As to CRA events, the more funds they use to pay for City services, that's less funds the City can use for infrastructure and other CRA expenses.

Charles Rudd agreed and said it limits what they can do; they will have to cut back on what they are doing. Events are part of the City's economic development and redevelopment strategies.

Mayor Myers said the counter is they are taking money from the General Fund and paying these fees. The CRA has funds. Commissioner Leary concurred on both points and asked as to the financial impact; if this is not a significant amount of money, they should look at this further. He'd also like to look further at some of these issues, perhaps hold a workshop. Commissioner Norwood said the Martin Luther King Day (MLK) event comes up in January; they've told the organizer that this will be addressed in 2013. Discussion ensued regarding exempting the MLK parade; Mr. Holmes said the City doesn't have a vehicle in the current ordinance to do that. MLK Day is January 20; there is only one more meeting between now and the event.

Mr. Holmes asked as to the practical effect of classifying a high school football game as a special event? Mr. Crowe said it is so that the event can be permitted through the City. Options for readings prior to January 20th were discussed, including the option to adopt the ordinance on single reading on January 9th. Commissioner Norwood rescinded his motion to adopt on first reading. Commissioner Leary moved to table first reading to January 9th and advertise the ordinance as being adopted on a single reading on emergency basis on January 9, 2014. Norwood seconded the motion, which passed unopposed.

11. CITY MANAGER & ADMINISTRATIVE REPORTS

Status On Amphitheater And Pilings - Jonathan Griffith said Logan Diving did a visual inspection on the Amphitheater structure. Sixteen of the pilings pose an imminent danger of collapse and 36 are deteriorated. Repair of the dock structure and putting 52 jackets on the pilings would provide other 20-plus years of use. Contractors are coming in with demolition costs for the structure of around \$30,000, which is lower than originally anticipated. The cost to put up a bulkhead is around \$61,000. He and Mr. Rudd have reached out to community stakeholders based upon their use of the structure and are holding stakeholder meetings to determine their needs. The demolition option will have to include bulkheading. Replacement of the structure will cost around \$180 - \$200 thousand. There is now a bulkhead there; however, they need an improved bulkhead for staging purposes. Commissioner Leary said if there is an existing dock going back to the 1800s they can build anything there. There was discussion surrounding riparian land rights. There was general consensus that this structure is important to the community. Mr. Czymbor said they will have a report on what funds are available on January 9. Discussion ensued as to options to be presented on January 9th. Direction was given to staff to prevent the public from accessing the dock by erecting a more permanent fence.

Mr. Czymbor said as to the K-9 fundraising program, they are at \$15,100. They have two pending grant applications in for more funds.

Mr. Czymbor said there is a need to have a workshop and/or special meeting on December 30 to review or approve conceptual plans for the Wetlands center. They need to have this in place before the January 9th meeting to avoid delays on commencement of construction. Commissioner Norwood said he will be out of town, but would have to declare a conflict and recuse from voting.

Mr. Czymbor wished everyone a safe and Merry Christmas.

12. COMMISSIONER COMMENTS

Commissioner Kitchens said there is a new bakery in the 600 Block of Downtown which is very good.

Commissioner Kitchens wished members of the Commission, staff and citizens a very Merry Christmas.

Commissioner Leary said after the last Commission meeting, which was controversial for a number of reasons, there were some derogatory and inflammatory e-mails sent to a number of

people. They make tough decisions and don't always agree amongst themselves, but they do an ethical job. He noted the Mayor was criticized for voting, and gave the Mayor his vote of confidence. He was accused of being a 'Republican planner' and said he is proud to be one.

Commissioner Norwood said this is the time of year they reflect on the accomplishments, hard work and decisions, and all the hard work staff does in preparing them for their meetings. They don't always agree, but they are always respectful. They all bring something different to the table. He enjoys working with his fellow commissioners and wished all a Merry Christmas.

Mayor Myers said as to the e-mails that went out, the accusers don't know the law. You can't declare a conflict out of convenience; it is unlawful to declare a conflict when there is no conflict. Everyone has freedom of speech; they will continue to civilly do business.

Mayor Myers said recently there were five ribbon cuttings downtown which were facilitated by Ms. Correa and Downtown Palatka. Many businesses are coming in and what they've been working on for the past seven years is coming to fruition. He commended leaders and staff for their leadership and hard work.

13. **ADJOURN** – There being no further business to discuss, the meeting was adjourned upon a motion by Kitchens at 7:35 p.m.

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 288.105