

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
February 13, 2014

Proceedings of a regular meeting of the City Commission of the City of Palatka, Florida, held on the 13TH day of February, 2014.

PRESENT:

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

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, WWTP Superintendent Brian McCann, 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 – Police Chief Gary Getchell

APPROVAL OF MINUTES – 1/23/14 Regular and 1/23/14 Workshop Meetings – Commissioner Kitchens moved to adopt the minutes as read. Commissioner Norwood seconded the motion, which passed unopposed.

1. PUBLIC RECOGNITION/PRESENTATIONS:

PROCLAMATION – Black History Month – February, 2014 – Carol Dallas, Felicia Nelson and Justin Campbell were present to receive the proclamation, which was read and presented by Mayor Myers. Mr. Campbell said black history is a significant part of Putnam County's history. He was the keynote speaker at the MLK Jr. Day Breakfast and he has a dream as well. It is his dream that all individuals in Putnam County will one day realize their wealth, and that Putnam County will become an oasis of freedom and home rule.

PROCLAMATION – Clean Sweep Month – February, 2014 – Ramicah Watkins, Keep Putnam Beautiful, was present to receive the proclamation, which was read and presented by Mayor Myers. She said the City partners with Keep Putnam Beautiful each year in this city-wide effort to clean up the City for the festival season. The City will pick up large items and yard trash for free during the month of February if citizens will get the items to the curb. This includes tires. She encouraged neighbors to help each other get items to the curbside for pick up.

2. **PUBLIC COMMENTS** (Speakers limited to three minutes – no action taken on items)
3. **CONSENT AGENDA:**
 - a. **Adopt Resolution No. 2014-10-34** amending the FY 2013-2014 Budget through 1/31/2014
 - b. **Adopt Resolution No. 2014-10-35** authorizing the submission of a Federal Aviation Administration FY 2014 Airport Improvement Program Grant pre-application for the relocation of Taxiway D at the Palatka Municipal Airport
 - c. **Adopt Resolution No. 2014-10-36** authorizing payment of a \$4,000 deposit for engineering to FPL for the southern Riverfront Park Project "overhead to underground" conversion
 - d. **Adopt Resolution No. 2014-10-37** awarding the bid for Derelict Vessel Removal to Miner's Marine construction in the amount of \$25,250.00
 - e. **Adopt resolution no. 2014-10-38** awarding the Amphitheater Demolition Bid to Miner's Marine Construction in the amount of \$16,080.00 and authorizing execution of all contract agreements associated with this bid award
 - f. **Reappoint James Vickers to the Palatka Gas Authority Board** for a three-year term to expire January, 2017 (incumbent)
 - g. **Appoint Justin R. Campbell to the Palatka Planning Board** for the remainder of a three-year term to expire December, 2014 (sole applicant)
 - h. **Allow sales and consumption of alcoholic Beverages at the Palatka Municipal Golf Club/Course** during the Azalea Golf Tournaments on Sunday, March 9 and Sunday, March 16 from 7:00 a.m. to 1:00 p.m.
 - i. **Adopt Resolution No. 2014-10-43** authorizing execution of a Second Addendum to the Contract for Purchase and Sale of Riverfront Redevelopment Area #3 to SHP Hospitality, LLC to extend the investigation period by sixty (60) days, or April 10, 2014.

Commissioner Norwood pulled Item G for discussion. Commissioner Brown moved to pass all items on the Consent Agenda as recommended and presented. Commissioner Leary seconded the motion, which passed unopposed.

3g. Appoint Justin R. Campbell to the Palatka Planning Board for the remainder of a three-year term to expire December, 2014 (sole applicant) Commissioner Norwood asked if they can go ahead and appoint Mr. Campbell to an additional 3-year term, as this is a partial term that expires at the end of December. Mr. Holmes said that is not a good precedent to set and advised against it as there is still almost a year left on the current term; the term has not yet come open. Commissioner Leary moved to appoint Justin R. Campbell to the Palatka Planning Board for the remainder of a 3-year term expiring December 31, 2014. Commissioner Kitchens seconded the motion, which passed unopposed.

4. **RESOLUTION No. 2014-10-39** authorizing the execution of a Scope & Service Agreement with Ayres Associates in the amount of \$25,450 to complete a cost analysis on the WWTP Biosolids Management System – Adopt – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AUTHORIZING THE EXECUTION OF AYRES & ASSOCIATES SCOPE OF WORK AGREEMENT FOR THE WWTP SLUDGE (BIOSOLIDS) TREATMENT/PROCESSING SYSTEM ALTERNATIVES COST ANALYSIS IN AN AMOUNT NOT TO EXCEED \$25,450.00 AND AMENDING THE FY 2013-2014 BUDGET. Commissioner Brown moved to adopt the resolution as read. Commissioner Kitchens seconded the motion. Commissioner Norwood said they need to add a provision to the scope of work specifying the systems to be considered and/or recommended under the study will also meet FDEP regulatory requirements. That is the reason for the overall project. Mr. Czymbor said this was an unbudgeted item but they have found money within the budget to complete this work so it does not increase the WWTP's budget.

David Kemp, Ayres Associates, 1191 Eagle Point Drive, St. Augustine, Project Engineer, said this will upgrade the system to handle the solid sludge. Because of the deterioration of the system, which was built the 1980's, they need to convert to an aerobic system versus the anaerobic system they now have. As to the reclaimability of sludge, they can look at other technology to make the sludge available for reuse and reclaim. The options are to repair the system, replace it with an anaerobic system, or look at another type of system that addresses the reclaimability and reuse of the sludge instead of just taking it to the landfill. Mr. Czymbor said one of the options is to retreat the biosolids to resell as reclaimed. Mr. Kemp said technology has changed so as to present the City with a better option than to just treat it and dispose of it. At this time the biosolids are going to the landfill. They will also look at funding alternatives as a portion of the scope of work. Commissioner Brown said she recently took Representative Van Zant's wife, who is an engineer, on a tour of the water and wastewater treatment facilities. She was very impressed with Palatka's advanced water and wastewater technology.

Brian McCann, WWTP Superintendent, said the current treatment system is 30 years old and they are unable to find certain parts to maintain it. Mr. McCann narrated a PowerPoint slide show showing photos of components of the current treatment system (filed), which is in poor repair. He said the system needs extensive repairs and upgrades, and many components are obsolete and cannot be obtained. The system is not safe to operate.

Commissioner Norwood said if they are going to be looking at systems to meet applicable FDEP regulatory requirements, this stipulation needs to be added to the Scope of Work. Mr. Kemp said they would not recommend anything that does not meet regulatory requirements. Mr. Holmes said it would not make any sense for the engineer to provide suggestions to treat the product that would not meet FDEP regulatory requirements. Mr. Holmes asked Mr. Kemp to send a letter to Mr. Czymbor stating that it is implied in the Scope of Work that any system they recommend will meet FDOT regulatory requirements. Commissioner Leary asked if the new method would eliminate the methane gas, which could be resold; Mr. McCann said it would. There being no further discussion, a roll-call vote was taken, with the followings results: Commissioners Brown, Kitchens, Leary, Norwood and Mayor Myers, yes; Nays, none. The resolution was declared adopted.

5. **RESOLUTION No. 2014-10-40** vacating the park designation on property in Saratoga Estates Subdivision, Parcel ID#12-10-26-8450-0000-0000; accepting a quit-claim deed for said property, and authorizing execution of all agreements, contracts and deeds necessary to convey the City's interest in the property to Dorothy Myers, the adjacent property owner – Adopt – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, ABANDONING AND VACATING PROPERTY HERETOFORE DESCRIBED AS "RESERVED FOR PARK" AND "10 FT WALK" LOCATED IN SARATOGA ESTATES S/D, PARCEL ID NO. 12-10-26-8450-0000-0000 LYING SOUTH OF LOT 15; AUTHORIZING ACCEPTANCE OF A QUIT-CLAIM DEED FOR SAID PROPERTY WITHOUT WARRANTY OF TITLE; AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A DEED CONVEYING THE CITY'S INTEREST IN SAID PROPERTY TO DOROTHY MYERS IN EXCHANGE FOR FAIR CONSIDERATION. Commissioner Leary moved to adopt the resolution as read. Commissioner Norwood seconded the motion. It was established by discussion that this is a vacant piece of property and contains no park improvements. Mr. Czymbor said this is one of the surplus properties previously authorized for disposal/sale. Mayor Myers said the record should reflect there is no relationship between himself and the purchaser, Dorothy Myers. There being no further discussion, a roll-call vote was taken, with the followings results: Commissioners Brown, Kitchens, Leary, Norwood and Mayor Myers, yes; Nays, none. The resolution was declared adopted.
6. **RESOLUTION No. 2014-10-41** accepting conveyance of the Tierra Woods S/D Retention Pond and authorizing execution of a Release of Lien for all fines, penalties and liens associated with

Code Enforcement Case No. 11-80, Finding of Fact, Conclusions of Law – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, ACCEPTING A QUIT-CLAIM DEED FOR THE PROPERTY KNOWN AS THE “TIERRA WOODS RETENTION POND,” PARCEL #09-10-26-9005-0770-0531, FOR THE PURPOSE OF CLEARING AND MAINTAINING THE RETENTION POND TO IMPROVE ITS EFFICIENCY; AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A RELEASE OF LIEN FOR ALL COSTS, FINES AND PENALTIES ARISING FROM CODE ENFORCEMENT CASE #11-80 ON THIS OR ANY PROPERTY OWNED BY CHARLES J. SMITH AND TERRANCE L. PARKER, RESPONDENTS. Commissioner Leary moved to adopt the resolution as read. Commissioner Norwood seconded the motion. Commissioner Kitchens noted the original resolution has been corrected as to the parcel number and a property description has been added. She noted there are back taxes owed on the property and asked if the City will be paying the back taxes. Mayor Myers said the City would. There being no further discussion, a roll-call vote was taken, with the followings results: Commissioners Brown, Kitchens, Leary, Norwood and Mayor Myers, yes; Nays, none. The resolution was declared adopted.

7. **RESOLUTION No. 2014-10-42** setting City of Palatka Goals/Priorities for 2014 and 2015 and directing the City Manager to focus the City's resources to accomplish the stated goals – Adopt – The Clerk read a resolution entitled A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, SETTING GOALS/PRIORITIES FOR 2014 AND 2015 AND DIRECTING THE CITY MANAGER TO FOCUS THE CITY'S RESOURCES TO ACCOMPLISH THE STATED GOALS/PRIORITIES. Mr. Czymbor said they went through the goal setting exercise and presented 15 or 16 goals. He asked the Commission to prioritize those goals. This is a compilation of that prioritization. The first two goals were selected by all five commissioners. The 2nd and 3rd goals were selected by 3 commissioners. Goals 4 – 8 received two votes each. He has presented all goals that received more than one vote in the proposed resolution. If the Commission wants to subtract from that list, they can do so. Discussion ensued as to resources available to address all eight priorities. Commissioner Leary moved to adopt the top three goals and priorities and redistribute the remaining five goals so that the Commission can revote on their top two priorities of the remaining five priorities. Commissioner Kitchens seconded the motion, which passed unopposed. An amended resolution will be brought forth at the February 27th meeting.
8. **DISCUSSION/PRESENTATION – Palatka's Population Growth Trend –** Mr. Czymbor said this is a portion of a presentation given at the Florida League of Cities by James H. Johnson, Jr., entitled “Is Demographic Diversity the Key to Metropolitan and Micropolitan Competitiveness in Florida?” It is about census information, migration and growth trends. The first 20 pages of Mr. Johnson's PowerPoint Presentation were shown, and a portion of the Audio CD recording of his presentation was played, which coincides with that portion of his presentation. The presentation showed Palatka as being in the “dying” community typology category, wherein deaths exceed births and out-migration exceeds in-migration.

Mr. Czymbor said the whole purpose of talking about this presentation is to educate the Commission and citizens, and give them an opportunity to talk about ways to reverse this trend. Commissioner Brown said she requested this be placed on the agenda. She was present for this presentation. They need to start talking and thinking about what they need to do to turn this around. They have hired people and brought people in to make changes. They need to let people in Palatka know that when they go to these meetings they are looking for ways to make things better here. They need to work towards making changes that will bring people in.

Commissioner Leary said he's spent a lot of time in all those cities shown as being in some type of decline; it is important to look at geographic locations, industry and local economy. At one time Palatka was part of a huge tri-county farming area; now only a fraction of the land once

farmed is still being farmed. In the 1970's the area's major economy was farming. Their economy is shifting to manufacturing and industrial. As to the out-migration, it goes back to quality of life, lifestyle, crime and taxes. Palatka has one of the highest millage rates of any municipality in the States and the crime rate speaks for itself. They have to reverse those trends. They have started this reversal. They need to revitalize neighborhoods. They should think outside the box. The recession has impacted certain cities more so than others.

Mayor Myers concurred, saying socio-economically, they are dedicated to the revitalization of the downtown. Their biggest asset is the St. Johns River. Redevelopment construction will begin soon with the new hotel and 100 Block and Park improvements. They are making progress. The Hwy 19 corridor takes care of itself. That is a growing, thriving business corridor. The recession set the City back and killed real estate development projects. They've taken steps to put positive components in place in order to spur and/or accommodate future growth. They need businesses that can hire people and provide jobs. They are trying to annex portions of the city to provide housing stock. They haven't had a new subdivision developed inside the City Limits in 20 years. There are new subdivisions coming in off Port Comfort Road with affordable housing for middle class citizens. They need to look at crime, millage rates and quality of education.

Commissioner Kitchens said she did not initially understand why this speaker had said Palatka was dying in view of all the new downtown businesses that were opening up. She now understands why Palatka is classified as "dying" as there are more people dying than being born. The more retirees they get, the higher the death rate will be. They need to encourage jobs, but this is not as bleak as it sounds. Crime goes down every year; there are high crime areas that need to be addressed. People lost their homes and moved away to get jobs.

Commissioner Norwood said he concurs with the comments, but he believes that this issue is bigger than government; some are cultural and mindset issues. It will take more than just government to get them where they want to be. Statistically they are an older community. People tend to move here to retire. They need to address cultural issues and the mindset as well. It's going to take the entire community to address these issues. They not only need jobs, they need to get people ready to go to work once jobs come. Government can't address every ill in the community.

Commissioner Brown said citizens need to understand that this commission is working on progress. They need to reach out. They did this when they invited the FDOT secretary and upper administration to come in and look at this community, and they are now working with FDOT on more grant money for more improvements. They are all out working for the betterment of the Community; citizens need to work with the City and the Commission on taking the necessary steps. She'd like to see more young people stay in the community instead of leave.

Commissioner Leary said they have an incredible employment base with industries with white-color workers. In a thriving economy there are all types of jobs. There are a significant number of professionals that commute to Palatka. They need to get top level executives to live in and reinvest in the community. As for schools, 70% of students are on free and reduced lunch. They need to bring people into this community that will help to support it.

Mr. Holmes said he represented the last two developers who tried to bring medium to high end developments in where executives could live. The objection was huge. People want things to stay the same here, but things don't stay the same. The Commission is to be commended in breaking outside the mold and doing things a little differently. There are two factors here: deaths exceed births and people are moving away, but they don't have people moving in. There is no subdivision here that an executive would want to move into; they also look at schools in a community. This is a communitywide problem. The Commission is not ignoring this; they are

confronting it and are to be congratulated for this. The next time someone comes in with a good plan he hopes people will support it. Not all growth is good, but some is.

Commissioner Norwood said they need to grow the tax base in order to reduce taxes. The issues are a lack of adequate housing, education and crime rate. That is what executives look for. This is a community-wide issue. They are doing what they can with the resources they have. Mayor Myers said it is incumbent upon the City's leadership to provide direction and leadership.

Normand Jutras, 412 Mulholland Park, distributed what he described as a 'stimulus plan' (filed) saying they need to address infill property and put their best effort into that. This Plan states they would waive all fees for development of infill lots, which already exist on improved streets with existing infrastructure. Taxes should be abated on a sliding scale on new improvements on structures over 10 years. This costs nothing. Mayor Myers said they can't abate taxes; this is a state statute. Even if they could, not all the millage on the tax bill is the City's. Of the 26 mills on his tax bill, less than 10 are the City's. Certain taxes can't be abated because of bond covenants. This is not a practical avenue. As to impact fees, they've rescinded those for the past four years. They look forward to him getting his projects going. They've tried to make Building & Zoning user-friendly and have made great progress towards that.

Christy Sanford, 312 Dodge Street, said she believes the City administration is doing the right thing. Things are improving. She's glad the City is working on zoning and annexation. It is in the City's best interest to work more intimately with the School Board and SJRSC. Ecotourism will be on the rise here, mostly due to the Bartram Trail opening. The Trails have ever-increasing importance. The recent River Reflections event involved young people and there should be more events that involve youth. She hopes they will consider historic preservation and the role that will play.

9. CITY MANAGER & ADMINISTRATIVE REPORTS

Mr. Czymbor reported the following:

- The City is very optimistic about receiving the USDA Grant for the golf course restaurant upgrades. The application is at the top of the USDA priority list.
- Bobby Weed Golf Design's Golf Course Management Agreement is up for renewal and they have met with Mr. Weed on this. That proposed agreement, which contains positive changes, will come before the Commission in the near future.
- March brings a lot of highly visible activities to the City with the Azalea Festival, BASS tournament and Azalea Golf Tournaments. They need to have the City looking its best for these events.
- Mr. Rudd has been working for several months with the new Blue Crab Festival committee and will be reporting on changes soon. They are looking forward to a quality event.
- He has distributed the compiled results of his recent performance evaluation; he is grateful for that positive feedback and wants to be the very best city manger he can be.

Charles Rudd, Main Street Manager, reported on upcoming Downtown events and invited all to the "Bike & Dine" event.

10. COMMISSIONER COMMENTS

Mr. Leary congratulated Mr. Rudd on the downtown wine stroll, saying it took him three hours to complete. He made a point to go into each business and talk to them about their business; it was very upbeat and positive.

Mayor Myers said the Mayor's Reception is February 28th and invitations are going out. If anyone wants an invitation they can contact Betsy Driggers.

11. **ADJOURN** – There being no further business to discuss, the meeting was adjourned at 7:34 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 288.105