

A special meeting of the City Commission of the City of Apalachicola was held on Friday, October 6, 2017 at 6:00 PM at the Media Center in the Johnson Complex located at 192 Coach Wagoner Blvd, Apalachicola, Florida.

Present: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Brenda Ash, Commissioner Mitchell Bartley, Commissioner Anita Grove, City Administrator Lee Mathes, City Attorney Pat Floyd

Visitors: William Cox, Joe Taylor, Fran Edwards, David Meyer, Robin Vroegop

Special meeting opened by Mayor Johnson.

DISCUSSION CONCERNING CITY'S FAILING WATER & SEWER INFRASTRUCTURE AND STATE LEGISLATIVE APPROPRIATION FOR CITY WATER AND SEWER INFRASTRUCTURE REPAIRS

Discussion held concerning projects that can possibly be applied for through legislative appropriations. Projects discussed are Market Street water main, Catwalk replacement around the tank area at the WWTP, Air Vac sewer issues in downtown area, and completion of a Master Plan.

Mayor Johnson stated it will cost approximately \$30,000 to repair Market Street water main, and approximately \$60,000 to repair the catwalk at the WWTP. An additional lift station will have to be constructed to address the downtown sewer issues and that cost is approximately \$800,000.

Mayor Johnson stated that DEP will not fund any grants until the City gets out of default with the SRF Revolving Loan. Mayor Johnson also stated that clarification is needed for the Area of Critical State Concern.

Robin Vroegop outlined possible Scipio Creek area land swap.

Mayor Johnson explained that the City is not receiving the benefits from being designated an Area of Critical State Concern.

Discussion held concerning SRF Revolving Loan.

Ms. Mathes stated that DEP recommended that no administration be taken from water and sewer fund to be put into general fund and also to have a rate study conducted. Those two things have now been accomplished and a workshop needs to be held to discuss the results of the rate study.

Commissioner Ash stated the Commission needs to prioritize the list of properties that can be sold.

Mayor Johnson stated the State Parks Service may want to purchase the Botanical Gardens and Three Serviceman Park.

Commissioner Grove stated she feels almost certain that the State would want to purchase those properties.

Motion for staff to pursue getting appraisal and selling price of Raney House, Botanical Gardens and Three Serviceman Statute site, and any buildable lots that are not going to be used in negotiations with DEP land swamp made by Commissioner Ash.

Discussion held concerning City properties.

Attorney Floyd stated we can do the research and come back with details on price and such.

Motion seconded by Commissioner Bartley.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Grove, Mayor Johnson

Voting Nay: None

FACILITY MANAGER/POINT OF CONTACT – JOHNSON COMPLEX

Mayor Johnson stated he is recommending moving the Planning & Zoning Department from upstairs at City Hall and relocating that department to the Johnson Complex to manage the facility. Mayor Johnson stated there is no fire escape for upstairs so this seems to be the best solution.

Commissioner Ash stated there is no a/c in the rooms so that will have to be fixed before staff moves.

Mayor Johnson stated the facility manager will collect the rental fees and turn the funds into City Hall. Also, they will be the point of contact for the facility.

Motion to relocate Planning & Zoning Department from City Hall to Johnson Complex, appoint that department as facility manager of Johnson Complex, and collect rental fees and turn in funds to City Hall made by Commissioner Ash, second by Commissioner Elliott.

Motion carried 5 to 0.

Voting Aye: Elliott, Ash, Bartley, Grove, Mayor Johnson

Voting Nay: None

OTHER BUSINESS

1. Commission set workshop date for October 26th at 6:00 PM to discuss rate study and City properties for sale.

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2. Commissioner Ash instructed Ms. Mathes to contact Valerie Peacock at DEP to inform her of the rate study and no administration fee from enterprise fund.

Ms. Mathes stated she has already sent Ms. Peacock a copy of the rate study and a copy of FY 17/18 budget.

3. Commissioner Bartley asked about the status of hiring of a director to be paid from CRA and Main Street funds.

Mayor Johnson stated there has been a discussion, but no official action has been taken.

4. Commissioner Ash asked if the entire SRF Revolving Loan can't be retired, can the balance owed be refinanced.

Ms. Mathes stated that might be a possibility, but nothing can be done at this point until we come out of default.

5. Commissioner Grove stated at some point we need to sit down and talk about our infrastructure needs for the next few years.

6. Commissioner Ash asked if the City can impose an impact fee.

Mayor Johnson stated an impact fee needs to be imposed on new structures, and there is nothing prohibiting the City from imposing a fee. Attorney Floyd will need to draw up the ordinance to adopt.

There being no further business, meeting adjourned.

Van W. Johnson, Sr., Mayor

Lee Mathes, City Administrator

