

A Workshop and Special meeting of the City Commission of the City of Apalachicola was held on Thursday, October 26, 2017 at 6:00 PM at the Apalachicola Community Center, #1 Bay Avenue, Apalachicola, Florida.

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

Visitors: Mark Grove, David Meyer, William Cox, Robin Vroegop, Bill McCartney, Bob Mearns, Kevin Begos, Jim Bachrach, David Adlerstein, Andrea Proctor, Hamilton Oven, Lynn Wilson

Workshop opened by Mayor Johnson.

## **WORKSHOP**

### **Water & Sewer Rate Study**

Bob Mearns with the Florida Rural Water Association has conducted a rate study and presented findings to the Commission. Mr. Mearns commented that while conducting the rate study, the City has many rate structures, including a senior rate.

Discussion held.

Attorney Floyd inquired if Mr. Mearns could provide the City with an example of other City's rate schedules.

Mr. Mearns stated Fernandina Beach is the only City he knows with a senior discount, but to get the senior discount you go through council on aging economic status for approval.

Commissioner Ash inquired as to the ordinance change for water rates.

Ms. Mathes reviewed the process.

Mayor Johnson recommends the Commission proceed with Mr. Mearns' recommendations and proceed with ordinance change. Mayor Johnson thanked Mr. Mearns for his review of the rate structure.

Discussion held concerning water loss audit and capital improvement plan.

### **Sale of City Property Discussion**

Ms. Mathes announced the family from the Raney House is present.

Mayor Johnson stated Lynn Wilson-Spohrer would like to speak in reference to the Raney House and the family that owns it. Mayor Johnson stated we are in a situation where the City needs to sell some surplus properties due to financial difficulties. I have instructed staff to pull up city owned property, the Raney House being one of these properties.

Hamilton Oven Jr. gave history on the Raney House. Mr. Oven commented if it could be sold to the State of Florida for a museum, they would leave the furniture there, but there may be some personal items the family would like to keep. We would like the City to have an estate auction to sell off items in the Raney House if sold to a personal individual.

Lynn Wilson-Spohrer stated if the City would keep the Raney House, she would head up the preservation and set up an annuity and foundation to help with the restoration. Ms. Spohrer stated she would make saving the Raney House a top priority.

Commissioner Ash requested a written financial plan from Ms. Spohrer.

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Mayor Johnson instructed Ms. Mathes stop appraisals if possible on the Raney House and Firehouse at this time and get appraisals on the City's residential properties due to a change in circumstances.

Workshop closed and special meeting opened by Mayor Johnson.

### **SPECIAL MEETING**

#### **TRIUMPH Fund Projects**

Bill McCartney gave history of the TRIUMPH funding and how it originated. Mr. McCartney reported pre-applications are due on November 7, 2017, and would like to submit an application for a pilot solar farm to help generate electricity to run the WWTP.

Kevin Begos stated other cities are now using solar energy facilities to run their WWTP and reviewed the information he has received from these cities comparable to City of Apalachicola in size. I will be getting more information in writing in the future from these cities. Mr. Begos stated that 30 to 50 percent savings are possible with solar energy.

Mr. McCartney commented that it may require at a later date the City partnership with another energy company to operate the facility and bring into the existing system.

Commissioner Ash inquired the life span of the solar panels and was informed that it is approximately 20 to 25 years.

Mayor Johnson reported we have to complete this one page pre-application per County Commissioner Parrish and have turned in to the County by November 7, 2017, because the TRIUMPH board is meeting on November 8th. This pre-application will then be blessed by the County Commission before being submitted with a full application due November 15, 2017. I would like to include the solar energy and affordable housing as projects. The TRIUMPH website has examples of what can be applied for and what other cities are applying for.

Commissioner Grove asked cost for the solar energy facility and was told approximately two million.

Motion to authorize Mayor Johnson, City Staff, and others to represent the City of Apalachicola and complete a TRIUMPH Pre-application for the solar energy facility and other projects (that may be deleted later) for the November 7, 2017 deadline to the County Commission made by Commissioner Elliott, second by Commissioner Bartley.

Motion carried: 5 to 0

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

Voting Aye: None

Commissioner Ash requested that these projects being applied for in the pre-application be emailed and/or delivered to the City Commission before the November 7<sup>th</sup> meeting.

Mayor Johnson announced that he and Bill McCartney researched to see if City of Apalachicola is still applicable to the law which deems us an Area of Critical State Concern. Mr. McCartney has drafted a letter to the Administrative Committee who governs the Areas of Critical State Concern.

Bill McCartney reviewed the research and findings on the laws of Area of Critical State Concern.

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Motion to authorize Mayor Johnson’s signature on the letter to the Administrative Committee made by Commissioner Elliott, second by Commissioner Bartley.

Motion carried: 5 to 0

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

Voting Aye: None

There being no further business meeting adjourned.

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Van W. Johnson, Sr., Mayor

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Deborah Guillotte, City Clerk