



City of Crescent City

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Crescent City, Florida 32112-2599

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MINUTES

City Commission Regular Meeting

December 14, 2017 - 6:00 p.m.

Present. Mayor Brett Peterson; Commissioner Harry Banks; Commissioner Marcus Hardy; Commissioner Barbara Scholl; Commissioner Judy West; Patrick Kennedy, City Manager and Jay Asbury, City Attorney.

The regular meeting of the City Commission was held December 14, 2017 at City Hall. A quorum being present, the meeting was called to order at 6:00 p.m. by Mayor Brett Peterson.

Students of the Month. December Students of the Month from Miller Middle School were Mickel Lloyd and Jeremiah Cook. Priscilla Lira-Campos was selected from Middleton Burney Elementary School.

Approval of Minutes. Motion by Commissioner Banks, second by Commissioner West, to approve the Minutes of the City Commission Meeting of November 9, 2017. Motion passed - all ayes.

NEW BUSINESS

RESOLUTION 17- 16 A RESOLUTION OF THE COMMISSION OF THE CITY OF CRESCENT CITY AUTHORIZING AMENDMENT TO THE FY2016-2017 BUDGET TO REFLECT ACTUAL COST OF CITY HALL REROOF PROJECT. Patrick Kennedy clarified that the original estimate for the City Hall roof was from September 2016. The first re-bid received was in excess of \$230,000. After design alterations, rebidding and replacing the HVAC, the final cost was \$178,934.69 as approved by the Commission. This amendment reflects the actual cost of the project.

Motion by Commissioner West, second by Commissioner Scholl, to accept and approve Resolution 17-16 as presented. Roll call vote - all ayes.

RESOLUTION 17- 17 A RESOLUTION OF THE COMMISSION OF THE CITY OF CRESCENT CITY AUTHORIZING AMENDMENT TO THE FY2016-2017 BUDGET TO REFLECT ACTUAL COSTS INCURRED FOR EVA LYON PARK AND HARRY BANKS COMMUNITY PARK IMPROVEMENTS. Patrick Kennedy explained that this resolution is needed to document the actual cost of improvements to Eva Lyon Park and Harry Banks Park through 9/30/17. Eva Lyon Park improvements have been completed for a total cost of \$188,770.37 as approved by the Commission. The original estimate was \$168,000 with \$50,000 FRDAP Grant funding, a Putnam County contribution of \$25,000 and a donation of \$10,000 from the Rotary Club. Harry Banks Park should be completed next week for a total of \$63,979 as approved by the Commission. The original estimate was \$50,000 with FRDAP Grant funding.

Motion by Commissioner Banks, second by Commissioner Hardy, to accept and approve Resolution 17-17 as presented. Roll call vote - all ayes.

RESOLUTION 17- 18 A RESOLUTION OF THE COMMISSION OF THE CITY OF CRESCENT CITY AUTHORIZING AMENDMENT TO THE FY2017-2018 BUDGET TO MOVE TWO GRANT FUNDED PROJECTS FROM THE BETTER PLACE PLAN FUND BUDGET TO THE GENERAL FUND BUDGET. Patrick Kennedy explained that since these grants require payment to be made prior to the release of reimbursement funds, the General Fund is better able to accommodate the transactions.

Motion by Commissioner Scholl, second by Commissioner West, to accept and approve Resolution 17-18 as presented. Roll call vote - all ayes.

Anti Displacement and Relocation Policy. This is the final policy update required for the CDBG Grant application. This outlines policy for persons that may be displaced by a CDBG project. This \$650,000 grant has been awarded and will provide for the paving and drainage improvements for Clemmons Lane, the resurfacing of Bay Street and work on the bayhead in the park to improve stormwater drainage.

Motion by Commissioner West, second by Commissioner Scholl, to accept and approve the Anti Displacement and Relocation Policy as presented. Motion passed - all ayes.

Contract Award for Sunrise Park Boat Ramp Lighting. Patrick Kennedy reported that a Fish & Wildlife Grant has been awarded for boat ramp lighting, a pier and improvements to the shoreline. The lighting phase was put out to bid and responses were received from Trent Electric and BBC Solar. Trent Electric's bid was \$7,567 with the City providing the permit and use of the trencher and bucket truck. BBC Solar's bid was \$18,181 including installation. Staff recommendation is to award the project to Trent Electric based on initial cost and 10 years of expenses.

Motion by Commissioner Scholl, second by Commissioner Hardy, to award the lighting contract to Trent Electric. Roll call vote - all ayes.

General Discussion Regarding Fuel Tanks for City Fleet. Patrick Kennedy began by explaining that problems with local fuel began prior to the last hurricane when the Kangaroo Gas Station at the south end of town closed. The Kangaroo at 308 is difficult to enter with our trucks and trailers. They also failed to have fuel available after the storm for 6-7 days even though inquiries were made daily. The City has a 500 gallon diesel tank and a 500 gallon tank for non-ethanol fuel. Based on usage, a fuel tank in the 1,500 to 2,000 gallon range would be needed for all the vehicles and equipment. Tanks would cost approximately \$6,000 but the equipment to monitor and manage usage between Police, Fire and Public Works is in the \$15,000 range. Commissioner Hardy has located surplus equipment from the School District Transportation Department and will research if it is usable for our needs. This could also allow the City to purchase fuel at wholesale prices. An above ground, double-hull tank would be required and could be located at the Water Plant, behind the Police Station or at the boat ramp allowing for future expansion to be available to boaters.

The Commissioners requested the City Manager proceed with researching pricing, equipment and location.

Second Reading of Ordinance 17- 11 Amending the Future Land Use Map for Parcel No: 30-12-28-1750-0030-0020 from Public Facilities to Residential, Low. After reading the Ordinance aloud, Patrick Kennedy presented the application seeking the change to remove the First Presbyterian Church of Crescent City's former manse for the pastor and sell it as residential property. The Planning and Zoning Commission has recommended approval.

Mayor Peterson called for additional factual testimony. There being none, he called for public input.

Lisa DeVitto, 108 S. Main Street, as a member of the First Presbyterian Church, was present when the congregation approved the application.

Motion by Commissioner Scholl, second by Commissioner West, to approve Ordinance 17-11. Roll call vote - all ayes.

Second Reading of Ordinance 17- 12 Rezoning Parcel No: 30-12-28-1750-0030-0020 from PF-1 to SR-1. After reading the Ordinance aloud, Patrick Kennedy explained that this is a companion case to Ordinance 17-11 addressing the zoning. The Planning and Zoning Commission has recommended approval.

Mayor Peterson called for additional factual testimony. There being none, he called for public input. There being none, motion by Commissioner West, second by Commissioner Banks, to approve Ordinance 17-12. Roll call vote - all ayes.

Second Reading of Ordinance 17- 13 Amending the Future Land Use Map for Parcel No: 19-12-28-3350-0160-0000 and Parcel No: 19-12-28-3350-0170-0030 from Conservation and Residential Medium to Recreational and Commercial. The Ordinance was read aloud by Patrick Kennedy who then presented the application which includes two parcels; Recreational on the Lake Stella side and Commercial on the property north of CR 308. The Planning and Zoning Commission has recommended approval.

The applicant, Lloyd Reeves was present and available to answer any questions.

Mayor Peterson called for additional factual testimony. There being none, he called for public input.

Lisa DeVitto, 108 S. Main Street, remarked that Mr. Reeves has presented a great business concept at the best location available to him and Patrick Kennedy has presented a thorough Staff Review. However, after reviewing the Comp Plan Amendment and Zoning change proposal submitted, she has decided to object to Ordinance 17-13 verbally and with a distributed copy of her objections citing concerns about proper notice, lack of public participation in the first hearing, the impacts on the natural resources, protection of wildlife and mature trees, the lack of specific protections in "Recreational" lands, parking and public hearing notifications and participation.

Patrick Kennedy responded that the while no zoning classification exactly matches the applicant's proposed business, activity based recreational use was the best fit. Also, a Conservation designation does not by itself protect the trees present on the property; our Tree Ordinance only requires a tree to be replanted if the tree being removed is a healthy heritage tree being removed for development purposes only. Further, Comp Plan Amendments cannot be conditional by prohibiting trees to be removed. Regarding the First Reading vote taken by the Commissioners, Patrick Kennedy pointed out that the vote was only to send the Ordinance to a Second Reading, not to approve. A display ad was placed in the newspaper and letters to property owners were sent in accordance to State law proving an opportunity for public input prior to adoption.

Mr. Reeves, the applicant, addressed parking concerns and historic uses for the property.

Mayor Peterson commented that to grow our City, we need to find a balance between commerce and nature and feels that this project will benefit our City with a minimum impact.

Michael Frank, 83 Lake Shore Drive, is opposed to the proposed transition from Conservation to Recreation. He feels the lake is stressed and would not like to see any commercial changes that could have a negative effect on the natural habitat and ecosystem. Mr. Frank is not opposed to the change of Medium Residential to Commercial on the property north of CR 308.

Commission Hardy responded that all small lakes in the area have been stressed for the last 25 - 30 years and this does not seem like a sufficient reason to reject this request.

Diane Sykes, 304 Chestnut Street appreciates concerns for conservation but notes that the lake has evolved independent of recreational business and she supports this opportunity to add a business to the City.

Mayor Peterson called for additional public input or discussion. There being none, motion by Commissioner Scholl, second by Commissioner Banks, to approve Ordinance 17-13. Roll call vote - all ayes.

Second Reading of Ordinance 17- 14 Rezoning Parcel No: 19-12-28-3350-0160-0000 and Parcel No: 19-12-28-3350-0170-0030 from Conservation and MR-1 to Recreational and GC-1 to allow for a water based aquatic center providing glass bottom boat tours, pedal boat, paddle board and kayak rentals. The Ordinance was read aloud by Patrick Kennedy who then explained that this is a companion case to Ordinance 17-13 addressing the zoning. The Planning and Zoning Commission has recommended approval.

Lisa DeVitto, 108 S. Main Street, supports Mr. Reeves and his business plan and appreciates the City Manager's research but remains concerned about parking pavement and runoff. She is in agreement that the City needs growth but we need to be responsible. There currently is no Conservation Easement, no protection for heritage trees and conditions cannot be required for a Comp Plan Amendment. She believes that a better solution could be found and remains opposed to Ordinance 17-14 as presented.

Mayor Peterson called for additional factual testimony. There being none, he called for public input. There being none, motion by Commissioner Scholl, second by Commissioner West, to approve Ordinance 17-14. Roll call vote - all ayes.

Fred Patterson, 411 Oakwood Street asked if Lake Stella was entirely within the City limits. Patrick Kennedy responded that it was not.

General Discussion of Needs for Fletcher Park and Scheduling of Workshop Regarding Same. Mayor Peterson spoke of the success of the Dog Park and would like to have the Commissioners meet at the park to evaluate the overall condition and propose project ideas. Patrick Kennedy talked of the sidewalk that was washed away during the 2004 hurricanes and was not replaced. Also, a special permit allowing specific work to be done on 290 feet of shoreline has been applied for and granted.

Diane Sykes, 304 Chestnut Street commented that while the City Manager is extremely good at securing grant funds for these park projects, we need to find a better way to maintain our parks.

Jane Privy, 828 Orange Avenue suggested youth groups and residents could assist.

The Workshop will be at Fletcher Park on Tuesday, January 9th at 9 a.m.

Eva Lyon Park Event Signage on Summit Avenue. Mayor Peterson began the conversation by suggesting a lit sign with 3 lines of text might be workable. Patrick Kennedy pointed out that we are no longer able to hang signs across Highway 17. The only place available to hang signs for upcoming park events is the fence around the former playground area next to the tennis courts. Our code specifies that the only lit sign is to be used for government information. Patrick Kennedy suggested a permanent frame to hold a 4x8 banner. A spotlight could be added. Patrick Kennedy will contact several local sign companies for ideas and will report back to the Commission.

Benefits of a Community Fiber Network. Patrick Kennedy had a follow-up meeting with Thayer Power & Communication and Bob Stender, the IT Director for Putnam County, to discuss several potential anchor institutions for the fiber network. A cost estimate should be available by the end of the month.

Veteran's Day Parade – Lawrence Coleman. Mr. Coleman, 517 Vernon Avenue, would like to hold a Veteran's Day Parade Saturday, November 10th. He was told that a Special Event application would need to be applied for, as well as a DOT permit applied for at the CCPD.

Police Chief's Law Enforcement Report. Chief Damiano suggested that Hotcakes for Heroes be scheduled to coincide with the Veteran's Day Parade. Chief Damiano reported in the last month there were 180 calls for service, 59 investigations with 49 closed, 11 arrests with 8 being felonies and 232 traffic stops resulting in 97 citations and 189 written warnings.

There was a theft of a horse statue; a traffic stop with a search of the vehicle recovered marijuana and open alcohol resulted in a Notice to Appear for both the driver and passenger; a burglary and theft with the suspect identified as a minor; a reckless driving, DUI with possession of marijuana with both driver & passenger arrested and transported to Putnam County; and a theft of a electric wheel chair with the suspect being arrested and the wheel chair being returned to the owner.

Officer Chad Ward was presented with a Merit Service Award for outstanding service to the Crescent City Community from the VFW at the Woman's Club annual prayer breakfast.

Officer Tim Frauenhofer has completed radar class.

Chief Damiano confirmed that there are no quotas for traffic stops or citations issued.

Police Community Outreach Report. Chief Damiano reported that the Chief's Club was present at the Boyz II Men Club's first meeting of the year; conducted the first celebrity chef event cooking event with selected 7th & 8th graders and served cotton candy at the Lion's Club Christmas Festival for 200 children.

The Chief's Club has also partnered with the South Putnam Christian Service Center to identify the elderly, disabled, sick and homebound of Crescent City for the delivery of free food. The donations for the cotton candy and raffle tickets from the last several events will be used to purchase meats and fresh vegetables to supplement the groceries delivered. The Boyz II Men has volunteered to assist with food deliveries.

Fire Chief Report. Chief Highfill reported that Jeff Guthrie was presented with a Firefighter of the Year Award from the VFW at the Woman's Club annual prayer breakfast. Three volunteers have joined the department and participated in handling the 79 calls last month. The year-to-date call total is at 700.

Code Enforcement Report. Pamela Taylor reported that of the 89 year-to-date cases, 66 have been closed while 23 remain open. At the December Code Board meeting 5 new cases were presented.

City Commission Comments and Questions. Commissioner Banks suggested that all park swing chains be checked and retrofitted with plastic tubing for additional safety.


Commissioner Scholl asked if any additional information was available regarding ordinances prohibiting sex-themed stores. Patrick Kennedy met with Jay Asbury and suggested he speak with Don Holmes to determine the supporting documentation needed.

Visitor and Citizen Communications.

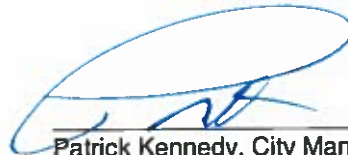
Michael Frank, 83 Lake Shore Drive asked to speak on behalf of the Lion's Club thanking the City Commission, the City Manager and staff for helping make the Christmas Festival a success. A special thank you to Commissioner West for painting faces all day. Mr. Frank also suggested that a small fishing pier be considered for Mathis Park.

There being no further business and no other visitor or citizen communication, the meeting was adjourned at 8:45 p.m.

APPROVED this 11th day of January, 2018.



Brett W. Peterson, Mayor



Patrick Kennedy, City Manager