



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

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## MINUTES

### City Commission Regular Meeting

April 13, 2017 - 6:00 p.m.

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

**Absent.** Commissioner Harry Banks; Commissioner Barbara Scholl

The regular meeting of the City Commission was held April 13, 2017 at City Hall. A quorum being present, the meeting was called to order at 6:00 p.m. by Mayor Brett Peterson.

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

### **NEW BUSINESS**

**Healthy Weight Community Champion Award Presentation.** Mary Garcia presented the award on behalf of the Surgeon General. This award recognizes the efforts between Health Departments and Municipalities to improve access to healthy activities in the community.

**Presentation of the FY2016 Audit- Moats & Associates.** Mr. Ron Moats explained the timing of this year's audit was due to waiting for the actuarial evaluations of the police and fire pension. Mr. Moats pointed out that the data for the annual report was prepared by the new Finance Director Debbi Peacock and she should be congratulated for a job well done. Mr. Moats then presented a power point presentation which shows the City is doing very well and was under budget for the year. The Unassigned Fund Balance is well funded for emergencies. Mr. Moats pointed out that the City was able to accomplish several large projects due to grants received as a result of Patrick Kennedy's diligence. Dennis Carlson gave a slide presentation on the City's Proprietary Funds and explained that the Fiduciary Funds (pensions) have greater assets than liabilities.

**Northeast Florida Education Consortium (NEFEC).** Kari Hawkins presented information on Florida KidCare, a program to help families get affordable health insurance for their children. Families that exceed the income limits for subsidized coverage may find full-pay premiums to be less expensive than a plan they currently have.

**Proclamation 17-03 National Law Enforcement Week.** Mayor Peterson read Proclamation 17-03 recognizing the week of May 14, 2017 through May 20, 2017 as *National Law Enforcement Week* and May 4, 2017 as *Putnam County Law Enforcement Memorial Day*.

**Woman's Club Lease Agreement.** The lease between the Woman's Club and the City of Crescent City on the "Little Blue House" and surrounding property is up for renewal. The previous lease was for a term of five (5) years and an annual rent of \$1.00 per year.

On the advice of Attorney Jay Asbury, this lease, if approved, should be followed up by an ordinance.

Motion by Commissioner West, second by Commissioner Hardy, to renew the Woman's Club Lease for a five (5) year period with an annual rent of \$1.00 per year. Motion passed - all ayes.

**City Hall Roof Bids.** Patrick Kennedy reported that only one bid has been received for the City Hall roof project for a price of \$233,000. The initial estimate from October was \$100,000. After review, some design changes were made and it was discovered that the HVAC was included in error reducing the bid to 176,700. Staff recommends tabling any decision until additional research for an affordable solution can be conducted.

**Surplus Police Vehicles.** Several people have expressed interest in purchasing the two marked vehicles and one unmarked currently at the waste water plant. Patrick Kennedy said that all three need to be officially surplussed and be taken off the City's inventory.

Motion by Commissioner Hardy, second by Commissioner West, to proceed with the surplussing of the three (3) police vehicles. Motion passed - all ayes.

**Purchase Two Mowers – Surplus Replaced Mowers.** Patrick Kennedy explained that the John Deere main mower has over 5,600 hours of use and is beginning to require replacement parts and should be replaced. The Grass Hopper mower that was purchased in 2012 is a rear discharge suited to mow the grass medians. The design is causing overheating when being used for regular mowing. There is an opportunity to purchase a used Kubota with 300 hours to replace the John Deere and trade in the Grass Hopper to purchase a new Scag Velocity Deck. The estimated budget impact, including surplus funds, would be \$10,208. Commissioner Hardy and Commissioner West expressed concern about purchasing a mower with 300 hours and would prefer to get quotes from a dealer on a new mower.

Motion by Commissioner West, second by Commissioner Hardy, to move forward with the purchase of the new Scag, trading in the Grass Hopper, and return to the Commission with a quote on a new replacement for the John Deere which will be surplussed. Motion passed - all ayes.

**Ordinance 17-02 (Second Reading) AN ORDINANCE OF THE COMMISSION OF THE CITY OF CRESCENT CITY FLORIDA AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION ON PARCEL NO. 18-12-28-0000-0110-0000, A 7.55-ACRE PARCEL OF REAL PROPERTY FROM "INDUSTRIAL" TO THE CLASSIFICATION OF "COMMERCIAL".** Patrick Kennedy explained that this ordinance is a prerequisite to move forward with the rezoning that follows. The Planning & Zoning Commission reviewed this proposal and recommend approval. The City Commission considered testimony, evidence and public comment at its first reading of the ordinance in March. There was no significant additional testimony offered at the second reading.

Motion by Commissioner West, second by Commissioner Hardy, to approve and accept the second reading of Ordinance 17-02 to amend the Future Land Use Map changing the designation on Parcel No. 18-12-28-0000-0110-0000 from Industrial to Commercial. Motion passed - all ayes.

The floor was opened for questions and comments. There being none, the Mayor proceeded to the next agenda item.

**Ordinance 17-03 (Second Reading) AN ORDINANCE OF THE COMMISSION OF THE CITY OF CRESCENT CITY APPROVING THE REZONING OF 7.55 ACRES OF PROPERTY FROM THE CURRENT CLASSIFICATION OF LIGHT INDUSTRIAL LI-1 TO THE CLASSIFICATION OF COMMERCIAL PUD TO ALLOW FOR A RESIDENTIAL DETOXIFICATION FACILITY.** Patrick Kennedy advised the City Commission that the Ordinance presented at this second reading was as proposed coming out of the first

hearing in March, including allowance for 60 beds. However, the applicants requested a clarification to include language allowing treatment for opioid addiction. Specifically 7a which now reads "A Detoxification Facility for Adults with Medical Stabilization with minimum duration of stay of six (6) days, which may include but not be limited to medication-assisted treatment for opiate addiction, and shall be defined as a service involving subacute care that is provided solely on an inpatient basis to assist individuals to withdraw from the physiological effects of substance abuse and who meet the criteria for this component of service. The facility shall provide all services of living on site to its patients during their stay, including food service and recreation."

Susan Fraser, a land use consultant of SLF Consulting, Inc. in Jacksonville, on behalf of the applicants, agreed to the clarifications in conditions and thanked the Commission for their consideration.

James Lynam, Program Specialist of the State Department of Children and Family Services provides oversight for substance abuse treatment facilities in our area. He stated that any facility is required to follow strict requirements and is subject to random inspections. This proposed facility would be the largest in his region and regulated staff to patient ratios would need to be maintained.

Diane Sykes, 304 Chestnut Street asked what the consequences would be if the facility failed to sustain staff to patient ratios. Mr. Lynam responded that he would immediately issue a cease and desist order at which time patients would need to be transferred until required staff ratios were met. Financial sanctions could be extended as well.

After discussion, it was decided to add additional staffing provisions to include in condition 11. "Professional staffing shall be provided in accordance with Florida Statutes and 65D-30 Florida Administrative Code (F.A.C.) or as provided herein, whichever is greater."

Motion by Commissioner Hardy, second by Commissioner West, to approve and accept the second reading of Ordinance 17-03 to rezone Parcel No. 18-12-28-0000-0110-0000 from Light Industrial to Commercial PUD to allow for a residential detoxification facility subject to amendment of conditions. Roll call vote – Commissioner West, aye; Commissioner Hardy, aye; Mayor Peterson, aye. Motion passed – all ayes.

Barbara Herceg, 605 N. Summit Street invited all seniors over 60 to lunch at the Woman's Club served on Tuesdays from 11:00 a.m. to 1:00 p.m.

Diane Sykes, 304 Chestnut Street asked when Harry Banks Park is expected to reopen.

Chief Angelo Damiano announced that the park was reopened today and the security cameras have been put out to bid.

There being no further business and no other visitor or citizen communication, the meeting was adjourned at 7:53 p.m.

**APPROVED** this 11th day of May, 2017.

  
Brett W. Peterson, Mayor

  
Patrick Kennedy, City Manager