CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

SPECIAL MEETING
Of
THE CITY OF PARKER CITY COUNCIL
April 25, 2023
5:30 pm
Located at
MEMORIAL PARK

AGENDA

CALL TO ORDER AT 5:30PM

ROLL CALL
Ms. Barrow - present
Mr. Chaple - present
Ms. Galbreath - present
Ms. Gibson - present
Mayor Kelly - present

Regular Agenda:

1. Mr. Sloan swore in Mayor Andrew Kelly and administered the oath of office.
2. Mr. Sloan swore in Council Member Tonya Barrow and administered the oath of office.
3. Mr. Sloan swore in Council Member Stacie Galbreath and administered the oath of office.

DRAFT

Jami Hinrichs, City Clerk

CITY OF PARKER
City Hall
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SPECIAL MEETING
Of
THE CITY OF PARKER CITY COUNCIL
May 1, 2023
9:00 am
Located at
Parker City Hall

AGENDA

CALL TO ORDER AT 9 am by Mayor Kelly

ROLL CALL
Ms. Barrow - present
Mr. Chaple - present
Ms. Galbreath - present
Ms. Gibson - present
Mayor Kelly - present

Regular Agenda:

1. **Discussion of mid-year budget review. Ms. Kennon, council, and department heads looked over the current budget and agreed to move $111810 shortage from ARPA funding. Motion made by Ms. Galbreath and seconded by Ms. Gibson to move the shortage of the current budget from ARPA.**

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

2. **Discussion of the 5-year plan moving forward. Fleet for public works needs replacement, fire truck needed, trash truck needed salaries need to increase to be competitive with surrounding cities. Discussion of a possible grant writer to look over what grants will be available for the needs of the city. Motion made by Ms. Gibson to order a trash truck and finance the payments, seconded by Ms. Barrow.**

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Ms. Barrow would like Mayor Kelly to look for a grant for a firetruck. Discussion that ARPA funds were to be used as general government services. Payroll should be included in 5-year plan. Discussion that ARPA funds should be put in general fund and used as needed for government services. Public works feels that several projects may be able to have grant funding. Mr. Summerlin will speak with Anchor Engineering regarding what projects may be likely to qualify for grant funding. Special meeting is scheduled for Wednesday May 3rd at 9 am.

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Jami Hinrichs, City Clerk

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CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

REGULAR MEETING
PUBLIC HEARING
Of
THE CITY OF PARKER CITY COUNCIL
May 2, 2023
5:30 pm
Located at
PARKER CITY HALL

AGENDA

CALL TO ORDER at 5:30 pm by Mayor Kelly

Invocation given by Patricia Fousek.

Pledge of Allegiance recited.

ROLL CALL
Ms. Barrow - present
Mr. Chaple - present
Ms. Galbreath - present
Ms. Gibson - present
Mayor Kelly - present

ITEMS FROM THE AUDIENCE: (non-agenda items)

None

Mayor Kelly stated from this day forward, each person addressing the council must come to the podium and state their name and address. Each person will have one 3-minute opportunity per item on the agenda to speak, you may not have multiple times to speak, unless you are the item on the agenda.

Mr. Sloan reminded the planning commissioners present that they are not noticed as having a meeting tonight, he advises no dialogue between planning commissioners. One way dialogue only and cautions to err on the side of being conservative to avoid Sunshine Law violations.

APPROVAL OF THE MINUTES:

Motion by Ms. Barrow and 2nd by Ms. Gibson to approve/no approve the minutes from April 3, 2023, and April 4, 2023, as presented.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly - aye

REGULAR AGENDA:

1. Mr. Santora, owner of All Metal Roofing and Siding Coastal Acquisitions of Florida, asking to rezone the general commercial to proceed with process of developing the property and move ahead.

Public hearing opened at 5:35 pm.
Jim Robicheaux of 1321 Stratford Ave, as a private citizen, read attached statement.
Mark Rega of Dover Road, stated the planning committee was conflicted during last meeting. Likes Mr. Santora and the example of the business partner he will be. Mr. Santora will put in buffers, trees, landscaping as required. This led to manufacturing discussion, going from raw materials to a different product. We are talking about painted metal being bent, no smokestacks. All loading will take place inside the building. Mr. Santora is willing to shift buildings. Mr. Santora was willing not to change the back two parcels to general commercial, he is willing to work with the city. Mayor Kelly stated time was up, Mr. Rega thanked the council.
Mr. Sloan reminded all that they are not here tonight on a development order, only on a legislative land use change3 consideration.
Diane Coates, 1521 Dover Road, questioned nature of the work, do they do the installation on the base, do you supply to other contractors or do you provide the transportation. Mr. Coates recapped the planning committee meeting by reading notes from the planning meeting.
Bob Moore of 1028 Pratt Ave stated semi-trucks were traveling the roads when the papermill was operating, this is a good use of the property.
Kim King of 4716 E 6th St, name of the road is Business 98 and would rather see a business in there than an empty lot.
Pat Fousek 1344 Stratford Ave stated Mr. Robicheaux identified the fact that statutes, LDR and land designation would all need to be changed to accommodate this request. Does not see the benefit to that. The land use change would be permanent, it would forever be commercial. We do not have industrial use in Parker. Can employ 6 to 15 people but may not be new staff. Adjacency to a commercial zone is not justification to change a land use designation. Mr. Santora testified he knows the rules to land development regulations, he still bought the property knowing about the CRA, this goes back many years, more than 10 years. Precedent could be set, and other developers may want manufacturing in MU1. Fulcrum asked to manufacture windows and casings and was told no. Pole barn on Business 98 was not allowed to rebuild.
Corey Petty 4409 E 3rd, owner of property behind the property Mr. Santora would like to build on. Completely for this building, would like to see it prosper. Papermill just shut down, people need jobs.
Chuck Bodiford 5404 Fleming St, council is voting for land change use, not the building type. Since we already know what is being built, we need something to jump start Parker. Some people don't like it due to closeness to residential areas. This is a great idea, will be a domino effect and

their investors will come in. This will get rid of the blight around here. We need to start somewhere, and this is a good starting point. This man is a good man.

Jeanette Howard of 1123 E Park St thinks we deserve better, concern that Mr. Santora has a laydown yard now, Fulcrum is a laydown yard, who does she turn to when it is a laydown yard in a year from now. We deserve better.

Bill Libby of **4717** Sunset Dr, lack of manufacturing authorization was not an omission by our framers and visionaries, they held public hearings resulting in LDR and CRA plans. Inspired a family friendly village with the right mixture of amenities. Mr. Santora's plan is not authorized as identified by Mr. Robicheaux. We should listen to the people who came before you in 2006, they had a vision but did not have the funds, that is changing with ad valorem tax. We can kickstart the CRA. Thanked Mr. Santora for his professionalism.

Douglas Kilpatrick of 733 N 9th Plaza grew up here most of his life, a business on the highway would draw more business and employ many people. Behind the church was a boat manufacturing plant, when did the zoning change to residential? This would be a good business and draw other businesses, more jobs.

Jimmy Lumley of 4911 Sharon Dr, not here to advocate one way or another, asking council to make a good decision for the city. Put checks in place to keep this building on the back to lots. We have lived on promises in the past that were kept.

Donna Perdue of North 9th St, lived here 30 years and raised her children here, understands the CRA has been in place for several years, in the year she has worked here, has seen numerous business come to the window and leave because it's to strict and they leave. Where are we going, feels this is a good idea.

Beverly Hutto, on planning committee but coming as own person, asked if in LDR under low intensity commercial, number 21 states inside assembly facilities that do not have a manufacturing component that does not generate industry or industrial sewage. How do you have an inside assembly facility that does not manufacture? What are they manufacturing? A cookie company is a warehouse that sells cookies. This is not where we need to be, maybe do a definition of light manufacturing in the LDR. Is that possible? Mr. Sloan stated council can amend the LDR at any time. Ms. Hutto said the CRA generates tax money, the church did not pay taxes and did not make us any money. If the property is improved since it was set, is that the funds we would receive from this business? The more improved property we have would generate tax revenue.

Paul Palmer 1135 West St, procedural questions, how many times can he come up to talk? Mayor stated 3 minutes, one time only. Clock restarted. Mr. Palmer stated you will hear pro and con, some are emotional, but responsibility to follow rules. Justification for LU change is not sufficient. To grant a change to general commercial without plans leaves the city in a vulnerable position. Talk of the DO requirement. Breaking apart the parcels, Mr. Santora is willing to leave the residential as is and we should take that in consideration. Emotional part, it was disconcerting to hear people on the council say you can't make a silk purse out of a cow's ear, and you can't put lipstick on a pig. Time expired.

Rich Musgrave 1354 Stratford Ave, typical for a governmental body to deal with compromise, with muddy parts, seldom et a black and white issue. The real issue I hear is the vision of the city in 10 years, different views, obligation of the council to take what they hear and create and communicate that vision to the citizens of our fine city.

David Marlow 5103 Stratford Ave sounds to him that there is confusion of some groups speaking that this is manufacturing vs nonmanufacturing, this is not manufacturing. He worked in manufacturing for years. Lived in Parker since 1985, I have not seen any too much improvements in

this community. There has been plenty of time for improvement, not just this group, other mayors as well. All for allowing this build.

Terry Davis 937 Pitts Ave, for this manufacturing, he is a business owner who uses their products. They won't be open on weekends. Need more money in Parker, these guys will bring in more tax dollars. Good business to have in Parker.

Tony Romano 5013 Park St, pro-business and would like to see more business come to Parker. We can project 5 to 10 years down the road but mother nature can change that in a heartbeat. I say bring the business in and let it thrive, bring employment and possible others to live in Parker. Anyone can shop at this business, individuals not just contractors. It will bring people from out of town who will use our other facilities, let them come.

Mayor Kelly stated that Pastor Danny Davis, unavailable tonight, asked Mayor Kelly to tell all that he supports business and please do not put his name or church on social media, making statement he did not make.

Public hearing closed at 6:13pm.

Mr. Sloan reminded that the initial burden is on the applicant to prove the entitlement to a change of land use, this property is not the piece fronting Business 98, those pieces are in sub area 1 of the CRA and intended to be a tradition downtown with mixed use retail and restaurants.

Ms. Gibson asked where current plant is located. Mr. Santora stated Panama City and Alabama. Average one 18-wheel truck per week. Chuck, plant manager, stated 5 to 6 deliveries per day with a small truck and 15 to 20 customers per day making purchases. Most product is picked up, but the current plant is small. Chuck grew up in Parker and wanted to help it grow and hire employees. Ms. Gibson asked what the estimated traffic will be in the future. Mr. Santora would like to double the business. Mr. Santora wanted to be clear he does not have a contract with Tyndall, other contractors buy from him and may use the product at Tyndall. Mr. Santora reiterated that all the pickup will be done in the drive through of the building, everything will be inside and not a laydown yard. His other locations are well maintained. Mr. Santora said he has been treated with the upmost respect by all here, and with that same resolve, he will do what he says. Hopefully he can build at this location, then build on Business 98 in the future, something of value that the city has a vision for.

Mr. Chaple asked what direction the building will face. Mr. Santora said it will face 2nd St. He envisions it facing that way, but is the engineer on the project and can change the engineering of the project. He is open to changes. He corrected that the building will be facing West Street and the side of the building will face Business 98. He will landscape the side facing Business 98 or fence to stop it being an eyesore to the residents of Parker.

Ms. Barrow made a motion for the first reading of Ordinance 2023-414, second by Mr. Chaple.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - nay
Ms. Gibson - nay
Mayor Kelly - aye

Ordinance read by title by Mr. Sloan. Second request for reading and possible adoption at next council meeting.

2. **Public Hearing and request of first reading of Ordinance 2023-413,**

Public Hearing opened at 6:25 pm
Pat Fousek 1344 Stratford asked what the percent is that the fees may be raised. 5% every other year on each fee per Mr. Sloan.
Public Hearing closed at 6:26 pm.
Motion by Ms. Galbreath for first reading of Ordinance 2023-413, second by Ms. Gibson.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly - aye

Ordinance read by title by Mr. Sloan. Second request for reading and possible adoption at next council meeting

3. **Resolution 2023-391,** Mr. Summerlin stated this is policy needed to comply with a grant to qualify for funding.

Motion to read by Ms. Gibson and a second by Ms. Barrow.

Pat Fousek of 1344 Stratford, asked how it goes from knowing we need this to council with no public discussion? Mr. Sloan stated this was brought to him from public works and was asked to prepare the resolution. A resolution, by statute, does not have to be published or appear in the newspaper, council has been made aware by public works and this was time sensitive.
Vote for reading:

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly - aye

Resolution 2023-391 read by title by Mr. Sloan.
Motion to adopt by Ms. Gibson and seconded by Ms. Barrow.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly - aye

4. **Infrastructure Committee, Magistrate and Planning Committee application acceptance announcement.** Mr. Sloan recapped that council requested appointments for Infrastructure, Planning and Magistrate be announced in May. Jeanette Howard of 1123 E Park St, wanted to know if she ran, who she would be running against. Clerk relayed that Mr. Palmer and Mr. Stryker for Planning, Ms. Morris, Ms. O'Brien and Mr. Merrit for Infrastructure and Mr. Libby for Magistrate are up for renewal and should reapply if interested, along with anyone else who is interested in serving in a any capacity. Mayor Kelly stated it is a selection made by the council and she would not run for a position.

ANNOUNCMENTS

Mr. Chaple – Wanted to let everyone know when there is a function spoken about, often it is citizens doing the event and not the City of Parker, as indicated on social media. It is volunteers helping and not the City of Parker. Eggs were donated and candy was bought, gift certificates were bought, all by citizens and did not involve money through the city. When the rain stopped the event at Easter the candy and gift certificates were given to the school. He feels the city does not have the money to sponsor the event. Council does volunteer their time at some events, citizens help when needed as well. The Masonic Lodge is used for a meeting place to help plan events, he is not charged to use the facility. There will be a pig roast on Memorial Day at Memorial Park, covered dish affair, asking for donations of covered food, this is put on by citizens and not the city.

Ms. Galbreath – Asked Mr. Sloan about the grant writer, Mr. Sloan stated he looked over purchasing policy and believes an RFP is needed. Ms. Galbreath requested an RFP be drawn up for a grant writer by the clerk.

Ms. Barrow - nothing

Ms. Gibson – Thanked Mr. Chaple for his time and energy he puts into events, audience applauded his efforts.

Mayor Kelly – adjourned meeting at approximately 6:45 pm.

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Jami Hinrichs, City Clerk

CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

SPECIAL MEETING
Of
THE CITY OF PARKER CITY COUNCIL
May 3, 2023
9:00 am
Located at
Parker City Hall

AGENDA

CALL TO ORDER AT 9 am by Mayor Kelly

ROLL CALL
Ms. Barrow - present
Mr. Chaple - present
Ms. Galbreath - present
Ms. Gibson - present
Mayor Kelly - present

Regular Agenda:

1. **Motion made by Ms. Barrow and seconded by Ms. Galbreath to adopt midyear budget as written.**

   Ms. Barrow - aye
   Mr. Chaple - aye
   Ms. Galbreath - aye
   Ms. Gibson - aye
   Mayor Kelly – aye

2. **Discussion of the 5-year plan moving forward.** Ms. Galbreath passed out spreadsheet. Needs of public works is moved into an ARPA column, trash truck was approved Monday. Road repairs moved, truck moved into ARPA column, $19,000 for trench city wide, moved to ARPA, removed chipper, roller moved to ARPA column, patch trailer moved forward, engineer for permitting and gravel moved forward, tables, benches, security, sunshades move up, mower removed, repairing driveways to ARPA, stormwater drainage receives balance remaining of ARPA, $35000 for preventing infiltration and inflow, maintain lines in remote areas moved forward, sewer camera and trailer $125, 000 from ARPA, $30000 for lift station pump replacement, $8000 for hydrants, replace 23 valves $12,000, $20000 for hydrant replacement,

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$85000 truck and utility trailer, $15,000 tire machine, $10000 for administrative department for codification and envelope machine. Additional $72000 additional for stormwater repairs. Would like to look at financing the transmitters, proposing to ask Mayor Kelly to get a grant for fire truck and have $500000 from selling of truck to use as part of grant. Grant writer is needed. ARPA will be used as revenue replacement on salaries, equipment and improvements. Mr. Summerlin feels that some of the stormwater plan projects can be done in house, which would allow for the labor to be classified as the 25% match. Ms. Galbreath would like to look at grant money for police cars. Ms. Gibson reminded us that a force main and lift station is going to be needed on Tyndall Parkway to allow future business to come in to the area. Mr. Summerlin stated that Parkway Garden may not be built but their water capacity is held for future building. Ms. Galbreath read ARPA guidance and allocation of funds and agrees with allowance of use.

Motion to purchase truck two days ago, amended making second motion to reach out to the bank to take out a loan on the needed trash truck by Ms. Galbreath and seconded by Ms. Gibson.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Motion to approve 5-year plan to include spending of ARPA funds by Ms. Galbreath and seconded by Ms. Gibson with the changes of typo of $80000 to $8000 and increase the stormwater from $105431.58 to $177431.58.

Ms. Barrow - aye
Mr. Chaple - aye
Ms. Galbreath - aye
Ms. Gibson - aye
Mayor Kelly – aye

Ms. Galbreath would like all events to be city events. Mayor Kelly would like Mr. Chaple to be able to use city locations for the events. Discussion that events should be hosted by city and not need to use the Parker Masonic Lodge. Mr. Chaple does not feel there is money in the budget to host events. Donations could be made through the city and parks department. Ms. Pat Fousek of 1344 Stratford Ave. has concern for a private event not being covered by insurance and feels that the city hosting the event would cover the liability concerns. Mayor Kelly will get an outside outside opinion on how best to host events moving forward.

Mr. Chaple would like to add a Memorial Day event to the next agenda. Clerk will add upcoming budget workshops to the next agenda under upcoming events. Ms. Galbreath will assist Mr. Summerlin with the 5-year plan.

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Jami Hinrichs, City Clerk