

**MINUTES**  
**COUNCIL MEETING**  
**September 20, 2022**

Mayor Kelly called the meeting to order at 5:30pm.

Invocation given by Pastor Davis.

Pledge of Allegiance led by Mr. Chaple.

**Roll Call:**

Ms. Barrow - present

Mr. Chaple -present

Ms. Galbreath - present

Ms. Gibson - present

Mayor Kelly – present

**Approval of the minutes from August 30, September 6 ,8, and 15<sup>th</sup>, 2022.**

On a motion of Ms. Barrow and a second of Ms. Galbreath (with a correction to September 6<sup>th</sup> on page 3, #8, that the motion was made by Ms. Galbreath) to approve the minutes.

Ms. Barrow - aye

Mr. Chaple - aye

Ms. Galbreath - aye

Ms. Gibson - aye

Mayor Kelly – aye

**ITEMS FROM THE AUDIENCE:**

1. Jimmy Lumley of 4911 Sharon Drive will move his company vehicles for more parking at the Trunk-r-Treat even October 31st. Concern over 141 Blackshear Drive and the questions that council asks of residents when applying for POD and RV permits. Would like to hear council ask more questions as to why rebuilding is taking so long at certain locations. Mayor Kelly spoke with the owner of 141 Blackshear today, item will be removed form agenda, and 2<sup>nd</sup> RV is to be removed within 7 days and home rebuild permit needs to be obtained by December 28<sup>th</sup> or the shed will need to be removed as well. Mr. Lumley would like to see more properties in town be asked more questions when giving out extensions on rebuilding.
2. Bob Moore of 1047 Pratt Ave, concern over lot next door and vehicles without tags. Mayor will look at site with code enforcement officer.

**REGULAR AGENDA**

1. **AARP request for use of community building** – Joy Pettersen representing the local AARP chapter in attendance. They do not have a place to meet, they would like to use the community center the 2<sup>nd</sup> Tuesday of each month during the day for meetings (September thru June). Ms. Galbreath asked that if approved we are consistent with other non-profit organizations who ask to use the center. On a

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motion to allow the use of the community center at no cost to the AARP Organization by Ms. Gibson and seconded by Ms. Barrow, the council voted to approve the allowance.

Ms. Barrow - aye

Mr. Chaple - aye

Ms. Galbreath - aye

Ms. Gibson - aye

Mayor Kelly – aye

**2. RV request at 141 Blackshear – tabled by Mayor**

**3. Lake Drive Stormwater Analysis discussion –** Mr. Summerlin discussed the letter prepared by Anchor regarding the stormwater issues on Lake Drive. He would like direction from council as to repave the street at this time or look at the stormwater issues first. The street is in very bad shape, but the stormwater is causing the road to float. Anchor requested the school clean out their retention pond to help with flooding issues. Road may need to be partially torn up later to put in stormwater infrastructure. From 9<sup>th</sup> Plaza to the bus loading zone may need to be redone later with the stormwater fix. Clearing the pond will help also. May need to look for funding for the stormwater improvements and partially fix the road now. Complaints from residents have been received regarding the road quality. Bad valves under the road can be fixed with repaving. Engineering fees have been paid regarding the repair of the road. Council would like the repairs of the road to begin and for public works to talk to the school to coordinate with closure of the road and to try to not impact school pickup and drop off schedules.

**4. FDEP letter-** Mr. Sloan recapped that last October there was a significant rainfall event. There was sewer overflow into the bayou. The city reported the event to FDEP and was assessed a fine of \$13, 100. Talks began with FDEP to negotiate down the fine or offset the fine with other projects that would help in the future to prevent another sewer issue after a rain event. FDEP may be willing to allow 50 manholes to be relined in place of the fine. Requesting motion to accept the alternative to paying the fine. Motion made by Ms. Galbreath to approve the mayor to work out an in-kind payment with FDEP and if not to pay the \$7500 fine assessed as to not incur any other penalties, seconded by Ms. Gibson.

Ms. Barrow - aye

Mr. Chaple - aye

Ms. Galbreath - aye

Ms. Gibson - aye

Mayor Kelly – aye

**5. Fire Chief Position discussion –** Mayor Kelly stated five individuals had been interviewed and they were not happy with the salary of the position. The system of the volunteer chief handling the day-to-day operations has been working without issues, Mayor personally likes the way things are going. Mayor asked to open the topic up for discussion. Ms. Galbreath stated we have had a paid chief for 30 plus years and would like to keep it that way. Mayor stated he was the chief for 30 years and had to



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run for the volunteer chief each year he was in office. The mayor stated things have been running very well the last months. Currently we have three paid fire fighters to cover shifts and the volunteer firefighters are the main board. If we hire another daytime firefighter, we will have 2 on staff for calls, call volume has gone up lately as the population grows. Would like to continue to look for a fire chief and advertise the position. Concern over someone being physically able to do the job. Will post position on job website. Safety officer of the city will be the volunteer chief. Motion by Ms. Barrow to add a 40-hour paid fire fighter position, second by Ms. Gibson with addition that if a qualified applicant

Ms. Barrow – aye

Mr. Chaple – aye

Ms. Galbreath – nay

Ms. Gibson – aye

Mayor Kelly – aye

6. **SRF Loan discussion** – Mr. Sloan has been in discussions with the FDEP regarding a SRF loan, we have two other SRF loans currently. Water revenue is pledged as collateral on the other two loans and the Trustmark loan to backup pledge to water revenues awaiting FEMA funds. Mr. Sloan asked the new SRF loan to be a parity pledge of FDEP. FDEP has rejected that proposal. FDEP would like the city to establish a loan reserve fund that comes available March 2024. Awaiting response as to when the \$2,020,825.00 must be available. Putting in a fund at once would hinder the city's availability to the money. Mr. Sloan has spoken with Mr. McKinney with auditing firm, and he does not have an objection to pledging the savings account. City has spent money for the project that the SRF loan would go towards. Mr. Summerlin states the infrastructure money is allocated for this same project. Mayor does not wish to touch savings account. Savings was created from pooled cash account. \$1.5 million of infrastructure is in the pooled cash account, \$1.5 million of infrastructure is still due to come into the city. Ms. Galbreath recommended using 1 million from infrastructure money in pooled cash, leaving money for road paving, and 1 million in savings to make reserve account. Mr. Sloan will ask when reserve account must be established. Agreement that funds should come from different accounts. Project for SRF fund will put a water line down Tyndall Parkway and will allow for valve replacements as requested by Rural Water Association. Mr. Sloan will check on a sinking fund and if that will suffice. Motion made by Ms. Galbreath to take \$1million from pooled cash, the infrastructure funds, and the remainder need for the reserve account from savings, second by Ms. Gibson.

Ms. Barrow – aye

Mr. Chaple - aye

Ms. Galbreath - aye

Ms. Gibson - aye

Mayor Kelly – aye

Not on agenda, discussion of water rate increase, 3.9% due to county increase in cost, plus 3% yearly increase already agreed upon. Rural Water Association recommends an additional 10% for a total of 16.9% increase to maintain and repair our water system infrastructure. We should not transfer money from our

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water department to our general government any longer per Rural Water Association. Ms. Galbreath would like Rural Water Association to give us numbers based on what we would need to increase if we still transfer money to run general government. City must find another revenue source, need to have a 5- and 10-year plan. Motion by Ms. Galbreath to approve a 16.9% over all water increase, with the 6.9% included already being voted on, seconded by Ms. Gibson. Ms. Barrow stated this should have been on the agenda, clerk stated it could be added to the agenda on Thursday's meeting, Mayor stated we have met about this previously and a motion has been made. Motion amended by Ms. Galbreath to state it will be effective October 1<sup>st</sup>.

Ms. Barrow – nay

Mr. Chaple – aye

Ms. Galbreath – aye

Ms. Gibson – aye

Mayor Kelly – aye

Mayor Kelly stated the fire truck that was approved for purchase previously failed to receive a ladder certificate of inspection. It may be 14 to 16 weeks to get the part for the ladder and a reinspection would be required. He stated to not buy that truck.

### Closing remarks:

Mr. Chaple – Pier construction has begun at Earl Gilbert Park. Will have a sign-up sheet for the BBQ Cook off in October. Trunk-r-Treat at the VFW from 4 to 6:30 October 31<sup>st</sup>.

Ms. Galbreath – none

Ms. Barrow – none

Ms. Gibson – none

Mayor Kelly – Would like to see the task list cleaned up before we take on more tasks.

### Discussion of task list:

Deed for road behind Coram's - email sent today, title anytime per Mr. Sloan

Removed Brannon land swap/easement from task list - \$5000 to start with permitting of a drainage ditch, survey would be about \$4000. Mr. Brannon has concerns over the drainage of water on his property from previous discussions. Others in area have water running on their property, we cannot as a city pay for this for one individual and not others, the owner will need to pay for permitting and survey. Concern over natural filter going away if city builds a ditch as the owner requested. Land swap request would connect his parcels, council feels it would not be beneficial to city as access to the lift station can be done by road.

Charge for Earl Gilbert parking – Mr. Summerlin will email council the new parking conceptual plan, parking charge kiosk would be about \$6000

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Employee manual – department heads and Mayor will meet and have to council by end of October and council will look at it and have it ready for approval by January 1, 2023.

Ms. Gibson will speak with Mr. Palmer about the procedural manual task that he has taken on, would like to have completed by end of October.

Removed fire chief discussion

Unfit/Unsafe Ordinance – Mr. Sloan working on it and will have a copy to review by next meeting

Grant Writer – added to 5- and 10-year plan

5- and 10-year plan – Department heads will update inventory sheet, auditor stated previously he would look at depreciation schedule.

Revenue stream options – Mr. Lawson of Tallahassee can come and discuss assessments and other options. He will defer his costs over time to help the city.

Add to task list: Lake Drive, Anchor stormwater master plan and the procedural manual.

**Meeting Adjourned 6:15pm**



Jami Hinrichs, City Clerk