CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, May 9, 2022

The City Commission met in formal session Monday, May 9, 2022, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy Upchurch, Mayor/City Commissioner
Nancy Sikes-Kline, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
John Valdes, City Commissioner
Barbara Blonder, City Commissioner

John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Mark Simpson, Director, Finance
Todd Grant, Director, Utilities
Reuben Franklin, Director, Public Works
Melissa Wissel, Director, Communications
Anthony Cuthbert, Assistant Police Chief
Laura Morse, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Tracy Upchurch delivered the invocation, and Commissioner Sikes-Kline led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

John Regan, City Manager, requested removal of Consent Agenda Item CA.8., since it had been addressed in the original contract executed on February 17th, 2022.

Commissioner Blonder requested to pull Item CA.9. from the Consent Agenda and move to Item 10.A.

MOTION

Commissioner Horvath MOVED to approve the Regular Agenda as amended. The motion was SECONDED by Commissioner Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

(None)

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

The Commission heard from the following members of the public:

- Melinda Rakoncay
- B.J. Kalaidi

Public comment was closed.

5. CONSENT AGENDA

Mr. Regan read the Consent Agenda.

CONSENT AGENDA
MAY 9, 2022

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MAY 23, 2022:

- Ordinance 2022-03
- Ordinance 2022-04

CA.3. Reminder of Upcoming Meetings:

- May 23, 2022, 3pm, Special City Commission Meeting to review Strategic Plan, Mid-Year Budget Analysis and CIP
- May 23, 2022, 5pm, Regular City Commission Meeting
- June 13, 2022, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

(None)

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- Jose Molina - 160 N. Brevard Street

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION / RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

(None)

CA.7. NOTIFICATION OF PROCLAMATIONS / CERTIFICATES OF RECOGNITION ISSUED:

- Certificate of Recognition 2022-04CR: Recognizes Altrusa International of St. Augustine for 60 years of Community Service. *(R. Horvath, Commissioner)*

CA.8. Approval of use of the City crest by the management entity of the Historic Waterworks Building for the duration of the lease. *(J. Regan, City Manager)* *DELETED

CA.9. Approval of a waiver of the one-year time restriction as outlined in the zoning code for 36 Granada Street. *(A. Skinner, Director Planning and Building)* *MOVED TO ITEM 10.A.

End Consent Agenda

5.A. Additions, deletions, or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Sikes-Kline MOVED to approve the Consent Agenda as amended. The motion was SECONDED by Commissioner Valdes.

VOTE ON MOTION:
AYES: Sikes-Kline, Valdes, Horvath, Blonder, Upchurch
NAYES: None
MOTION APPROVED UNANIMOUSLY

6. APPEALS

(None)

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. ORDINANCES AND RESOLUTIONS – PUBLIC HEARING REQUIRED

8.A. Ordinances – Second Reading

(None)

8.B. Ordinances – First Reading (only if required by law)

(None)

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. ORDINANCES AND RESOLUTIONS - NO PUBLIC HEARING REQUIRED

9.A. Ordinances – First Reading

(None)

9.B. Resolutions

9.B.1. Resolution 2022-13: Authorizes the City Manager to execute the road jurisdiction transfer and construction reimbursement agreements related to King Street, Cathedral Place, and Cordova Street.

Reuben Franklin, Director, Public Works, reviewed the Resolution and stated The Florida Department of Transportation (FDOT) agreed to transfer $18 million to the City through a reimbursable agreement, the City would contract and then submit invoices to FDOT for monthly reimbursement, and the City would use earmarked cash flows in the interim. He said the agreement extended to June 2033 when the roads would be reconstructed, and the agreement was in three parts:

- *Reconstruction of the San Sebastian Bridge* expected to start in the summer of 2024, and would get transferred to the City after FDOT construction
- *FDOT construction of the drainage system outfall* would allow City connection that would drain the remainder of King Street once constructed, then the City would begin ownership and maintenance of the corridor outside of the Bridge
- City would have $18 million to *design and construct King Street from Malaga Street to Avenida Menendez*:
  - Design completed no later than June 30, 2027, with time to complete construction until June 30, 2033
  - Approximate annual cost of $38,000 in maintenance to maintain traffic signals, street sweeping, and roadways
  - Paving placed on a fifteen-year interval, so that road completion in 2033 would require paving in 2048

Mr. Franklin introduced James Knight, P.E., Urban Planning and Modal Administrator, FDOT.

Mr. Knight advised Commissioner Sikes-Kline, upon her request, that FDOT planned to provide service development funds from a State transit program in the amount of One million per year for five years, which was a separate pot of money and not part of the $18 million contract, and it was conditioned on the program's continued existence.

Commissioner Sikes-Kline expressed concerns with maintaining the Strategic Plan and consideration of historic and cultural resources and resiliency when plans were implemented and decisions made. She was advised by Mr. Knight that the plans for cultural and historic resources along the corridor would be initially screened and copies would be provided to the City.

At the request of Commissioner Blonder, Mr. Franklin advised the following:

- There would be no impact to services or priorities based on the up-front payment incurred by the City because of the reimbursement program
- City would hire the contractor, provide oversight, and would submit progress reports and invoices for reimbursement, and construction problems would be addressed by the City
- City endured a King Street master planning exercise, this was the first step, and the City was not locked into existing design plans
- Public engagement with ample opportunity for input would occur
- Long range mobility plan and visions of multi-modal ways were to incorporate a type of shuttle service and construction of a road that fit City needs

Commissioner Blonder thanked everyone involved with the project for their hard work which had brought the City to this point, and she was in full support.

Mayor Upchurch noted the tremendous step forward for the City who had control of a main arterial road, and he expressed appreciation for FDOT and staff for their perseverance.

MOTION

Mayor Upchurch MOVED to approve Resolution 2022-13. The motion was SECONDED by Commissioner Horvath.

<u>VOTE ON MOTION</u>:
AYES: Upchurch, Horvath, Valdes, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

10. STAFF REPORTS AND PRESENTATIONS

<u>Item CA.9. moved here to become Item 10.A.</u>

<u>10.A.</u> Approval of a waiver of the one-year time restriction as outlined in the zoning code for 36 Granada Street.

Amy Skinner, Director, Planning and Building, noted the owners' request to amend the current Planned Unit Development (PUD) adopted in November 2021, which included 8 DeSoto Place around the corner and behind the property. She stated the request included major changes to text and elevations, such as the orientation of the front entrance to the north side, and the elevation on the south side onto DeSoto Place. She advised the zoning code had a time limitation of one year before another rezoning could be heard for the same property, and she asked the Commission to waive the one-year time limit before the Planning and Zoning Board (PZB) could consider the item. She concluded the item was continued at PZB's May 3rd meeting to June 7th to provide the Commission time to consider the waiver.

Commissioner Sikes-Kline stated the following:

- This was an unusual request which had not been presented before
- This was a PUD which went far beyond any minor or major modifications
- Important that neighbors were aware when PUDs were implemented, and in rezoning cases an official notification was required
- Bothersome that Item was on the Consent Agenda, which was a good reason not to approve since the request circumvented the normal process

Commissioner Valdes advised the applicant was asking to return to the table, readvertise, and once again go through the process to move the project along due to market increases. He said the applicant would be reapproved as a new project and PUD; therefore, he saw no public harm.

Mayor Upchurch agreed with Commissioner Valdes and said this was not circumventing any process since the Commission had the authority to waive the one-year requirement; therefore, he supported the request.

Commissioner Blonder stated she initially supported the request but was reminded of prior issues encountered with PUD applications, this was unfinished, and allowing the one-year time frame to play out would enable the applicant to finalize this properly; therefore, she was not in favor.

Commissioner Horvath saw both sides; however, she said the applicant would not get approved if they were not ready. She was prepared to see something new and not hold the applicant up, but stated this must be complete, or the Commission would not approve.

At the request of Commissioner Sikes-Kline regarding the process if this went forward as a full rezoning, Ms. Skinner stated the following:

- Topic was advertised for the May 3rd PZB meeting and administratively continued to June 7th; therefore, all involved were aware this was continued to a time certain date
- Applicant would conduct the neighborhood notification process
- If the Commission waived the one-year limit, this would be heard at the June 7th PZB meeting and based on PZB's recommendation, it would come forward at first reading as an ordinance and then be heard at a second reading and public hearing

MOTION

Mayor Upchurch MOVED approval of the waiver of the one-year time restriction for 36 Grenada Street. The motion was SECONDED by Commissioner Valdes.

<u>VOTE ON MOTION</u>:
AYES: Upchurch, Valdes, Horvath
NAYES: Blonder, Sikes-Kline
MOTION APPROVED 3/2

Commissioner Sikes-Kline questioned how the Item was listed on the Consent Agenda and expressed concern a precedent was set.

Mayor Upchurch advised that staff was now aware, and he thanked Commissioner Blonder for calling attention to the Item.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

(None)

14. ITEMS BY MAYOR AND COMMISSIONERS

Commissioner Sikes-Kline requested that staff update the City website's 2020 version of the Strategic Plan to the most recent one.

15. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 P.M.[1]

[1] Transcribed by Laura Morse

Tracy Upchurch, MAYOR

Darlene Galambos, CITY CLERK

CORPORATION OF THE CITY OF ST. AUGUSTINE