

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, September 12, 2022

The City Commission met in formal session Monday, September 12, 2022, at 5:11 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

Also Present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Upchurch recognized Cathy Brown who recently passed away and who had been the Executive Director for the St. John's Council on Aging and a member of the City's Planning and Zoning Board for many years.

Deacon Michael Elison from the Diocese of St. Augustine delivered the invocation, and Commissioner Sikes-Kline led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

Mayor Upchurch requested that Consent Agenda Item CA.8. be moved to the Regular Agenda as Item 9.B.3.

MOTION

Mayor Upchurch **MOVED** to approve the Regular Agenda as modified. The motion was **SECONDED** by Commissioner Sikes-Kline and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Certificate of Appreciation to Rev. Ted Voorhees and Caren Goldman. (*R. Horvath, Commissioner*)

Commissioner Horvath presented Reverend Voorhees and Caren Goldman with a Certificate of Appreciation in recognition of their work and dedication to supporting freedom, democracy, human rights, and compassion for the City of St. Augustine.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Vicki Pepper
- Catherine St. Jean
- B.J.Kalaidi
- Chris Bodor

5. Consent Agenda

John Regan, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE SEPTEMBER 26, 2022:

(None)

CA.3. Reminder of Upcoming Meetings:

- September 22, 2022, 5:05pm, Special Commission Meeting and final public hearing for fiscal year 2023 budget and final millage rate adoption
- September 26, 2022, 5:00pm, City Commission Meeting
- October 10, 2022. 5:00pm, City Commission Meeting

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

- August 8, 2022, Special Commission Meeting
- August 8, 2022, Regular City Commission Meeting

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

(None)

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:

(None)

CA.8. Request for use of Alcazar Room and City Seal by St. Augustine Film Festival. (D. Galambos, City Clerk)¹

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

None.

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath moved to approve the Consent Agenda. The motion was **SECONDED** by Commissioner Sikes-Kline.

VOTE ON MOTION:

AYES: Horvath, Sikes-Kline, Blonder, Valdes, 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

7.A.1. Presentation by Dr. David Jaffee, Professor with the University of North Florida regarding corporate ownership of housing and its impacts on home

¹ Moved to Item 9.B.3.

ownership and affordable housing. (D. Birchim, Assistant City Manager)

David Birchim, Assistant City Manager noted that Dr. Jaffee was not present at the meeting. He said he would follow up with Dr. Jaffee and reschedule the presentation.

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

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

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

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

None.

9.B. Resolutions

9.B.1. Resolution 2022-31: Supports the creation of the St. Johns County Public Housing Authority. (D. Birchim, Assistant City Manager)

Mr. Birchim reviewed the Resolution. He said it was prepared at the request of the Commission to support the development of a Public Housing Authority by for St. John's County.

Commissioner Sikes-Kline asked who would receive the Resolution.

Mr. Regan confirmed the Resolution would be forwarded to the Board of County Commissioners and the County Administrator.

MOTION

Commissioner Sikes-Kline MOVED to pass Resolution 2022-31. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

AYES: Sikes-Kline, Horvath, Valdes, Blonder, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2022-34: Temporarily suspends metered rates for vehicles for hire. (R. Thibault, Assistant City Attorney)

Isabelle Lopez, City Attorney reviewed the Resolution. She stated the industry had changed and that Transportation Network Companies like Uber and Lyft were regulated by the State and did not follow the traditional taxi-cab metered formula. She said staff recognized that standardized rates for vehicles for hire were obsolete and the Resolution would temporarily suspend metered rates while different methodologies were considered.

Commissioner Sikes-Kline asked what new strategies were being discussed.

Ms. Lopez said that staff was gathering information about options like micro-mobility, flat-fee, and Transportation Network Companies. She said a new rate structure could be developed by City staff if needed, and that current metered rates could not be enforced at this time.

MOTION

Commissioner Sikes-Kline MOVED to pass Resolution 2022-34. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Sikes-Kline, Blonder, Horvath, Valdes, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.3. Request for use of Alcazar Room and City Seal by St. Augustine Film Festival. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk presented the request for the St. Augustine Film Festival to utilize the Alcazar Room and City Crest as they had done over a four-day weekend in January of last year.

Commissioner Horvath recused herself from this item.²

MOTION

Commissioner Sikes-Kline **MOVED** to approve the use of the Alcazar Room and City Seal by the St. Augustine Film Festival. The motion was **SECONDED** by Mayor Upchurch.

VOTE ON MOTION:

AYES: Sikes-Kline, Upchurch, Blonder, Valdes

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

None.

11. ITEMS BY CITY ATTORNEY

None.

12. ITEMS BY CITY CLERK

12.A. Appointment of the City of St. Augustine Poet Laureate. (D. Galambos, City Clerk)

Mayor Upchurch thanked Commissioner Horvath for bringing forward the concept of

a Poet Laureate. He noted several local/regional poets had applied. He explained that while the Commission would vote by ballot, the information would be public record.

Ms. Galambos shared the following vote tally:

- Chris Bodor/1
- Richard Rumrell/1
- Catherine Avery St. Jean/1
- Norma Sherry Rapa/2

Mayor Upchurch confirmed that the applicants with no votes would be removed from the ballot and a second vote would be conducted. He said the applicant with a majority of the votes would become the Poet Laureate.

Ms. Galambos shared the following vote tally:

- Chris Bodor/2
- Norma Sherry Rapa/3

Mayor Upchurch confirmed that Norma Sherry Rapa would be the City's first Poet Laureate and he expressed appreciation to all those who had applied.

Ms. Lopez stated the Poet Laureate would serve for the remainder of 2022 and a full-term beginning January 2023.

13. ITEMS BY CITY MANAGER

13.A. Discussion regarding legislative priorities. (J. Regan, City Manager)

Mr. Regan said he had a meeting with Representative Stevenson regarding legislative priorities and she suggested that the City focus on preservation of historic structures for its legislative ask. He said that he and Mayor Elect Sikes-Kline formulated a list of projects for appropriation requests.

Buildings owned by the City:

² Commissioner Horvath's Voting Conflict Form attached to the original meeting minutes.

- Lightner; windows and terracotta preservation
- Pena Peck House; window replacement and other work
- Casa del Hidalgo
- Galimore Center

Other projects of importance:

- Lincolnville Museum

Community Redevelopment Area (CRA) and other projects:

- Elks Lodge
- St. Mary's Parsonage
- St. Paul's Parsonage
- Projects on resiliency and sea level rise
- Maria Sanchez Project
- West Augustine work associated with the development of eighty-acres for affordable workforce housing
- Funding strategies for unsheltered homeless

Mr. Regan recommended advancing the projects he mentioned and asked the Commission for other suggestions and how the City could support legislative agendas of other organizations they were affiliated with.

Mr. Regan reported that Representative Stevenson and others advanced a \$750,000 appropriation to add funding to the West Augustine Medical Center project.

Mayor Upchurch asked if the Fire Station project would be considered for an appropriation request.

Mr. Regan responded that it would.

Commissioner Horvath agreed with the projects and asked to add the replacement of all windows, and repair of the air conditioning system at the Lightner building. She said the Regional Council would be interested in affordable housing and resiliency.

Commissioner Sikes-Kline said she would like the City to continue preservation of undeveloped land and the acquisition of land.

Commissioner Valdes said he would like to see support for the City's archeology work including an expansion of cataloging and displays.

Commissioner Horvath said she would like to see the purchase of land for City parks.

Mayor Upchurch requested repair of the terracotta columns on the terrace side of the Lightner building.

Mr. Regan noted there may be existing properties within the City that could be acquired directly. He said an archeology project could include the acceleration of cataloging and displays.

Ms. Galambos reminded the Commission that the City was accepting applications for vacancies on the Planning and Zoning Board and noted applications were due by September 21st at 5:00 p.m. She thanked the outgoing Planning and Zoning Board members for their service.

14. Items by Mayor and Commissioners

Commissioner Sikes-Kline requested an update on Maria Sanchez Project.

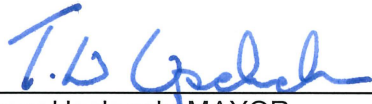
Commissioner Blonder said that she planned to speak before the St. John's County Commission at their September 20th meeting regarding their proposed Comprehensive Plan amendment in Elkton. She stated the County Commission was considering an amendment for an existing agricultural farm to move to an industrial complex called the Upton Industrial Park. She shared that she had been reviewing a document about the County's history and their goal to identify farmsteads that could be placed on the National Register of Historic Places. She quoted parts of the County's document relating to the City and County's

agricultural history. She said she was concerned about the Comprehensive Plan amendment and the precedent it could have on the City of St. Augustine's agricultural heritage.

The Commission expressed their support of Commissioner Blonder's plans to speak at the St. John's County Commission meeting regarding potential changes to their Comprehensive Plan.

15. Adjournment

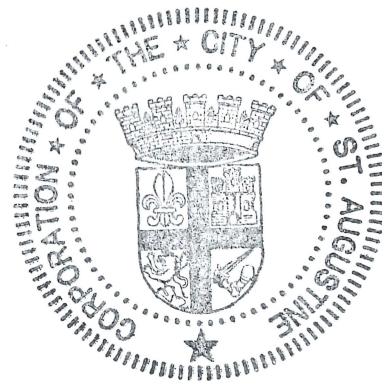
There being no further business, the meeting was adjourned at 6:16 P.M.³



Tracy Upchurch, MAYOR



Darlene Galambos, CITY CLERK



³ Transcribed by Colleen Kuhn