CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, December 13, 2021

The City Commission met in formal session Monday, December 13, 2021 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

Also Present:

John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Director, Public Works
David Birchim, Director, Planning and Building
Melissa Wissel, Communications Director
Greg Johnson, Deputy Director, Financial Services
Jennifer Michaux, Police Chief
Laura Morse, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Jeff Gatlin, Freedom Church, delivered the invocation, and Commissioner Sikes-Kline led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

(None)

MOTION

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

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

3.A. Special presentation of the American flag to the family of former mayor Eddy Mussallem in recognition of his contributions to the City of St. Augustine.

Mayor Upchurch remembered the service and accomplishments of the former mayor and presented the American flag flown at half-mast the day of the funeral to Marsha and Jimmy Byles, daughter and son-in-law.

Mr. Byles thanked Mayor Upchurch and the Commission for the wonderful tributes displayed in honor of his father-in-law.

John Regan, City Manager, introduced Doug Conkey, Intergovernmental Coordinator, St. Johns River Water Management District (SJRWMD), who was an important liaison for projects and collaboration with the City.

Mr. Conkey noted SJRWMD's intentions to rise to the region's level for a stronger voice and leverage money to accomplish goals. He said the Commission was the cutting edge of this topic, these were tough times, and he was appreciative and excited to work with them.

Mayor Upchurch thanked Mr. Conkey for his service to the community and the City.

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:

- Maureen Long
- B.J. Kalaidi

Public comment was closed.

5. CONSENT AGENDA

Mr. Regan reviewed the Consent Agenda.

CONSENT AGENDA
DECEMBER 13, 2021

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JANUARY 10, 2022:

(None)

CA.3. Reminder of Upcoming Meetings:

- January 10, 2022, 5:00pm, Regular City Commission Meeting
- January 24, 2022, 3:00pm, Special City Commission Meeting (work force housing)
- January 24, 2022, 5:00pm, Regular City Commission Meeting

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

- October 25, 2021, Regular City Commission Meeting
- October 25, 2021, Special City Commission Meeting
- November 8, 2021, Regular City Commission Meeting
- November 15, 2021, Special City Commission Meeting

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

- Monica Thurston - 482 Pomont Avenue

CA.6. Order releasing the Code Enforcement lien levied against 330 Oglethorpe Boulevard as paid in full. *(I. Lopez, City Attorney)*

CA.7. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION / RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

Proclamation 2022-01: Proclaiming January 2022, as Human Trafficking Awareness Month. *(B. Blonder, Commissioner)*

CA.8. NOTIFICATION OF PROCLAMATIONS / CERTIFICATES OF RECOGNITION ISSUED:

- Certificate of Recognition to Luiza Nemeth for her 105th Birthday. *(T. Upchurch, Mayor)*

CA.9. Approval of the 2022 City Commission meeting and holiday schedule. *(D. Galambos, City Clerk)*

CA.10. Approval of nomination of Bob and Maria Alvarez as the deAviles Award recipient. *(N. Sikes-Kline, Commissioner)*

CA.11. Approval of summary of resilience workshop. *(R. Franklin, Director Public Works)*

CA.12. Approval of invoices in the amount of $2,340.00 and $750.00 for Marlowe v. City matter and invoices in the amount of $885.00 and $4,779.00 for MASCI v. City matter. *(I. Lopez, City Attorney)*

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. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Sikes-Kline, Horvath, Valdes, 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

7.C.1. Discussion regarding uses of the American Rescue Plan.

Greg Johnson, Deputy Director, Financial Services, discussed the American Rescue Plan Act (ARPA) which allocated $7.7 million to the City, and the list of eligible expenditures that primarily focused on *Government services* and *Water, sewer, and broadband infrastructure*. He noted the Government Finance Officers Association (GFOA) would assist municipalities with navigating the ARPA bill's complicated and changing language and the projects were aligned with the necessary Environmental Protection Agency (EPA) guidelines.

Mr. Johnson reviewed the 'Revenue Loss Calculation' assembled by GFOA, and stated revenues grew during COVID at a slower rate; therefore, the revenue loss number allowed greater flexibility with using funds which included a request to purchase two street sweepers at $250,000 each. He asked for permission to begin the procurement process, and for Commission and public input on the proposed projects.

Commissioner Horvath stated the list looked good, and she inquired about whether the septic to sewer conversion included the Lighthouse Project.

Mr. Regan advised the Lighthouse Project could be included, this was an interim process to receive input, and there would be a February workshop that would review the detailed information, and they were obligated to begin vetting the public; however, the only current action item was the street sweepers due to long lead times.

Meredith Breidenstein, Assistant City Manager, stated that ARPA money must be spent in a certain timeframe, and West Augustine septic to sewer was further along; however, they wanted to begin the

Lighthouse Park design to have a plan they could move forward with for that project.

In response to Commissioner Sikes-Kline's comment regarding her unfamiliarity with the Wastewater Treatment Plant Outfall Rehab, Mr. Johnson stated that outfall, or discharge height, was damaged during the hurricanes, and the project would secure this for the future. He continued the UV disinfection would result in a return on investment in six to eight years and was much cheaper than the current process.

Commissioner Sikes-Kline requested to see where the money was in the Capital Improvement Plan for these unfamiliar projects.

Mayor Upchurch requested more specificity with amounts, versus lump sums and general categories, and the ability to track to a specific project. He acknowledged this once in a lifetime allocation should be spent prudently and appropriately.

At the request of Commissioner Blonder to see other projects under consideration, options from which staff chose, and how these aligned with priorities, Mr. Regan said this could be provided at the next Commission meeting, along with a thorough review at a workshop environment. He noted many items were eliminated once the ARPA bill was refined with criteria, and there was a long list of capital needs.

Mr. Johnson advised Commissioner Blonder, as per her request, that 'Premium Pay for eligible workers' under *Eligible Expenditures* included overtime, or coverage of workers in high-risk categories. Commissioner Valdes stated he was anxious to move ahead and "drill down where the money spoke".

Mayor Upchurch opened public comment on the expenditure of the ARPA money, and the Commission heard from the following member of the public:

- B.J. Kalaidi

Public comment was closed.

Commissioner Sikes-Kline inquired about the public hearing process and public involvement component. She also inquired about the side loader garbage truck listed in expenditures and was told this reduced the need for personnel.

Commissioner Sikes-Kline was advised, based on her inquiry, that the urgent need for two street sweepers was based on ordering time and a critical need; however, she was not amiable with approving the $500,000 expenditure.

Commissioner Horvath hoped that research would be conducted on the manufacturer and maintenance options for the street sweepers, and she was aware the lead time would be significant.

MOTION

Commissioner Horvath MOVED approval of $500,000 expenditure for two new street sweepers. The motion was SECONDED by Mayor Upchurch.

VOTE ON MOTION

AYES: Horvath, Upchurch, Valdes, Blonder
NAYES: Sikes-Kline
MOTION APPROVED 4/1

Mayor Upchurch thanked Mr. Johnson for his efforts and noted they looked forward to further presentations.

8. ORDINANCES AND RESOLUTIONS – PUBLIC HEARING REQUIRED

<u>8.A.</u> Ordinances – Second Reading

(None)

<u>8.B.</u> 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

9.A.1. Ordinance 2021-29: Amends the zoning of 66 Lewis Boulevard from PUD to Residential General Office-A (RGO-A).

David Birchim, Director, Planning and Building, reviewed the Ordinance.

Mayor Upchurch clarified that the Ordinance was necessary because the property had no assigned zoning; therefore, it was initiated based on the request of the property owner.

MOTION

Mayor Upchurch MOVED that Ordinance 2021-29 be read by title only and passed to second reading. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Ordinance:

ORDINANCE NO. 2021-29

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY .19 ACRES OF PROPERTY LOCATED AT 66 LEWIS BOULEVARD, PID# 119490 0000 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

The Commission and Mr. Birchim discussed:

- Original PUD consisted of eleven parcels comprised of nine properties; four had endured a rezoning process:
  - Marina, including Hurricane Patty's restaurant, was still part of River's Edge PUD
  - Several residential properties to the north were part of the expired PUD
  - All other commercial properties went through rezoning
- A PUD reverted to the previous zoning category when it expired
- Underlying land use of River's Edge PUD was amended to a Residential Medium Density Mixed Use
- When the PUD expired, it could not revert to previous Commercial Medium 2 (CM2) zoning, since it was inconsistent with the underlying land use
- All property owners were provided the option to rezone to CM2, and two did
- Remaining owners believed the land use was more valuable with the 50 feet of height allowance that would appeal to a developer who would eventually rezone to a PUD (CM2 allowed 35 feet), which never occurred
- River's Edge PUD included the vacation of part of West Avenue and Lewis Boulevard, and when the PUD expired that road vacation was not formalized; therefore, the actual designed River's Edge PUD could not currently be done
- Property owners hesitated and misunderstood that someone would

assemble a parcel and reactivate the PUD, which was unrealistic
- Lewis Boulevard was potentially a passive biking or walking trail along the San Sebastian with tremendous community benefit and vacating the roadway could not be supported
- Unfinished business existed in that area, and should review options to resolve and educate current property owners under the expired PUD zoning
- Gallant effort was previously made to ensure every property owner clearly understood the situation, but could remind property owners still in the PUD
- Significant impediment for owners to sell property without proper zoning representation, but a willing buyer would always exist who would take on the administrative task
- Time would clean up the rezoning issue as buyers would come forward with the increasingly marketable area

9.B. Resolutions

9.B.1. Resolution 2021-43: Establishes the intent to reimburse certain capital expenditures.

Mr. Johnson reviewed the Resolution which approved the advanced spending of anticipated loan funds from second and third quarter 2022 for approved capital projects, with expenditures capitalized into loan proceeds to reimburse the City.

MOTION

Mayor Upchurch MOVED to approve Resolution 2021-43. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION

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

9.B.2. Resolution 2021-44: Authorizes a Utility Work Agreement between the Florida Department of Transportation and the City.

Reuben Franklin, Director, Public Works, reviewed the Resolution which authorized utility relocates for City water and sewer infrastructure that was part of the SR 312 extension.

Commissioner Sikes-Kline indicated this could be a great bypass for the community.

MOTION

Commissioner Sikes-Kline MOVED to approve Resolution 2021-44. The motion was SECONDED by Commissioner Valdes.

VOTE ON MOTION

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

10. STAFF REPORTS AND PRESENTATIONS

10.A. Request for approval of Fish Island Preserve Logo.

Mr. Franklin reviewed the topic, the design implementation by Hybrid Designs, and the logo recommended by the staff committee. He advised if the logo was approved, staff would move forward with creating interpretive panels; however, they would honor a request for more public input, if necessary.

Commissioner Horvath appreciated the work done by staff and Hybrid Designs with their approximate $5,500 in donated services, but she felt strongly about more public input and did not think they should rush into approval. She cited the suggestions by Ms. Long during public comment[1], and stated the logo could be livelier with color, suggested the designer take another look with the provided pictures, and advised they should advertise a .pdf display of the panel templates on the City website.

Mayor Upchurch noted the sincere appreciation for Hybrid Designs' donated work; however, he concurred with Commissioner Horvath.

MOTION

Mayor Upchurch MOVED to table the item that evening and bring it back the first meeting in February, ask staff to revisit the concepts with the designer, and provide an opportunity for more robust public input. The motion was SECONDED by Commissioner Horvath.

Mr. Franklin advised Commissioner Blonder that the recent sizeable monetary donation she questioned would cover the cost to create the panels and potentially the bird viewing platform. He noted there was no deadline to spend the money, the next step was to present panel designs to the Commission for approval before production and gathering more public input would not significantly affect their timelines.

Commissioner Blonder expressed appreciation for staff's time and the necessity for public input, but she cautioned prolonging the process of the logo since more pressing issues existed for the City.

VOTE ON MOTION

AYES: Upchurch, Horvath, Valdes, Sikes-Kline
NAYES: Blonder
MOTION APPROVED 4/1

<u>10.B.</u> Approval of an agreement between the City and Florida Power and Light to switch to LED lighting for streetlights throughout the City.

Mr. Franklin reviewed the agreement and staff's request to move forward with replacing approximately 1,400 FPL owned City lights with a 3,000 Kelvin (K) temperature LED light, which reduced power consumption and added cost savings. He said Scott Thrapp, FPL Representative, was present for questions.

Commissioner Sikes-Kline expressed concern regarding the amount of lighting with 3,000K temperature and the City's historic preservation (HP) district sensitivity to hot spots.

Mr. Thrapp stated the Public Service Commission regulated FPL; therefore, what was offered to one customer must be offered to all customers and 3,000K was the lowest LED offered in a roadway fixture and was recommended by the Illuminating Engineering Society (IES) for vehicle and pedestrian safety. He said the current lights were high pressure sodium and were 2,200K, exceptions could not be made for the City based on the Public Service Commission rules, and there would not be much difference in 3,000K LED lights which had a color temperature of about 2,800.

At the request of Commissioner Horvath, Mr. Thrapp advised that he could work with Mr. Franklin to switch the two 4,000K lights at Cordova near Mojos Barbeque to 3,000K for a better visual. He stated there were many 3,000K lights existing in residential areas throughout the City and County, the majority of new development in the City and County used them, and the City of St. Augustine Beach used 3,000K and 4,000K.

Commissioner Sikes-Kline indicated she did not want to decide until she saw the lights.

Commissioner Blonder expressed concerns with glare and noted lower LEDs had less, and she said appropriate fixtures would assist. She acknowledged the significant

[1] Attached to Commission packet

cost savings and importance of carbon footprint reduction, and asked staff to locate light 'housing' which aimed more downward and reduced side glare for driver safety and visibility, and the ability to see more stars.

Mr. Franklin was unsure whether they could postpone the agreement with a deadline of December 31st before FPL moved forward with LED conversions absent City input.

Mr. Thrapp advised that on January 1, 2022, FPL would change their catalogue which would no longer include the current styles available to the City and the Historical Architectural Review Board (HARB).

Commissioner Valdes asked if the deal was all or nothing, or could the City forego the light upgrades in certain HP district areas, since 3,000K was bright, with LED upgrades in the bulk of the City.

Mr. Franklin indicated the newly constructed roads in the HP district, such as Hypolita Street, Spanish Street and Treasure Street, had City owned and HARB approved LED lights which were 2,800K. He noted the Commission could make a policy decision that any projects within City limits would require City installation and maintenance, and FPL maintenance of those lights outside the HP districts.

MOTION

Commissioner Blonder MOVED to approve the LED lighting contract between the City and FPL and to direct staff to do the research and help the Commission make the best choices for ensuring the lighting is commensurate with the location in the district. The motion was SECONDED by Commissioner Horvath.

Commissioner Sikes-Kline stated she was angered and unappreciative that the Commission was being placed in the position to make last minute choices and decisions for this important matter.

VOTE ON MOTION

AYES: Blonder, Horvath, Valdes, Upchurch
NAYES: Sikes-Kline
MOTION APPROVED 4/1

11. ITEMS BY CITY ATTORNEY

<u>11.A.</u> Legislative update, for information only, no presentation.

Commissioner Blonder asked City staff to follow up on the following legislative issues which had significant impact:

- HB 403 Local ordinances preemption
- HB 323 / SB 494 Derelict vessels
- SB 518 Residential home protection and tree removal
- HB 569 / SB 620 Business damages caused by local government
- HB 691 / SB 690 Resilience related Advisory Committee communications
- HB 6025 / SB 315 Repeal of last year preemption on tree pruning removal

Commissioner Sikes-Kline encouraged the Commission to participate in the Florida League of Cities' call-ins, and stated they were watching SB 620 sponsored by Senator Hudson, which intended to tie the hands of local government for good, and it was likened to a Burt Harris Act move. She concluded they did not want to pass ordinances that negatively impacted businesses, and the Florida League of Cities sought to narrow the scope of the Bill.

Ms. Lopez advised she would continue to update and forward legislative bills to the Commission.

Commissioner Blonder noted her appreciation for Commissioner Sikes-Kline's clarification of SB 620.

12. ITEMS BY CITY CLERK

12.A. Request for two appointments for three positions - Code Enforcement Adjustment and Appeals Board
Request for two appointments – St. Augustine Firefighters' Pension Fund Board of Trustees
Request for one appointment – Planning and Zoning Board

Darlene Galambos, City Clerk, reviewed the request for appointments to the Code Enforcement Adjustment and Appeals Board. She noted there were three positions requiring appointments; however, only two applications were received by the deadline, and she asked the Commission to consider the following applicants:

- Brad Beach (current Board member)
- Marilyn Meade Garrett (new applicant)

MOTION

Mayor Upchurch MOVED to reappoint Mr. Beach. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Mayor Upchurch MOVED to appoint Ms. Garrett. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

Ms. Galambos noted that the position on the Police Pension Board was still being advertised for a City resident to fill.

Ms. Galambos advised Mayor Upchurch there were two employees on all City pension boards elected by each body: two police officers on the Police Pension Board, two firefighters on the Firefighters' Pension Board, and employees elected the two for the General Employees' Pension Board. She noted two members of each pension board were appointed by the Commission, and required City residency, and each board had a fifth member appointed by the board that could be anyone.

Mayor Upchurch questioned the appointments of Tyler Corn and Jeff Helms as they were not City residents.

Ms. Lopez indicated she had not looked at the Police Board, but had focused on the three board appointment requirements currently discussed, and each of the Boards explicitly stated in the municipal Code that the appointments must be City residents. She would review the Code language for Police Boards' appointment requirements, and noted each boards' requirements were particular; some had residency requirements, some had residency preference, and some had no requirement either way.

Mayor Upchurch stated that preference, but not a requirement, was how they should be for something this specific, there were not many with the interest, and they looked for folks with some accounting and investment viewpoint for these boards.

Ms. Galambos reviewed the request for appointments to the St. Augustine Firefighters' Pension Fund Board. She noted that Greg Johnson had withdrawn his application from consideration and the position had been re-advertised. She asked the Commission to consider the following applicant:

- Richard M. Hernandez

MOTION

Mayor Upchurch MOVED approval of Richard 'Rick' Hernandez. The motion was SECONDED by Commissioner Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

Ms. Galambos asked the Commission to consider the appointment of one position to the Planning and Zoning Board from the following four applicants:

- Dr. Ashleigh D. Barnes, Esq.
- Christina M. Griggs
- David Gay, M.D.
- Dr. Judith Burdan

Ms. Galambos noted only three applications were included in the agenda, but Dr. Judith Burdan's application was postmarked on the deadline and hard copies were provided to the Commission.[2] She distributed the ballots and the Commission voted as follows[3]:

Mayor Upchurch:
- Dr. Burdan

Commissioner Horvath
- Dr. Barnes

Commissioner Valdes:
- Christina Griggs

Commissioner Sikes-Kline:
- Christina Griggs

Commissioner Blonder:
- Christina Griggs

Ms. Galambos concluded that Ms. Griggs was appointed to the Board.

13. ITEMS BY CITY MANAGER

Mr. Regan reminded the Commission they had directed one workshop a month, and the February workshop would discuss the American Recovery Act projects which would provide an opportunity to discuss capital improvement plans, and the March workshop would be the second discussion of resiliency. He noted these were Commission workshops, and other public items were also in play with urgency, such as working with the Hospitality Institute.

There was Commission consensus on the February and March workshop topics.

Commissioner Sikes-Kline inquired about public opportunity to participate in the Commission workshops, which should be geared towards transparency and openness, and there should be considerable public interest in how the City spent $7 million dollars.

Mr. Regan stated the advertised public hearing that evening was to engage the public, and these meetings typically initiated community discussions, and another hearing on ARPA would take place during the February workshop.

Mayor Upchurch noted public interest could be gauged as they went through the process.

Mr. Regan advised the Florida Police Chief Association invited him to participate at their annual conference in January; therefore, Ms. Breidenstein would conduct the January 10th meeting.

14. ITEMS BY MAYOR AND COMMISSIONERS

Commissioner Blonder highlighted the excellent work done by staff to secure scientific studies and cited the University of Florida study on Salt Run water quality, which identified septic system pollutants and led to the proposed Lighthouse Park gravity sewer conversion project under Resolution 2021-43; therefore, there was a clear connection between staff initiatives, Commissioner involvement, and the science driving the projects. She commended other septic to sewer projects, wastewater treatment plant potential maintenance and upgrades, and staff for their proactiveness with the City's water quality improvement which protected essential resources and quality of life.

Commissioner Blonder reminded the Commission that Jessica Beach, Chief Resilience Officer, prepared a higher-level summary from their resiliency workshop which included Ms. Beach's feedback,

[2] Attached to original Commission packet
[3] Attached to original Commission packet

priorities, and options in moving forward; however, the Commission did not review this summary which was on the Consent Agenda. She noted Ms. Beach put significant time into the summary, and she encouraged a review of page 181 of the Commission packet which would assist them with their next workshop.

Commissioner Blonder noted there was a disconnect with the general citizenry based on the numerous emails received after the nor'easter, and better messaging and understanding regarding City-wide actions by the Commission and staff was necessary. She requested to address this more broadly, or during the March resilience workshop, and she encouraged a monthly newsletter, or formation of a resilience advisory committee. She wished everyone the happiest of holidays with peace and joy.

Commissioner Valdes indicated the need to find means within the $7 million of ARPA funds to address the City's homeless and vagrancy issue by constructing a building, which could be discussed at a workshop. He wished everyone a wonderful holiday and looked forward to seeing everyone next year.

Commissioner Horvath requested consideration of a joint workshop with the County to discuss the homeless and affordable housing issues, which would encourage the municipalities to work together towards a resolution. She stated her pride in the significant work accomplished by everyone the past year, and she wished everyone happy holidays.

Commissioner Sikes-Kline reiterated how upset she was regarding the FPL presentation and felt the citizens deserved better. She disliked hearing citizens' statements that St. Augustine was not the same town from years ago, and what occurred with FPL largely impacted those types of issues with an unbalanced approach.

Commissioner Sikes-Kline expressed concern that the Historic Waterworks Building sat empty, she wanted to see the building used, and she asked for a report regarding the work progress by early next year.

Commissioner Sikes-Kline stated that in the Mayor's absence, she recently accepted the Jax Best Holiday Event Award for 2021 for the City of St. Augustine. She thanked everyone and wished everyone a Merry Christmas.

Mayor Upchurch appreciated Commissioner Sikes-Kline's concerns with being told the only choice was to approve the FPL agreement, which was what essentially occurred. He questioned whether City staff failed to bring the topic to the Commission in a timely fashion because of an internal delay, and he asked Mr. Regan to look into the matter. He stated the Commission never wanted to make a decision because they were out of time, and they deserved better. He thanked City staff and wished everyone a relaxing, peaceful, and joyous holiday.

15. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 P.M.[4]

T.W. Upchurch

Tracy Upchurch, MAYOR

Darlene Galambos

Darlene Galambos, CITY CLERK

THE ★ CITY ★ OF ST. AUGUSTINE ★ CORPORATION

[4] Transcribed by Laura Morse