

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, January 23, 2023

The City Commission met in formal session Monday, January 9, 2023, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Absent Roxanne Horvath, Vice Mayor/City Commissioner (excused)

Also Present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Reuben Franklin, Director, Public Works
Todd Grant, Director, Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Bishop Erik Pohlmeier, from the Diocese of St. Augustine delivered the invocation, and Commissioner Blonder led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

Mayor Sikes-Kline requested the addition of a nomination for the de Aviles Award under Commissioner Comments, Item 14.A.

MOTION

Mayor Sikes-Kline **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Blonder

and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

3.A. Special presentation to City staff for their efforts to ensure the successful kick-off to the 2022 Nights of Lights season following Hurricanes Ian and Nicole. (N. Sikes- Kline, Mayor)

Mayor Sikes-Kline recognized and thanked City staff for their hard work on the Night of Lights, Light Up event.

3.B. Presentation of the American flag to Donna Frantz and the Frantz family in recognition of former City Commissioner Harry Frantz. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline presented the flag to the Frantz family. She recognized former City Commissioner Harry Frantz who served on the Commission from 1981-1983 and who passed away in December.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Chris Fulmer
- Wolfgang Shau
- Steve Petersen
- Martha Mickler
- Lauren Giber
- B.J. Kalaidi

Public comment was closed.

Mayor Sikes-Kline asked John Regan, City Manager to provide an update on the Night Life study.

Mr. Regan stated that he would provide a report on the Study by the 2nd meeting in February.

5. Consent Agenda

Mr. Regan read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON FEBRUARY 13, 2023:

- Ordinance 2023-06
- Ordinance 2023-07

CA.3. Reminder of Upcoming Meetings:

- February 13, 2023, 5:00pm, Regular City Commission Meeting
- February 27, 2023, 5:00pm, Regular City Commission Meeting
- March 13, 2023, 5:00pm, Regular City Commission Meeting

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

- December 12, 2022, First Shade Meeting
- December 12, 2022, Second Shade Meeting
- December 12, 2022, Regular City Commission Meeting

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

- 56 Charlotte Street - Maria and Azman Dayakli

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. Petition for Voluntary Annexation and Pre-Annexation Agreement for a parcel of land south of the existing Shipyards project and east of Arapaho Avenue. (A. Skinner, Director Planning and Building)

CA9. Financial update for the period ending December 31, 2022. (M. Simpson, Director Finance)

CA.10. First quarter 2022-2023 legal update. (I. Lopez, City Attorney)

CA.11. Invoice for BakerHostetler in the Ponce Associates/Maderia Subdivision matter for \$5,185.25. (R. Franklin, Director Public Works)

CA.12. Invoice from Cavendish Partners, P.A. in the Smith v City matter for \$2,128.75. (I. Lopez, City Attorney)

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

MOTION

Commissioner Blonder moved to amend the Consent Agenda by moving Item CA.8 to the Regular Agenda. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.

5.B. Approval of Consent Agenda

MOTION

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

¹CA.8. Petition for Voluntary Annexation and Pre-Annexation Agreement for a parcel of land south of the existing Shipyards project and east of Arapaho Avenue. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director provided an overview of Item CA.8. She said the property was currently designated as Mixed-Use within the County, with an Open Rural Zoning District. She stated the County had been notified of the annexation request. She noted that if the Petition was accepted by the City Commission, it would be presented to the Planning and Zoning Board (PZB) for consideration. She said the Petitioner's request was for Residential Medium-Density Mixed Use, and Residential Low-Density Land Use as defined by the City's Comprehensive Plan. She explained the proposed zoning would be compatible with the City's Mixed and Land Uses, as well as the existing Shipyard Project. She said the remaining area was proposed to be a Planned Unit Development (PUD).

Commissioner Blonder requested clarification on how County zoning differed from the City. She asked if the PZB and City could possibly down-zone the property's density if it were annexed.

Ms. Skinner noted the Mixed and Land Use categories were similar, but the City's was more residentially oriented. She said the County's Open Rural Zoning District was more like a holding pattern while an Applicant went through a PUD process. She explained the Applicant was asking for simple adjustments allowing them to be more creative with lot sizes and setbacks.

Isabelle Lopez, City Attorney indicated that based on what the Applicant submitted, they could choose conditions in a PUD that were more restrictive than what was allowed under the County.

Mr. Regan noted the benefits for the City would be long-term ad valorem taxation on upper-end homes and mobility fees. He said that if the City did not annex-in the project, it would be controlled by the County Commission.

Commissioner Blonder asked if City staff would evaluate the City's infrastructure capacity to meet the requirements of the project.

Mr. Regan confirmed the City had the capacity and that the State of Florida required forecasting for this purpose.

Carl Masters, Senior Project Manager with Windward Marina Group said they were working on a Master Plan that focused on sustainability and mobility. He stated they had acquired 15 acres of property within St. Johns County that was adjacent to their current property, resulting in the need for a Pre-Annexation Agreement.

Ellen Avery Smith, Rogers Towers represented the Applicant. She reviewed a presentation and information regarding the existing Development Agreement within the PUD.

¹ Moved from Consent Agenda to Regular Agenda

The Commission, staff and Ms. Avery Smith discussed the Annexation Application, existing Development Agreement, overall project and PUD components.

MOTION

Commissioner Springfield MOVED to approve Item CA.8, Petition for Voluntary Annexation and Pre-Annexation Agreement. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Blonder, Garris

NAYES: None

MOTION APPROVED UNANIMOUSLY

Commissioner Blonder and Mayor Sikes-Kline requested that future voluntary annexation items be included on the Regular Agenda rather than the Consent Agenda.

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

7.B.1. Progress report on building a program to reduce the unsheltered homeless population and presentation by Judith Dembowski, Executive Director of St. Francis House/Port in the Storm, on homelessness and the programs offered by St. Augustine Society. (J. Regan, City Manager)

Mr. Regan provided the Commission with an update on the Unsheltered Homeless Project. He said staff were currently

looking at sites for low barrier to entry housing, developing a business model, and identifying service provider coordination opportunities. He introduced Ms. Dembowski, Executive Director of the St. Francis House who would be presenting to the Commission.

Ms. Dembowski explained that the St. Francis House was a low barrier to entry shelter that would accept anyone who did not have an open warrant and/or was not on sex-offender registry. She said the goal was to get people into permanent housing and the site was not a night-by-night shelter. She reviewed the following information regarding St. Francis House programs:

- Clients may be low income, have relational issues, and/or have deep needs and few resources.
- Case Managers were assigned to help identify obstacles and create a self-sufficiency plan.
- Evidence-based practices were used, and referrals were made for services such as medical, mental health, and substance abuse.
- Clients were required to work towards housing and could stay at the shelter as long necessary to get housed.
- Currently there were 16 beds for men, 14 beds for women, and 16 beds for families with children, and after renovation there would be 105 beds.
- Some beds were provided for Flagler Hospital, and Veteran and Drug Courts.
- The Port in the Storm program provided a low barrier to shelter for ages 18–24.
- The Street Outreach Team worked directly with the homeless population living on the streets.
- Statistics in 2022 included:
 - 404 people sheltered
 - 42% of the 371 individuals who exited the program

- moved into permanent housing solutions
- 145 people were served under an Agreement with the City of St. Augustine
- 199 people were served through street outreach with 48 housed directly from the street, and 42 entering safe shelter situations

Commissioner Springfield asked about program changes that were made under Ms. Dembowski's leadership.

Ms. Dembowski said when she started, the St. Francis House was an open campus and there were issues with violence, prostitution, and drug use. She shared that client expectations were enforced and helped to address the problems.

Commissioner Garriss asked about mental health assistance and why people would be denied services.

Ms. Dembowski explained that individuals were referred out for mental health services. She noted that someone may be denied services if they brought drugs or alcohol on property, were violent or for other specific reasons. She said clients needed to be able to accomplish Adult Daily Living tasks.

Commissioner Blonder asked how big a City facility would need to be.

Ms. Dembowski explained the size would be based upon the goal of the project. She stated the Point in Time Count was being conducted to help identify the number of homeless people and the Continuum of Care would also have information.

Mr. Regan said that Key West had a very successful model where the facility size matched the Point in Time Count. He said setting program goals was critical to answering the question about the size of a facility.

Commissioner Blonder asked that City staff work with St. Francis and other partners to ensure the cautions noted by Ms. Dembowski were addressed.

Mayor Sikes-Kline asked what constituted an open campus.

Ms. Dembowski stated an open campus allowed people to come during the day and be able to hang around and not leave. She said St. Francis' Service Based Model allowed people to come and receive services during the day, but they were then required to leave.

Mr. Regan said a business model that emphasized transitional, permanent and supportive housing was the goal, and that the City would need to take on a different type of leadership role among service providers. He stated the City had the capacity to generate revenue of \$1,000,000 or more annually for homeless services. He indicated that staff was looking at siting possibilities and hoped to propose three options for the Commission to consider.

Commissioner Springfield asked if there were other options to address the homeless situation in the downtown area.

Mr. Regan said that identifying Community Development Block Grants (CDBG) and other funding sources to support partners in the expansion of services was being looked at.

7.C. Other Items Requiring Public Hearing

None.

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, presented Ordinance 2023-01.

Public hearing was opened; however, there was no response.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 on second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Blonder, Springfield, Garris, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner reviewed Ordinances 2023-02 and 2023-03.

James Whitehouse from St. John's Law Group represented the Applicant and stated he would review his presentation for

the Commission after Public Hearing if desired.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- Lauren Giber

Public hearing was closed.

Commissioner Springfield requested that the Applicant consider planting green space.

Mr. Whitehouse said he would pass along the Commissioner's comments to the Applicant.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-02 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Garris, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

Public hearing was opened; however, there was no response.

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) 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: Garris, Sikes-Kline, Springfield, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Blonder, Sikes-Kline

NAYES: Garris

MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

Public hearing was opened; however, there was no response.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) 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: Springfield, Blonder, Garris, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

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

9.A.1. Ordinance 2023-06: Amends the Future Land Use Designation of a portion of 865 Fish Island Road south of State Road 312 from Public to Commercial Medium Intensity. (A. Skinner, Director Planning and Building)

Ms. Skinner reviewed Ordinances 2023-06 and 2023-07.

Commissioner Blonder clarified that the property was City owned and needed to be rezoned so the City could sell it.

Ms. Skinner confirmed Commissioner Blonder's understanding and showed the Commission a map of the area.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-06 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 2.32 ACRES OF PROPERTY LOCATED SOUTH OF STATE ROAD 312 BEING A PORTION OF 865 FISH ISLAND ROAD BETWEEN 700 PLANTATION ISLAND DRIVE SOUTH AND 950 PLANTATION ISLAND DRIVE SOUTH IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF PUBLIC TO A DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Blonder, Garris, Springfield, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-07: Amends the zoning of a portion of 865 Fish Island Road south of State Road 312 from Government Use District (GU) to Commercial Medium-Two (CM-2). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-07 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 2.32 ACRES OF PROPERTY LOCATED SOUTH OF STATE ROAD 312 BEING A PORTION OF 865 FISH ISLAND ROAD BETWEEN 700 PLANTATION ISLAND DRIVE SOUTH AND 950 PLANTATION ISLAND DRIVE SOUTH IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF GOVERNMENT USE DISTRICT (GU) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Blonder, Springfield, Garris, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2023-02: Authorizes the City Manager to execute a State-Funded Grant Supplemental Agreement between the State of Florida Department of Transportation and the City for the construction of landscaping at the intersection of May Street and San Marco. (R. Franklin, Director Public Works)

Ruben Franklin, Public Works Director reviewed Resolution 2023-02.

Commissioner Blonder asked if native plants could be used in the project.

Mr. Franklin confirmed that public input had been gathered and that Tree Oak Canopy and flowering plants would be used.

Mayor Sikes-Kline requested a presentation on the public art piece of the project.

John Regan stated that the art project would cost more than the \$80,000 budgeted. He said they would carry over that amount and add more money in next year's budget. He said that Commissioner Horvath and staff were working on the proposal process.

MOTION

Commissioner Blonder MOVED to pass Resolution 2023-02. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

AYES: Blonder, Springfield, Garris, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

None.

10.A. Discussion regarding the repair work needed for hardening the

Municipal Marina breakwater dock against future storm events. (C. Sakryd, Deputy Director, General Services)

Corey Sakryd, General Services Deputy Director provided the following updates on the Municipal Marina breakwater dock:

- \$500,000 was received from the Florida Inland Navigation District and \$250,000 from the St. Augustine Port Water Way Beach District for repairs.
- Repairs were rebid after the second storm in preparation for Federal Emergency Management Agency (FEMA) funding.
- \$4,300,000 million was the full bid amount and staff was requesting use of \$3,000,000 from the Marina's reserves and approximately \$564,000 from the Utility's reserves.

Commissioner Blonder confirmed that if the City used its funds now, it would be eligible for FEMA funds.

Mr. Franklin confirmed the Commissioner's understanding.

Mayor Sikes-Kline shared that the City had a good track record of paying itself back as was done after hurricanes Matthew and Irma.

Mr. Regan noted that the City usually paid itself back ahead of schedule.

Eric Mauldin, Harbor Master stated the dock held together during both storms and adding steel pilings would help in the future.

MOTION

Commissioner Springfield MOVED to approve use of funds for the Municipal Marina repair. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Springfield, Blonder, Garris, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

10.B. First quarter 2022-2023 public works and utilities update. (R. Franklin, Director Public Works and T. Grant, Director Utilities)

Mr. Franklin provided the Commission with an update on the following programs and projects:

- Resiliency Program
 - Vulnerability Assessment
 - Back Bay Study
- Flood Mitigation Assistance Program
 - Using Federal dollars to lift homes; 62 applications were submitted at a value of over \$12,000,000
- Projects
 - Lake Maria Sanchez Flood Mitigation
 - Avenida Menendez Flood Barrier
 - South Whitney and King Street Flood Mitigation
 - \$70,000,000 in resiliency investments

Todd Grant, Utilities Director provided sustainability updates:

- Tree Canopy Enhancement
 - 116 trees planted
- Recycling Events
 - Electronics
 - Fats, oils and grease
 - Paper shredding
 - Glass (coming soon)
 - Illicit discharge inspections
- City of St. Augustine/Florida Power and Light (FPL) LED Light Replacement
 - Requests for Shrouds

Mr. Franklin provided an overview of the Mobility and Pavement programs:

- 11,764 ridership for Night of Lights in 2022
- Circulator named STAR (St. Augustine Rider) to start February 16th
- Pavement management assessment

Mr. Franklin responded to Mr. Bates concerns about safety and said staff would follow up with Florida Department of Transportation. He stated there was a State legislative request of \$2,300,000 for utility connections. He said the pedestrian crosswalk addition at Zorayda was being delayed until August 2023 due to supply issues.

Mayor Sikes-Kline suggested options for a public awareness campaign to address safety issues due to the delay of the crosswalk.

Commissioner Blonder asked for updates on the Composting and Stormwater Programs.

Mr. Franklin stated the Stormwater Master Plan would be considered with the Vulnerability Assessment.

Mr. Grant said about 100 Compost Bins were given out last year and staff were evaluating how many more would be offered.

Mr. Springfield commented on paving, speeding on streets, and glass recycling.

Mr. Grant explained some challenges for with a glass recycling program included collection and storage.

11. ITEMS BY CITY ATTORNEY

None.

12. ITEMS BY CITY CLERK

12.A. Notification of one term expiration on Historic Architectural Review Board. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk shared that there was a term expiration on the Historical Architectural Review Board (HARB).

12.B. Notification of two term expirations on the Corridor Review Committee. (D. Galambos, City Clerk)

Ms. Galambos noted there were term expirations for two Corridor Review Committee members.

13. ITEMS BY CITY MANAGER

None.

**14. Items by Mayor and Commissioners
Item 14.A Nomination of Paul Weaver for the 2023 de Aviles Award.²**

Mayor Sikes-Kline brought forward the nomination of Mr. Paul Weaver for the 2023 de Aviles Award.

Mr. Regan confirmed that all four Commissioners concurred with the nomination.

Mayor Sikes-Kline requested that the Neighborhood Grants Program get back on track for 2023 and that a policy be developed.

Commissioner Garris requested the recognition of Arnett Chase's service on the City Commission and the fortieth year of the Willie Galimore Center.

Commissioner Springfield expressed his concerns about vendor sales during the Night of Lights.

Mr. Regan suggested holding a discussion on the topic of vendors and Night of Lights improvements.

² Added as part of the Regular Agenda

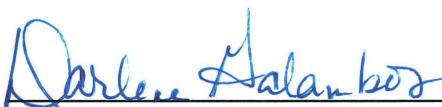
Commissioner Blonder gave kudos to the Martin Luther King (MLK) Event Committee and requested an update on the Holmes Boulevard property in the future.

15. Adjournment

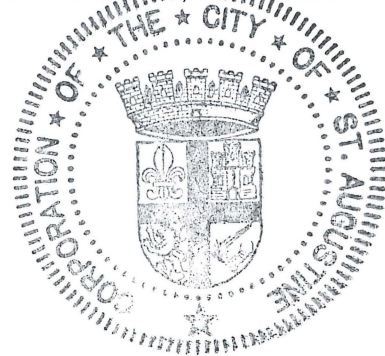
There being no further business, the meeting was adjourned at 8:24 P.M.³



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



³ Transcribed by Colleen Kuhn