CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, September 11, 2023

The City Commission met in formal session Monday, September 11, 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
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner (Via Teams)
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Todd Grant, Director, Public Works
Stephen Slaughter, Director, Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Elyse Wiemann, Recording Secretary

Mayor Sikes-Kline proposed to allow Commissioner Blonder to be able to participate in real time via Teams since she was unable to physically attend due to medical reasons.

MOTION

Commissioner Springfield MOVED to allow Commissioner Blonder to attend by zoom. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:
AYES: Springfield, Horvath, Garris, Sikes-Kline
NAYES: NONE
MOTION APPROVED UNANIMOUSLY

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Jeff Gatlin, Freedom Baptist Church delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Commissioner Horvath MOVED to approve the Regular Agenda as presented. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

• Certificate of Recognition 2023-17 CR: Recognizes the Honorable Marivi Monteserin, Mayor of Aviles and her delegation for their contributions to the cultural understanding and enrichment of our City and re-affirms the continuing sisterhood between Aviles Spain and the City. (N. Sikes-Kline, Mayor)

• Proclamation 2023-30: Designates September 15, 2023 - October15, 2023 as Hispanic Heritage Month. (J. Springfield, Commissioner)

• Proclamation 2023-32: Proclaims the month of September 2023, as National Recovery Month. (N. Sikes-Kline, Mayor)

• Proclamation 2023-33: Proclaims September 2023 as St. Vincent de Paul Month. (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Susan Creek
- Madeline Wise
- Chris Fullmer
- Vicki Pepper
- Nancy Murphy
- Jill Nittolo
- James Wilson
- Kyle Showalter
- Harris Nussbaum
- Warren Merril
- Zachary Ramsey
- Jayson Befort
- Anna Sauer
- Virgina Whetstone
- Karel Erika Wolberg
- Sebastian Sikora
- Bruce McGuire
- Jeanetta Cellallero
- Jared Rice
- Shane Sheltra
- Shannon Smith
- Mark Alexander
- Michael Alexander
- Trevor Ashworth
- James (Jim) White
- Wayne Ramsey
- Lee Rooney
- Lauren Giber
- Ryan Kunsch
- Michael Wright
- Aubri Kruger
- Nathan Goode
- Madison Morse
- James Rentz
- Melinda Rakoncay
- Brud Helhoski
- Matthew Morrison
- Alieen Larkin
- Pat Debose
- Laruen Gilliam
- Hugh Ward [1]
- David Wernicke
- Sara Keeler
- Ezra Miller
- Christopher Holland
- Miranda Smith
- Elizabeth Scott
- Vincent Lendering
- Martha Mickler
- Daniel Brennen
- Jim Johnston
- Richard Lepre
- Marcel Vizacarra
- Travis Shelta
- Jill Quincy Adams
- Lisa McPhillips
- Karen Zander
- Aaron Grove
- James Whitehouse
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR

[1] Break from 6:58p.m.-7:17p.m.

SECOND READING ON SEPTEMBER 25, 2023:
• Ordinance 2023-26 - Correcting Scrivener's Error - Cat's Paw
• Ordinance 2023-27 - Nightlife Ordinance
• Ordinance 2023-29 - Designating Code Enforcement Board as Nuisance Board
• Ordinance 2023-30 - Correcting Scrivener's Error – Shipyards

CA.3. Reminder of Upcoming Meetings:
•September 14, 2023, 4:30pm, Special CRA Budget Meeting
• September 14, 2023, 5:05pm, Special Meeting (Public Hearing for 2024 budget and tentative millage rate adoption)
• September 25, 2023, 5:00pm, Regular City Commission Meeting
• September 28, 2023, 5:05pm, Special Meeting (Final Public Hearing for 2024 budget and final millage rate adoption)
• October 9, 2023, 5:00pm, Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:
• Special City Commission Meeting - August 14, 2023
• Regular City Commission Meeting - August 14, 2023

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).
• Certificate of Recognition 2023-14CR: Recognizes the 50th Anniversary of EPIC Behavioral Healthcare. (N. Sikes-Kline, Mayor)
• Proclamation 2023-28: Proclaims September 17, 2023, through September 23,
2023 as Constitution Week in the City of St. Augustine. (N. Sikes-Kline, Mayor)
• Proclamation 2023-36: Proclaims the month of September 21, 2023 - October 20, 2023 as Compassionate Action Month. (N. Sikes-Kline, Mayor)

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:
• Certificate of Recognition to People Helping People on their 35th anniversary of serving the community. (C. Garris, Commissioner)

CA.8. Ratification of collective bargaining agreement between the City and the Florida Carpenters Regional Council, Local 2038. (D. Hayes, Director Human Resources)

CA.9. Approval of Memorandum of Understanding between the City and the Nauti Institute of Spain regarding the implementation of cultural projects related to Sister Cities with Aviles, Spain. (N. Sikes-Kline, Mayor)

CA.10. Invoice from Cavendish Partners, P.A. for services in the Spadaro parcel swap matter for $522.00.
Invoice from Cavendish Partners, P.A. for services in the 68 Anderson Street Quiet Title matter for $899.00.
Invoice from Cavendish Partners, P.A. for services in the Marlowe v. City matter for $5,920.00.

End Consent Agenda

<u>5.A.</u> Additions, deletions or modifications to Consent Agenda

(None)

<u>5.B.</u> Approval of Consent Agenda

MOTION

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

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

8.A.1.

(None)

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

(None)

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

Resolution 2023-31: Sets the final Fire Assessment Fee for residential and nonresidential properties for the fiscal year beginning October 1, 2023. (M. Breidenstein, Assistant City Manager)

Ms. Breidenstein presented Resolution 2023-31 with the Commission.

Public Comment was opened.

- BJ Kalaidi

Public Comment was closed.

At the request of Commissioner Springfield, Ms. Breidenstein advised they were unable to increase the fee of non-residential for the services they were not receiving. She said they were unable to increase one and not the other.

Commissioner Springfield said technically the City was reducing the Ad Valorum Tax by having non-profits participate in the Fire Assessment fee.

Ms. Breidenstein said this was how non-profit organizations participated in the cost of City services, including the fire department. She said this was a way to offset the Ad Valorum tax and millage that was charged.

Mayor Sikes-Kline clarified that this would help makeup the funds for the churches, institutions, government own land, non-profits that did not pay taxes.

Ms. Breidenstein replied in the affirmative; however, noted some federal and state properties were still exempt.

MOTION

Commissioner Horvath MOVED to pass Resolution 2023-31. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9. Ordinances and Resolutions - No Public Hearing Required

9.A Ordinances – First Reading

9.A.1. Ordinance 2023-26: Amends Section 1.04 of the City Charter to correct a scrivener's error in the legal description of the annexed property of Cat's Paw Marina. (I. Lopez, City Attorney)

Ms. Lopez reviewed the Ordinance.

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-26 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA TO CORRECT A SCRIVENER'S ERROR IN ORDINANCE NO. 2023-18 RELATING TO ANNEXING APPROXIMATELY 0.90 ACRES OF PROPERTY LYING WEST OF THE EXISTING DEVELOPMENT REFERRED TO AS THE CAT'S PAW MARINA, NORTH OF NIX BOATYARD ROAD, SOUTH AND WEST OF THE SAN SEBASTIAN RIVERINE ENVIRONMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Springfield, Blonder, Horvath, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-29: Designates the Code Enforcement Board as the local nuisance board as required by Section 893.138, Florida Statutes. (I. Lopez, City Attorney)

Ms. Lopez reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-29 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 2 ARTICLE I OF THE CODE OF THE CITY OF ST. AUGUSTINE; CREATING SECTION 2-216 DESIGNATING THE CODE ENFORCEMENT BOARD AS THE NUISANCE BOARD PURSUANT TO STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-27: Amends Chapter 4 of the Code creating a process and regulations for alcoholic beverage establishments to obtain a permit to sell and serve alcoholic beverages on site between the hours of midnight and two o'clock in the morning. (I. Lopez, City Attorney)

Mr. Birchim reviewed the Ordinance.
Mayor Sikes-Kline asked for clarification regarding item six in the proposed ordinance pertaining to extended hours alcohol permit, which would not apply during mandatory evacuations and curfew. She said during mandatory evacuations and curfews, the ordinance would not be applicable.

Mr. Birchim replied in the affirmative. He said if it was unclear, it could be clarified. He said if the governor or federal agency declared a curfew or evacuation order the permit would not trump state or federal law.

At the request of Mayor Sikes-Kline, Ms. Lopez provided a brief overview of the October 1st legislation. She said Senate Bill 170 was a piece of legislation passed by the state and not vetoed by the governor. She said it would modify various sections of state law and would create a requirement for business impact statements, and created a cause of action against local governments with a prevision for attorney fees and cost which would be effective October 1, 2023.

Commissioner Springfield asked if businesses were allowed to sue the City.

Ms. Lopez said there was the Bert Harris Act and contractual disputes; however, this created a new cause of action and a new way for fees and cost, but it capped at $50,000 per cause of action.

Commissioner Springfield noted agenda item all the items in Senate Bill 170 were addressed to preempt the law even though it was not October 1st.

Ms. Lopez said the Florida Legue of Cities encouraged local governments to do a soft rollout even though the City was not required to include it until October 1st. She said there was a cost analysis for having a Night Manager and how it was related to the permit cost. She said the RHI study suggested funding this as well as administrating the program.

Commissioner Springfield asked if the position had been budgeted for in the upcoming year and if the position would be available regardless of the outcome of the ordinance.

Mr. Birchim replied if the budget was passed with that position added, it would stay.

Commissioner Springfield was disappointed at the comments about commissioners being unreachable and noted he had been contacted by many individuals and his information was available on the City website. He felt there had been a lot of misinformation provided and felt it should be clarified. He had concerns if the ordinance passed and one specifically was regulation of mini bars in a hotel. He said RHI noted some items that had not been addressed such as lighting, rideshare, and the amount of security in the community. He stated this ordinance would not hurt the bar owners but could potentially hurt the service workers and musicians. He asked the Commission to consider eliminating the permit, the fee, and the ability to close the location, and suggested adding fines which would affect the owners and not the workers. He stated he was opposed at this time but was in favor of adding fines to owners instead.

Commissioner Garris felt many businesses wanted to work with the City and thought surveys and other ways could provide more input besides the three minutes allowed at public comment. She reiterated the issue was the noise ordinance not being enforced. She pointed out some concerns were having a person to work the night shift, bathrooms being available until at least 3:00a.m., and trash. She felt most of these were fixable. She said people should be responsible regarding alcohol because DUI's could happen no matter what time a bar closed. She noted she was not in favor of moving the ordinance to the second reading.

Commissioner Blonder followed up regarding the removal of the noise section.

Ms. Lopez thought she was tasked to make the language in this ordinance conform to the existing noise ordinance in order for them to be consistent.

Commissioner Blonder felt the hospitality workers were passionate, committed, and part of the essential fabric of the City. She added the narrative heard tonight was incorrect. She said this was a permit to stay open between the hours of midnight and 2:00a.m. and there would not be an economic impact if the permit stipulations were followed. She said the need for a permit was because not all establishments consistently followed those conditions, which affected the quality of life for residents. She said if the ordinance went to second reading there would not be an economic hardship. She advised she was in support of moving this ordinance to second reading.

Commissioner Horvath agreed a lot of the information stated was incorrect. She felt the permit fee would not impact entertainers or the staff. She thought the noise ordinance in the code should be enforced. She said businesses owners wanted to work with the City and thought there were parts of the ordinance that were not well defined. She thought if there was more feedback provided from business owners, the ordinance could be better defined than what was proposed. She said the City had a lot to follow through on regarding lighting, bathroom access, rideshare, and trash collection. She felt the rideshare was important and would encourage less drunk driving. She added input from businesses was key to refine the language.

Mayor Sikes-Kline questioned the minibar situation and banquet room cameras intent in the ordinance.

Ms. Lopez advised the intent was to tie it to the site plan that was submitted to the state for the area where there would be onsite consumption, presumably not a bedroom or in a banquet room as those were normally private functions. She said the ordinance was not intended to cover either of those events.

Mayor Sikes-Kline felt the business community had every opportunity to discuss the ordinance with the commissioners as they were all readily available. She was pleased with the work that had taken place between the workshop and this meeting. She said they could have a frequently asked questions (FAQ) section on the City website regarding the ordinance to provide correct information. She thought it was encouraging to hear some businesses wanted to form an alliance for the industry. She thought the noise ordinance had been problematic over the years and should be evaluated. She said the short term was better enforcement and the long term was to reevaluate the ordinance.

Commissioner Springfield said the reason this was an issue for the hourly employees was if there were complaints to their owner, it could risk their livelihood. He said they did not have control over the noise or the training. He felt the reason for the permit was to shut down business from midnight to 2:00a.m. He thought the objective could be achieved without requiring a permit. He said imposing fines on the owners would help take care of the reoccurring violations.

At the request of Commissioner Horvath, Ms. Lopez noted fines could be applied without the permit. She said if instructed to draft the ordinance under chapter 162, standard Code Enforcement, the maximum fines were $250 per violation and $500 per repetitive violation per state statue. She explained the option was either standard fines and processes or use the supplemental methodology that did not include fines.

Mayor Sikes-Kline felt the ordinance would help bring balance and quality of life. She thought this would not hinder businesses or employees. She noted the ordinance had been worked on and improved by staff and many items had been clarified. She felt the ordinance could be moved forward, provide the FAQs on the website, and have a public hearing at second reading.

Commissioner Garris felt the workshop to discuss the ordinance felt like a regular meeting with public comments and not a round table discussion. She said the hours were not accommodating for the businesses to provide their input. She said a workshop was when everyone worked together.

Mayor Sikes-Kline noted the workshop provided valuable input as the ordinance had progressed.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2023-27 on first reading and moved to second reading. The motion was SECONDED by Commissioner Blonder.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 4 OF THE CODE OF THE CITY OF ST. AUGUSTINE; AMENDING SECTION 4-1 PROVIDING DEFINITIONS; AMENDING SECTION 4-3 PROVIDING FOR RESTRICTED HOURS OF SALE AND OPERATION; PROVIDING FOR EXTENDED HOURS OF OPERATION PERMITS; ESTABLISHING PERMIT REQUIREMENTS; ESTABLISHING VIOLATIONS; PROVIDING FOR HEARINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Horvath noted they were hoping to hear more feedback from the public and business owners, based on the last version of the ordinance.

Mayor Skies-Kline advised this was no different from any other ordinance and changes were able to be made as long as there was no change to the title.

Ms. Lopez asked for directions regarding the language of the violation section.

Commissioner Blonder said the motion was to pass ordinance 2023-27 as written.

<u>VOTE ON MOTION</u>:
AYES: Sikes-Kline, Blonder, Horvath
NAYES: Garris, Springfield
MOTION APPROVED UNANIMOUSLY

Ms. Lopez advised a motion was needed to extend the meeting past 9:00p.m.

MOTION

Mayor Sikes-Kline MOVED to extend the meeting a maximum of forty-five minutes to 10:00p.m. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

<u>9.A.4.</u> **Ordinance 2023-30: Amends Section 1.04 of the City Charter to correct a scrivener's error in the legal description of the annexed property of the Shipyards. (I. Lopez, City Attorney)**

Ms. Lopez reviewed the Ordinance.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2023-30 on first reading and moved to second reading. The motion was SECONDED by Commissioner Horvath.

Isabelle Lopez, City Attorney, read the Ordinance.

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA TO CORRECT A SCRIVENER'S ERROR IN ORDINANCE NO. 2023-10 RELATING TO ANNEXING APPROXIMATELY 14.79 ACRES OF PROPERTY LYING SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE SHIPYARDS, EAST OF ARAPAHO AVENUE, NORTH AND WEST OF THE SAN SEBASTIAN RIVER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER OF THE

CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Sikes-Kline, Horvath, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY[2]

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Memorandum of Understanding between the City and West Augustine Gateway, LLC regarding the intent to construct a public parking garage at 198-212 West King Street. (R. Franklin, Assistant City Manager)

Mr. Franklin reviewed the memorandum of understanding (MOU) between the City and West Augustine Gateway, LLC regarding the parking garage at 198-212 West King Street.

Commissioner Garris asked if the STAR circulator would provide transportation from the garage to the downtown area.

Mr. Franklin confirmed that the STAR would be able to provide transportation. He said the STAR was currently only using route one and route two would include the proposed garage.

Tarak Paté discussed the MOU with the Commission. He said they had proposed conceptual design and budget for the project. He said they had worked closely with City staff, attorneys, and bond council regarding the MOU which they felt was a collaborative, transparent, and fair outline of the agreement. He said the MOU was to request the Commissions sincere interest in moving forward with the project. He noted except for certain limited previsions, it was not a binding agreement.

He said the hope was to execute the lease in nine months. He said this would be a long-term lease agreement and the City would be the sole user and would retain control, all revenue, profits, and could purchase the garage at the end of the lease. He said after purchase the City would lease the land.

Board discussion:

- Felt the project would help revitalize West Augustine
- Parking garage was needed in the area and transportation could be provided to the downtown area by the STAR
- Questioned if Ad Valorem taxes would be collected on the property under the garage
- Parking for 200 spaces would have to provided even if the parking garage were not built and this would only gain 300 spaces for public use

Mr. Broudy advised Ad Valorem tax would be collected and there would be a total of 750 spaces. He said if he were to build only the required 200 spaces it would not have the same benefits as it would if it was built for the City.

Mr. Paté said the intent was to have action taken on the item for them to move forward.

Commissioner Springfield explained the issue was with the lease agreement. He said the rental rate of $300,000 or 3% should be adjusted for him to be in support of the agreement.

Mr. Paté clarified there was a land component to the overall rent, as this could not be done for free, and this would be the compensation to the landowner.

Mr. Broudy clarified the 3% increase would only be based on the land portion and not the mortgage to build the garage. He said there were two separate components.

[2] Commissioner Springfield was not present for vote.

Commissioner Springfield noted he thought the land portion needed to be negotiated.

Mr. Paté clarified the 3% annually was in market range and would be how tenant increases happened overtime in commercial real estate. He said the $300,000 yearly was based on the land appraisal for vertical development.

Commissioner Springfield suggested negotiating a square foot price for rent once the building was built.

Mr. Paté said they wanted to narrow the scope instead of enlarging it.

Discussion:

- Suggested a 2.5% annual increase instead of 3% if there were no issues with the MOU
- Felt this was more of a starting point for a negotiation and not ready for action
- Agreement should work for the citizens of the community and a benefit to the tax payers
- Did not feel the City should be solely responsible for paying for share driveways or shared spaces
- Should retain the spirit of the proposal but the language needed to be tightened regarding the 200 publicly available spaces
- Should be mindful of the trees on the property
- Questioned how much the land would cost after the thirty-year lease and for how long

Mr. Paté replied the cost would be fair market value established at that time and there were three extension options for an additional thirty years for a total of sixty years.

Board discussion:

- Felt the best deal would be to purchase the land and build the parking garage
- Did not feel the applicant could build it for a lower cost or higher quality
- Did not feel this was a good deal for the City
- Felt the cost was expensive for half of the space in the garage
- Questioned how often the historic parking garage was full

Mr. Franklin advised consistently on weekends, particularly on Saturday it would close for a minimum of one hour and Nights of Lights it closed multiple times, but shuttles were used and Mr. Broudy's lot was one of the locations. He said most of the parking issues were around peak times.

Commissioner Horvath agreed that they all wanted West City to flourish; however, she was uncomfortable as it was complicated and expensive.

Mayor Sikes-Kline asked when there would be a positive revenue with the proposed scenario.

Mr. Franklin replied Walker Consultants provided an analysis. He said annually the garage would cost $2.8 million and a minimum would be a ten-dollar flat rate but if twenty dollars were charged there would be a profit. He noted this garage would not be generating revenue to fund itself but revenues from the entire City parking system would help support the annual fee.

Mayor Sikes-Kline agreed it was very costly but wanted to know how many years it would take.

Mr. Franklin advised he could provide more information. He said the main point of contention was whether the City was willing to enter into a land lease for the project as Mr. Broudy did not want to sell the property.

Mayor Sikes-Kline asked for clarification regarding the pay schedule in item seven which was the commitment from the City.

Mr. Paté replied in the affirmative.

Commissioner Garris noted no payments would be made until the parking garage was built.

Commissioner Horvath asked if the $2.8 million dollars annually included the land lease.

Mr. Franklin advised in the MOU it was a little over $3 million dollars which included the land.

Commissioner Horvath said it would be a little over $90 million dollars for 500 public parking spaces and an unknown land lease amount based on fair market value for thirty years.

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for confirmation of one appointment to the St. Augustine Police Officers' Retirement Board. (D. Galambos, City Clerk)

Ms. Galambos asked for ministerial approval for the fifth position on the St. Augustine Police Officers' Retirement Board. She noted one application from Stephen Fricke, a current Board member, had applied.

MOTION

Mayor Sikes-Kline nominated Stephen Fricke. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNAMINOUS VOICE VOTE.

12.B. Request to fill two appointments to the Planning and Zoning Board. (D. Galambos, City Clerk)

Ms. Galambos requested two appointments to the Planning and Zoning. She said two applications were received from two current Board members, Jon DePreter and Christina Tucker, both eligible for reappointment.

MOTION

Mayor Sikes-Kline nominated Jon DePreter and Christina Tucker. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNAMINOUS VOICE VOTE.

Ms. Galambos stated a workshop to discuss the Development of a policy for Conservation Land Purchases to take place November 13, 2023, at 3:30 p.m. prior to the regular City Commission meeting.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

15. Adjournment

There being no further business, the meeting was adjourned at 10:03 P.M.[3]

Nancy Sikes-Kline, MAYOR

Darlene Galambos

Darlene Galambos, CITY CLERK

CORPORATION OF THE CITY OF ST. AUGUSTINE

[3] Transcribed by Elyse Wiemann