CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, December 11, 2023

The City Commission met in formal session Monday, December 1, 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
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
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Dow, Memorial Lutheran Church of the Martyrs, delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

David Birchim, City Manager, requested the removal of Item CA.9. from the Consent Agenda. He noted the Police Officer's Union was not prepared to have it heard at this time.

Mr. Birchim requested that a special presentation by Carlos Aviles, Fire Chief, be added to the Regular Agenda under Item three, Special Presentations.

MOTION

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

3. Special Presentations, Recognitions and Proclamations[1]

Carlos Aviles, Fire Chief, presented information from the Insurance Services Office (ISO) survey. He explained the survey looked at all aspects of the Fire Department and then issued a Public Protection Classification rating from 9 (low) to 1 (high). Mr. Aviles noted that the St. Augustine Fire Department's (SAFD) previous rating was ISO 1 and that the recent rating included an improved overall

[1] Added to the Regular Agenda.

score and maintained the ISO 1 designation. He said that the SAFD was in an elite class of Fire Departments in the State of Florida. Mr. Aviles expressed his appreciation to City Administration, Public Works, Utilities, Fleet Maintenance, Geographic Information Systems, and other departments for working as a team to earn the citywide accomplishment. He thanked the Firefighters for their hard work and dedication. He said the working relationship and partnership with St. Johns County Fire and Rescue also contributed to the Department's success. He confirmed the rating helped to lower SAFD's insurance premiums.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Martha Mickler
- Vicki Pepper
- Scott York
- BJ Kalaidi

Public comment was closed.

Mr. Birchim noted that the City was open to the changes being proposed to North Spanish and Cuna Streets.

Rueben Franklin, Assistant City Manager, shared that he would present alternatives to the Commission at their second meeting in January. He said staff would review plans with the neighbors before making the presentation.

Mayor Sikes-Kline asked for an update on affordable housing on Holmes Boulevard.

Mr. Birchim said there was a significant amount of data to be gathered before presenting it to the Commission. He noted the complexity of the project and said staff would present on the topic in the spring of 2024.

Mayor Sikes-Kline requested that Consent Agenda Item CA.8. be moved to the Regular Agenda and discussed.

Mayor Sikes-Kline confirmed the request to remove Item CA.9. from the Consent Agenda.

CA.8. Request by Reverb Church, St. Augustine, to use the City seal for students to wear at graduation. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, explained the request by Reverb Church located in the Legacy Trail area of St. Johns County was for use of the City seal for sweatshirts for seniors.

Isabelle Lopez, City Attorney, reviewed the process for requesting use of the City seal.

Mayor Sikes-Kline said she felt this was not an appropriate use of the City logo.

Commissioner Blonder concurred.

MOTION

Mayor Sikes-Kline moved to deny the use of the logo. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Commissioner Springfield moved to approve the removal of CA.9. from the Consent Agenda. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

5. Consent Agenda

Mr. Birchim read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JANUARY 8, 2024:

- Ordinance 2023-32 - Amends the St. Augustine Historic Area Community Redevelopment Plan

CA.3. Reminder of Upcoming Meetings:

- January 8, 2024, 5:00pm, Regular City Commission Meeting
- January 22, 2024, 3:30pm, Community Redevelopment Agency Meeting
- January 22, 2024, 5:00pm, Regular City Commission Meeting
- February 12, 2024, 5:00pm, Regular City Commission Meeting

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

- Regular City Commission Meeting, October 23, 2023
- Special City Commission Meeting, November 13, 2023
- Regular City Commission Meeting, November 13, 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).

NONE.

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

NONE.

CA.8. Request by Reverb church, St. Augustine, to use the City seal for students to wear at graduation. (D. Galambos, City Clerk)[2]

CA.9. Approval of Memorandum of Understanding between the City and the Coastal Florida Police Benevolent Association modifying certain Articles to add one police officer for on call pay as part of the Safe Trak Team. (D. Hayes, Director Human Resources)[3]

CA.10. Approval of the nomination of Roy Hunt for the 2024 deAviles award. (N. Sikes-Kline, Mayor)

CA.11. Approval to revise the American Rescue Plan Act (ARPA) spending plan. (S. Slaughter, Director Utilities)

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

5.B. Approval of Consent Agenda

MOTION

Mayor Sikes-Kline MOVED to approve the Consent Agenda as modified. The motion was SECONDED by Commissioner Springfield 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

7.A.1. Annual report by Christina Parrish-Stone, Executive Director, St. Johns Cultural Council of the events and activities hosted St. Augustine

---

[2] Moved to the Regular Agenda.

[3] Removed from the Consent Agenda.

Waterworks. (C. Sakryd, Director General Services)

Christina Parrish-Stone, Executive Director, St. Johns Cultural Council, reviewed a presentation on the St. Augustine Waterworks and highlighted the following information:

- Lease was in place for approximately 18 months
- More than 400 events hosted
- More than 12,000 visitors welcomed
- Collaborations with more than 150 partners and performers

The Commission expressed their appreciation for Ms. Parrish-Stone and her staff's work and programming at the St. Augustine Waterworks.

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. Ordinance 2023-34: Creates Section 22-168 naming an unnamed alley in the Model Land Co. St. Augustine subdivision "Kelley's Alley". (T. Grant, Director Public Works)

Todd Grant, Public Works Director, presented Ordinance 2023-34.

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

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-34 on second reading. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-34

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, CREATING CHAPTER 22, ARTICLE IV, SECTION 22-168 OF THE CODE OF ST. AUGUSTINE, TO PROVIDE FOR THE NAMING OF A PREVIOUSLY UNNAMED ALLEY LYING IN MODEL LAND CO. ST. AUGUSTINE SUBDIVISION AND BOUNDED ON THE NORTH BY BLOCK D, TO THE SOUTH BY BLOCK C, EAST OF N. PONCE DE LEON BLVD AND WEST OF RIBERIA STREET, AS "KELLEY'S ALLEY"; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERENCE OF INVALID PROVISIONS: AND PROVIDING AN EFFECTIVE DATE.

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

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

8.B.1. PUBLIC HEARING REQUIRED: Ordinance 2023-32: Amends the St. Augustine Historic Area Community Redevelopment Agency's Redevelopment Plan and modifies the Agency's operational timeframe. (R. Franklin, Assistant City Manager)

Mr. Franklin presented Ordinance 2023-32. He discussed the process to amend the Historic Area Community Redevelopment Agency's (HACRA) Redevelopment Plan. He confirmed there had been significant public input and presentations made to the Community Redevelopment Agency.

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

- BJ Kalaidi

The public hearing was closed.

Mr. Franklin said the timeframe in the Ordinance was extended from 2039 to 2054. He said the the Amendment may establish a separate Community Redevelopment Area (CRA) and would not incorporate the Broudy property.

Ms. Lopez stated the Trust Fund was renamed as outlined in section two.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-32 to second reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the Ordinance.

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, PERTAINING TO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, ADJUSTING THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; MODIFYING THE ST. AUGUSTINE HISTORIC AREA COMMUNITY REDEVELOPMENT PLAN AND EXTENDING THE TIME CERTAIN IN THE REDEVELOPMENT PLAN ; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

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

None.

9. Ordinances and Resolutions - No Public Hearing Required
9.A. Ordinances – First Reading

None.

9.B. Resolutions

None.

10. Staff Reports and Presentations

10.A. Landscaping concepts for Zora Neale Hurston Park are presented for review and discussion. (T. Grant, Director Public Works)

Mr. Grant presented the Zora Neale Hurston Park concepts and asked the Commission to select one concept they would like developed further.

Ms. Lopez explained that House Bill (HB) 395 was filed, and like other Bills, it pertained to nationwide conversations about confederate monuments. She explained that the Bill included penalties if a City removed a plaque, memorial, statue, etc., that was named in honor of a significant person or event. She recommended that the Commission ensure the City controlled or owned the item and that they carefully consider who was being memorialized and any possible penalties for removing or moving an item.

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

- Vicki Pepper
- BJ Kalaidi

Public comment was closed.

Mr. Grant and the Commission discussed the proposed concepts. They considered the following:

- Removal, relocation, or retention of existing trees
- Art, statue, or some representation of Zora Neal Hurston
- Signage; incorporation of Nights of Lights
- Inclusion of a fountain or rain garden
- Addition of a wall possibly around the sidewalk
- A park versus an entrance to the City
- Addition of a purple bench and garbage cans
- Parking
- Involvement by the Public Art Committee

Commissioner Garris liked the idea of a purple bench and was in favor of keeping the existing trees.

Commissioner Horvath said she liked Concepts A or B.

Commissioner Springfield said he liked Concept B.

Mayor Sikes-Kline said she sat on the Tourist Development Council (TDC) and there was a group seeking funding for a statuary for Zora Neal Hurston to be in the Lincolnville Museum. She said she liked Concept B without the Z. She explained that the piece of property was meant to represent a sense of arrival into the City and was not intended as an active use park.

Commissioner Horvath summarized that the Commission liked Concept B, retention of some trees, and bringing the wall forward.

Mr. Grant said the property and concepts were meant to be an entryway to downtown versus an accessible park with benches, parking, educational features, etc.

Commissioner Blonder disagreed with not inviting people into the area and liked the idea of the benches.

11. ITEMS BY CITY ATTORNEY

<u>11.A.</u> 2024 pre-legislative session update. For Information Purposes Only, No Presentation. (I. Lopez, City Attorney)

Ms. Lopez presented information on the 2024 legislative session. She said the Short-Term Rental Bill had been filed and would modify the City's parking and maximum occupancy requirements.

Mayor Sikes-Kline indicated she would work with Ms. Lopez to present resolutions that supported or opposed Legislative Bills to the Commission. She said the Short-Term Rental Bill was not good for the City.

Commissioner Blonder noted HB 47 would impact the City. She said the State Renewable Energy Goals appeared to be in line with the City's Vision and Comprehensive Plans and should be tracked.

12. ITEMS BY CITY CLERK

<u>12.A.</u> Review and discussion of the 2024 Commission Meeting and Holiday calendar. (D. Galambos, City Clerk)

Ms. Galambos led the discussion on the 2024 City Commission meeting schedule. She proposed canceling the May 27th meeting with the understanding that it could be rescheduled if necessary. She noted a conflict with Veteran's Day and proposed rescheduling that meeting for either November 12th or November 18th.

The Commission agreed to schedule the November meeting for Tuesday, November 12th and to cancel the May 27th meeting and reschedule it if necessary.

MOTION

Commissioner Horvath MOVED to approve the holiday schedule as discussed and modified. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

12.B. Request for one re-appointment to the Code Enforcement Adjustment and Appeals Board (CEAAB), two openings remain resulting from two term expirations on December 27, 2023. (D. Galambos, City Clerk)

Ms. Galambos requested the re-appointment of Thomas G. Day to the Code Enforcement Adjustment and Appeals Board (CEAAB). She said staff would continue to encourage interest in the CEAAB vacancies.

MOTION

Commissioner Horvath MOVED to approve Tom Day. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

12.C. Request for two appointments to the St. Augustine Firefighters' Pension Trust Fund - Board of Trustees. (D. Galambos, City Clerk)

Ms. Galambos recommended the appointment of Paul Leonard and the re-appointment of Micah Clukey to the Firefighter Pension Trust Fund Board of Trustees. She thanked Rick Hernandez for serving on the Board.

MOTION

Commissioner Springfield MOVED to approve Paul Leonard and Micah Clukey. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

13. ITEMS BY CITY MANAGER

Mr. Birchim requested that the Commission approve Tuesday, December 26th as a holiday for City employees. He confirmed the garbage pick-up schedule.

MOTION

Mayor Sikes-Kline MOVED to approve adding Tuesday as a holiday. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Birchim shared that the State did not redesignate the property across from the Amphitheater. He said this was the site the City wanted for the new Island Fire Station. He noted that staff would be looking for other siting options.

Commissioner Blonder asked if there was a way to move forward with the land purchase that was tied to the designation.

Mr. Birchim said he contacted the property owners to let them know the status. He indicated an offer and purchase could still happen and the Commission would then have to decide whether to donate the property to the State or keep it. He said staff would bring updates and options to the Commission at a future meeting.

Mayor Sikes-Kline said there were many things tied to this situation including safety issues and a special appropriation from the State Legislature to help with the design and engineering of the new fire station.

14. Items by Mayor and Commissioners

Commissioner Blonder discussed traffic issues during Nights of Lights and asked if City staff could work with the Department of Transportation to provide better messaging to visitors, improve the interval of traffic lights, or identify other solutions to the problem.

Commissioner Garris said she was on the Board of Home Again and noted the lack of police presence during Dining with Dignity from 6:00 p.m. – 7:00 p.m. She said there was concern for the safety of seniors and asked for the Commission's support to have a police officer present during that time. She indicated the new code enforcement person may be able to help in the future. She confirmed the coverage would require a police officer for seven hours per week until such time as Home Again was in their new location.

Mr. Birchim said he would investigate and come back to the Commission with more information at their next meeting.

Commissioner Garris said that she and Barry Fox, Code Enforcement Manager, were going to the Vero Beach area to learn more about a bus project that would provide temporary shelter for the homeless population. She shared that the bus could hold twenty people, allowed for storage, could be placed on the site of the City's new homeless facility, and would cost about $150,000. She indicated a Code Enforcement Officer who worked the third shift could be on the bus to maintain order.

Mr. Birchim said this was a new concept being used in other communities and that staff was exploring its effectiveness and complications. He said housing homeless people on City property needed to be serious consideration and the conversation should continue.

Commissioner Garris shared that she went to Spanish Street and saw the road construction and was impressed with how tight the community was. She said it would be great to secure the area from traffic.

Commissioner Horvath requested that the Commission meet to discuss the City's Mission and Vision in the coming year.
Commissioner Springfield thanked the Commissioners for their support during his first year of service. He shared his appreciation of the work done by City staff.

Mayor Sikes-Kline requested an update on the bronze plaque near the Visitors Information Center (VIC) that had gone missing.

Mr. Birchim clarified it was the marker that memorialized the VIC and it had been missing for ten years. He said staff discussed updating and reinstalling the marker.

15. Adjournment

There being no further business, the meeting was adjourned at 6:59 P.M.[4]

Nancy Sikes-Kline, MAYOR

Darlene Galambos

Darlene Galambos, CITY CLERK

[4] Transcribed by Colleen Kuhn