

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, June 22, 2026

The City Commission met in formal session Monday, June 22, 2026, 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
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Absent: Barbara Blonder, Vice Mayor/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
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Corey Sakryd, Director, General Services
Jon Marston, Police Chief, Police Department
Kevin Carroll, Sergeant, Police Department
Elyse Wiemann, Senior Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Nancy Sikes-Kline requested a moment of silence and Commissioner Cynthia Garris led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

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

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2026-19: Proclaims July 4, 2026, as the 250th Anniversary of American Independence (City Commission)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Thomas Reynolds
- Ted Hill
- Madelyn Wise
- Robin Thomas
- Howard Ducat
- Albert Martinez
- Katherine Zodda

- Heather Wilson
- Karlina Hill
- Karen Marsh
- Bryan Bliss
- Lauren Giber
- Scott York
- Patricia Ramos
- Colleen Conrad
- Debera Bater
- Morris Maple
- Robert Cameron
- Gail Eubanks
- Lauren Wise
- 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 SECOND READING ON JULY 13, 2026:

- Ordinance 2026-10: Amending Vehicles for Hire (Ch27) Ordinance (R. Franklin, Assistant City Manager)
- Ordinance 2026-11: Amending Franchises (Ch14) Ordinance (R. Franklin, Assistant City Manager)

CA.3 Reminder of Upcoming Meetings:

- July 13, 2026, 3:00PM, Special Budget Meeting
- July 13, 2026, 5:00PM, Regular City Commission Meeting
- July 27, 2026, 3:00PM, Community Redevelopment Agency Meeting
- July 27, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- May 8, 2026, 9:00AM, Special City Commission Meeting Workshop
- May 11, 2026, 5:00PM, Regular City Commission Meeting

CA.5 RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6 PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

Proclamation 2026-21: Proclaims June 26, 2026, as Greek Landing Day (N. Sikes-Kline, Mayor)

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

Certificate of Recognition 2026-04: Splash Heard Around the World (C. Garriss, City Commissioner)

CA.8 Eminent Domain: Lake Maria Sanchez—Invoice for Professional Services (I. Lopez, City Attorney)

CA.9 Request for use of the City Seal by St. Augustine Society, Inc. (D. Galambos, City Clerk)

END CONSENT AGENDA

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

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Jon DePreter MOVED to approve the Consent Agenda. 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. Amendment to License Agreement for Use of a Portion of Cuna Street (D. Birchim, City Manager)

David Birchim, City Manager, reviewed the amendment to the license agreement for a portion of Cuna Street.

John Arbizzani, applicant, requested an amendment to the current license agreement and noted that during the first three years of being open the modification had taken place without any issues. He said this was a service to the public and it was not a large operation.

Commissioner Cynthia Garris felt it was a great idea and thought it would add to the charm of downtown. She said it was a way to liven Cuna Street up.

Commissioner DePreter reviewed the proposal and noted that a payment of \$500 would be rendered per weekend as listed in the agreement. He asked what days were being considered.

Mr. Arbizzani replied that he was requesting two days.

Commissioner DePreter questioned how the payment of \$500 was determined.

Mr. Arbizzani replied that they had a license agreement to serve food on Cuna Street, and this payment would be a bonus in addition to the licenses fee they already paid. He said the payment was determined from his own experience.

Commissioner DePreter was concerned about item 3.(d) "not create unreasonable obstruction of pedestrian traffic or interfere with public safety operations" and asked for clarification.

Mr. Arbizzani replied that there would not be any restrictions as shown in the diagram. He said everything would be contained to their property they currently had a license on. He said there would be no obstruction to the Bayfront, the sidewalk on Cuna Street, and it would be contained in the fenced area.

Commissioner Springfield asked when this was done before as mentioned.

Mr. Arbizzani replied that it had been done for the first three years at River and Fort and last year he was informed he would need a permit.

Commissioner Springfield asked if all the dates listed in the agreement were done during that time.

Mr. Arbizzani replied they did not have the service for all the dates listed or all the days during Nights of Lights (NoL). He said for NoL they would have the service from Thanksgiving until the first of the year.

Commissioner Springfield noted that some years 4th of July was on a Wednesday, and this was listed for weekends. He asked that a calendar be defined with the dates to understand exactly the days this would be operational. He said NoL payment of \$2,500 was confusing and should be clarified. He said he was not opposed to this; however, hoped this did not conflict with another businesses on St. George Street.

Mayor Sikes-Kline asked if the proposed payment for the entirety of NoL was \$2,500. She noted that NoL would last for fifty-eight days this year.

Mr. Arbizzani replied that this was the proposal, but the intention was only to operate during the high traffic periods. He said they did not want to operate during the week and only on Saturday and Sunday.

Mayor Sikes-Kline felt the operation outline in the agreement needed to be clarified.

Mr. Birchim said the language could be clarified and suggested that the period of time between Thanksgiving and New Years during NoL and the applicable holidays and weekend could be incorporated.

Mayor Sikes-Kline commented that the agreement was not ready for a final decision. She questioned the details regarding the photobooth.

Mr. Arbizzani replied that he added that to help make the operation more interesting.

Mayor Sikes-Kline noted that the language in the agreement regarding the "temporary holiday photo opportunities, such as Santa Claus" was vague and should be well defined.

Mr. Birchim replied that the agreement specified special events which were:

- Fourth of July weekend
- New Year's Eve weekend
- Memorial Day weekend
- Labor Day weekend
- Night of Lights duration

Mayor Sikes-Kline asked if this was for the photobooth and the hotdog cart.

Mr. Birchim replied in the affirmative.

Mayor Sikes-Kline noted that item 3(c) stated this would "comply with all applicable permitting requirements". She asked if this included a review by the Historic Architecture Review Board (HARB), and if a review had been completed by them.

Mr. Birchim replied that HARB had not reviewed this and was unsure if approval by them for this type of equipment was required. He said he did not believe a temporary grill would need their approval but would check.

Mayor Sikes-Kline said that when the original lease agreement was approved, it

was an upscale classy experience for our visitors because this establishment was inches from the National Park property, which she felt was the most important historic monument within the City, besides the Town Plan and the streets. She said she did not understand why this could not be on their property instead of the street.

Mr. Arbizzani said that the courtyard was congested with growth and plants. He said the intent was to be upscale like their other establishments. He said it would be controlled and monitored. He said in the past three years they had never received a violation, as they wanted to do what was right. He said they had positive feedback when this was done before and were requesting to continue. He said the only reason they did not continue was they were told they needed a permit.

Mayor Sikes-Kline felt this agreement was not ready as items needed to be clarified. She stated she did not feel that \$2,500 was the appropriate fee for NoL. She stated she was opposed to having this because the location was adjacent to the Castillo de San Marco. She said they City accommodated many people during NoL and other peak holiday and this would cause even more congestion. She felt it was better suited to be done on their own property, and this went against everything the City was trying to do.

Commissioner DePreter said after reviewing the market value, the proposed \$500 for the weekends was a suitable fee. He felt there were three options that could be used to help establish the fee for NoL, which were:

- For \$2,500, select fifteen days during NoL and add those to the agreement
- Pay \$166 for any night and it could be added to the agreement
- Select all days during NoL and pay \$100 or \$110

Commissioner DePreter said he wanted to have a price per day and the dates defined.

Mr. Arbizzani agreed.

Mayor Sikes-Kline commented that she wanted HARB to review the agreement for the appearance and location.

Commissioner DePreter said he felt HARB was more of a structural, architectural and design review board.

Mayor Sikes-Kline explained that HARB reviewed garbage cans and playground equipment and felt a hotdog/grill would fall within the same realm.

Commissioner Garris stated the agreement should not be reviewed by HARB.

Mayor Sikes-Kline said there were no photos of what the equipment would look like and it was challenging to approve something without understanding it fully.

Commissioner Springfield commented that there was consensus that the agreement would not be approved as it was. He suggested having a calendar of events a year prior, with the cost per day outlined. He said Mr. Arbizzani claimed he had done this for three years and not one complaint had been received that he was aware of. He asked the City Manager to develop a contract that had specific dates, rates, times, photobooth operations, and provide pictures.

Commissioner Garris commented that the fee associated with the agreement had been outlined. She said she thought the Fire Marshal had approved the grill.

Mr. Birchim replied that there was language in the agreement advising that the location of the grill would be approved by the Fire Marshal.

Commissioner Garris said that would ensure there was no fire hazards. She said

more information would be provided regarding the photobooth and specific dates for NoL.

Mr. Birchim said it can be brought back at the next meeting; however, this would make him miss the 4th of July holiday.

Mr. Arbizzani asked if it was possible to have the grill on the 4th of July to understand if there were any issues. He said this could be a test run.

Commissioner DePreter stated he supported the test run and it would help understand what it looked like.

Commissioner Garris supported the idea and thought that pictures could be taken by Jabri White, City Nightlife and Permits, and it would allow Mr. Arbizzani not to miss the holiday since there would be many visitors in town.

Mayor Sikes-Kline commented she was not in support of the idea.

Commissioner Springfield said he did not have an issue with the test run of the 4th of July .

Mayor Sikes-Kline said to keep in mind that the City would be hosting two eighteen-wheeler trucks from the Department of Transportation (DOT) and the Department of State, which would add to the congestion.

Isabelle Lopez, City Attorney, advised that the Commission could verbally amend the agreement to allow this one-time event for the 4th of July.

Mayor Sikes-Kline said this would take place on Friday, Saturday, and Sunday. Commissioners Springfield, DePreter and Garris agreed to the test run; however, Mayor Sikes-Kline was opposed.

**7.A.2. Presentation by Legacy
Community Team (M. Wissel,
Communications Director)**

Melissa Wissel, Communications Director, introduced Troy Blevins with the Legacy Community Team, to present the Park Bench History Project.

Troy Blevins presented the Park Bench History Project to the Commission.

Mayor Sikes-Kline questioned what the monetary commitment would be and for how long.

Mr. Blevins said the request was \$20,000 per year for the next four years. He said he asked the County to commit to \$30,000. He projected funding would come from government contributions, Cultural Council and the Historical Society grants, plus private funds.

Mayor Sikes-Kline said she heard this presentation at the Tourist Development Council (TDC) meeting and Mr. Blevins had their full support. She said this was about the local heroes who walked the streets of St. Augustine and contributed to the history. She felt this project would provide education about that history. She said she was in favor of this and felt the City should contribute as the City would be the beneficiary of most of the benches.

Mr. Blevins added the education component each statue would have would be a quick response (QR) code, allowing the interaction and history.

Commissioner DePreter thought this would be a good visual for social media and interactive. He asked if TDC was contributing funds.

Mr. Blevins said the County categorized the funds to come from the TDC budget under the Cultural Council because that was their homebase. He said it was listed as aid to a private organization for \$30,000.

Commissioner DePreter said he was more open to support this, since the County was contributing funds too.

Commissioner Springfield felt this was a good idea. He asked how much it would cost to have the St. Augustine four statue created.

Mr. Blevins replied that each individual statue would cost between \$60,000-\$100,000 and each time an additional statue was added, it would increase the cost.

Commissioner Springfield said he would be committed to have the St. Augustine four created as they were the City's local history and they made national headlines. He said the City had funds from the Public Art project, which he felt could be contributed. He added he wanted to see Martin Luther King Jr. speaking to someone local on the bench that was a Civil Rights worker and beside Dr. Hayling, as he collaborated with many ministers and people in town.

Commissioner Garriss suggested instead of Ray Charles, she would rather have Frank Butler. She said he was a wealthy black man in this era of time, and he did more than just own Butler Beach. She felt Ray Charles was well known for his music but felt it should be someone who lived in St. Augustine and owned property. She noted Audrey Nell Edwards, of the St. Augustine four, was alive and she could be on the bench, or have another remaining impactful resident such as Cora Tyson. She said this would make the residents of Lincolnville feel recognized or even Jaine Price. She felt the local heroes should be incorporated, so the community would feel like they matter.

Mr. Blevins said there had been a lot of discussion with his team about the statues but there was flexibility in who could be included. He said many were unaware of the contributions Frank Butler provided to the community and his foresight of purchasing the land at Butler Beach nor

the story of Bulter Beach. He said many of those chosen were because they were known names. He said there were many great stories, and he hoped this continued beyond what had been proposed.

Isabelle Lopez, City Attorney, advised that if the benches were on City property there was a transfer of rights, including artist rights that would have to be transferred to the City, allowing the City to control it. She suggested that Mr. Belvins speak with her to understand exactly what was needed for these benches to be on City property.

Mr. Birchim told the Commission the budget would not be approved until August 27, 2026, but if the Commission was in support, it could be included.

There was consensus to add this item to the budget.

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

(None)

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 2026-15: Amending the Zoning Designation of Approximately 1.23 acres at 65 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-15.

Ex Parte Communication:

(None)

Mayor Sikes-Kline felt that having an abandoned Planned Unit Development turned into something else was great. She confirmed that this had been reviewed by the Planning and Zoning Board (PZB) and it was consistent with the land zoning.

Ms. Skinner confirmed that the zoning was consistent and the PZB made a positive recommendation at the June 2, 2026, meeting.

Commissioner DePreter said the land was returning to its prior designation and he felt this was a positive change.

The applicant, Mr. Campbell, was present but did not want to address the Commission.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2026-15 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 1.23

ACRES; LOCATED AT 65 LEWIS BOULEVARD AS PORTIONS OF WILDWOOD PARK IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 1.23 ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2026-16: Amending the Zoning Designation of Approximately 9.07 total acres at 69 Lewis Boulevard from Abandoned PUD to Residential General Office (RGO) for the upland acres and Open Land (OL) for the Waterward Acres (A. Skinner, Planning and Building Director)

Reviewed with item 9.A.1.

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-16.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2026-16 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 9.07 ACRES; LOCATED AT 69 LEWIS

BOULEVARD AS PORTIONS OF MARSH LAND LYING EAST OF LEWIS BOULEVARD IN WILDWOOD PARK AND SOUTH OF WORLEY SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.77 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO) AND REZONING APPROXIMATELY 8.30 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF ABANDONED PUD TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2026-17: Amending the Future Land Use Designation of Approximately 0.51 acres at 18 and 20 Spring Street from Residential Low Density to Residential Medium Density (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-17.

Commissioner DePreter clarified the use by exception would be conditional based on if the ordinance was passed. He asked if the use by exception had a limitation on the size of the building.

Ms. Skinner replied that applicant had planned to use the existing building, which was a former church, for additional office space.

Commissioner DePreter asked if there was language included to limit that the applicant was using only this building.

Mr. Skinner replied that if any expansion was needed, the applicant would be required to meet the building codes and development regulations. She added the PZB reviewed the request to change the land use and the zoning to allow office use by exception and then it was further limited to the Habitat for Humanity Organization

Commissioner Garris questioned if the area would be busier than it was, and if parking was available.

Ms. Skinner replied that office use could be daily but limited depending on the size of the building and staff. She said PZB discussed if clients would visit the site and the applicant indicated very few clients came in person as most applications were handled online. She said depending on the church schedule, they could be very busy. She added that there was a non-improved, grass parking lot and it would not need to be improved unless the office generated more parking than required by the church.

Commissioner Garris requested the applicant provide further explanation on how the space would be used.

Sid Ansbacher, council for the applicant and Malinda Everson, Executive Director for Habitat for Humanity, were present.

Ms. Everson stated that the offices would be open Monday through Friday between the hours of 9:00 a.m.- 5:00 p.m. She said there were one or two people who came into the building for an application or question and there were six full time and two part time employees. She said most applications were handled online. She said there was a large enough area to accommodate the employees for parking.

Mr. Ansbacher added that the Bishop of the Church asked Ms. Everson if their organization wanted to utilize the building.

He said the goal was to keep the density as close to what it was currently and they would try to integrate into the neighborhood as other operations had.

Ms. Everson said this organization had been in the community for thirty-four years building over 200 homes and in the past two years production had increased by 200%, as they have been trying to respond to the affordable housing issue. She said they wanted to remain accessible to the community and those that lived in the neighborhood. She said the plan was to renovate the existing building and not add to it.

The Commission provided their ex parte communication.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-17 on first reading and moved to second reading. The motion was SECONDED by Commissioner DePreter.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.51 ACRES; LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.51 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY INCLUDING A FUTURE LAND USE MAP AMENDMENT (FLUM) ASTERISK LIMITING THE DEVELOPMENT; PROVIDING FOR

REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Sikes-Kline, DePreter, Garris, Springfield

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2026-18: Amending the Zoning Designation of Approximately 0.51 acres at 18 and 20 Spring Street (A. Skinner, Planning and Building Director)

Reviewed with Item 9.A.3

Amy Skinner, Planning and Building Director, reviewed Ordinance 2026-18.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2026-18 on first reading and moved to second reading. The motion was SECONDED by Commissioner Garris.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.51 ACRES; LOCATED AT 18 AND 20 SPRING STREET AS PORTIONS OF GREENO TRACT A RESUBDIVISION OF RAVENS IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.51 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) IMPLEMENTING THE USE BY EXCEPTION DEVELOPMENT ORDER; PROVIDING FOR REPEAL OF

CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Sikes-Kline, Garris, DePreter, Springfield

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

Darlene Galambos, City Clerk, advised that there were open positions on the Audit Committee and the Planning and Zoning Board. She said the position for the General Employee Retirement system was appointed by the Board.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager, stated that Governor of the State of Florida had extended the 4th of July holiday for state employees and St. Johns County had done the same. He said the holiday would start on July 2nd and extend through July 6th in celebration of America's 250th Anniversary of Independence. He said with the support of the Commission, he wanted to extend the same holiday schedule to City employees.

There was consensus to extend the holiday as noted.

14. Items by Mayor and Commissioners

Commissioner Garris said working in the facilities department, she had many opportunities to speak with Ted Hill, owner of Manly Toys and Hobbies. She said he was very kind and cooperative. She said many visitors returned yearly to purchase the rare items he sells in his shop. She said Mr. Hill had been in this location for a decade and was a good tenant. She understood the need for bathrooms; however, felt this was not the right location.

Commissioner DePreter questioned if there was a greater public good versus the revenue. He said his understanding of other businesses was that bathrooms downtown were essential and needed. He said there was no evidence that the proposed bathrooms were not needed and understood it was a balancing act but the City had to provide them for the public good. He felt the public good outweighed the revenue loss. He understood that it would be difficult for the tenant, but he had a strong customer base and felt he could move the business elsewhere in town.

Commissioner DePreter proposed having the City Commission meetings begin at 4:30p.m. instead of 5:00p.m. because staff were present and it could help get them home earlier.

Commissioner Springfield said during the previous meeting there were many comments regarding horses and people seemed to be engaged; however, when a presentation was provided regarding homelessness, the vast majority were focused on their phones. He expressed his disappointment with the concern that people had for horses and not people. He requested more information about the fishing pier in Hayling Park. He said regarding bathrooms, making a decision based on a person was not how business decisions were made and this was a business decision; however, he provided an alternative option, which was to obtain portable bathrooms. He said most of the bathroom locations mentioned were not open at night nor available peak times

during Nights of Lights. He said additional bathrooms were needed for events and the homeless drop-in center. He suggested investing money in porta-potties, that can be placed in various locations and during peak times. He said money was a concern and delaying this by a year could be an option. He stated this was not a topic that they were prepared to discuss nor had it been brought up by the Commission. He requested the idea of portable bathrooms be explored.

Mayor Sikes-Kline said this was discussed at the Commission level, but Mr. Hill was notified that his lease would not be renewed.

Mr. Birchim commented that Mr. Hill signed a lease, which would expire in September 2026, and it had four three-year extensions. He said Mr. Hill was granted the first of the four extensions and his current lease would go through December 31, 2026, and would expire in September 2027. He said the space he occupies was directly adjacent to the public bathroom at Casa de Hildago, which made sense to expand the bathrooms that were already there, and easier to maintain; however, that was dependent on the Commission's approval during the budget cycle.

Mayor Sikes-Kline understood that it would be more than bathrooms.

Mr. Birchim replied this project was specific to bathrooms. He said the feedback from the recent NoL was that portable restrooms were not preferred; however, this was dependent on approval of the budget. He said if it was not approved, then the lease could be extended for the full amount of time, which would be September 2027.

Mayor Sikes-Kline suggested extending the lease to September 2027, providing Mr. Hill time to find another location if the addition of bathrooms was approved with the budget this year.

Commissioner DePreter asked, if approved, what was the process moving forward.

Mr. Birchim replied that a study had been conducted and an estimate for construction had been received including the utility connection charges. He said if the lease was extended until September 2027 the plan could be refined in anticipation of funding.

Commissioner DePreter said his concern was delaying the project just to appease the business owner.

Commissioner Springfield commented this was not a done deal. He said this would be discussed at the budget meeting.

Commissioner DePreter requested a timeline for the project. He said if construction were to start in December 2026, he would not want to extend the lease. He said he did not want the City's plan to be delayed because of extending the lease.

Mr. Birchim said he could provide a timeline notating the construction of the bathrooms after September 2027, and how it would be funded, and allowing Mr. Hill to remain in the space for the next nineteen months to provide a clear vision of how everything that would take place.

Commissioner Springfield said if the decision was to fund the bathrooms, Mr. Hill would know that he would have to vacate the location by September 2027.

Commissioner DePreter stated if the City's project was not delayed, he would support the extension.

Mr. Birchim replied that the extension would not substantially delay the project.

MOTION

Mayor Sikes-Kline MOVED to Authorize the City Manager to extend the lease to

September 2027. The motion was SECONDED by Commissioner Springfield.

VOTE ON MOTION:

AYES: Sikes-Kline, Springfield, DePreter, Garris

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

15. Adjournment

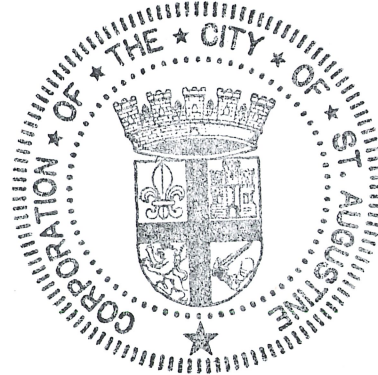
There being no further business, the meeting was adjourned at 7:43 P.M.¹



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



¹ Transcribed by Elyse Wiemann