

MARCH 23, 2016

PORT ST. JOE, FLORIDA

JOINT WORKSHOP

The Gulf County Board of County Commissioners and the City of Port St. Joe Commission met this date in a joint workshop with the following members present: Chairman Ward McDaniel, and Commissioners Joanna Bryan, Sandy Quinn, Jr., and Jerry W. Barnes <Vice Chairman Carmen L. McLemore was absent>; City of Port St. Joe Mayor Bo Patterson, and City Commissioners William Thursbay, David Ashbrook, and Phil McCroan, <City Commissioner Rex Buzzett was absent>.

Others present were: County Attorney Jeremy Novak, Clerk Director of Finance & Management Rhonda Woodward, Clerk Budget & Finance Officer Sherry Herring, Deputy Clerk Leanna Roberts, Chief Administrator Don Butler, Assistant Administrator Michael L. Hammond, Deputy Administrator Kari Summers, Gulf County E.D.C. Director Chris Holley, Gulf County RESTORE Act Coordinator Warren Yeager, Jr., T.D.C. Executive Director Jennifer Jenkins, and T.D.C. Deputy Director Towan Kopinsky.

County Chairman McDaniel called the meeting to order at 3:04 p.m., E.T.

County Chairman McDaniel led the Pledge of Allegiance to the Flag.

COUNTY/CITY ISSUES

After opening and welcoming statements by both County Chairman McDaniel and City Mayor Patterson, County Chief Administrator Butler began by stating that he and City Manager Anderson discussed and developed over the last several weeks the topics of discussion for today's workshop. He then distributed to the County and City Commissioners the list of topics they came up with <copy not provided to the Clerk for the record>. County Chief Administrator Butler began with a general overview, discussing the City and County jointly applying for a Community Budget Issue Request (C.B.I.R.) for sewer money for Cape San Blas and Jones Homestead. He reported that the County approved at yesterday's Board meeting year one (1) of the MYIP (Multi-Year Implementation Plan) that gave \$250,000.00 of RESTORE Act funds to the City for a sewer project (Cape Sewer Extension, Phase I). Jointly over the last several years, County Chief Administrator Butler stated, the County and City removed roughly ten (10) houses within the City. He also reported that sealed bids for the 2015-16 Road Bond Project (Bid #1516-12) will be submitted next week, noting the need for some good general discussion about Garrison and Long Avenues. Upon inquiry by County Chief Administrator Butler, City Manager Anderson confirmed that resurfacing of Garrison Avenue from State Highway 71 to Sixteenth Street had been taken care of through a S.C.O.P. Grant. City Commissioner Thursbay acknowledged and thanked the County for their assistance with these projects. County Chief Administrator Butler briefly noted three (3) additional topics up for discussion today: (1) sewer study on the sewer plant, (2)

signage at Frank Pate Park, possibly through an Interlocal Agreement and rent; subject to legal use of Tourist Development funds, and (3) T.D.C. funding allocations to the Cities of Port St. Joe and Wewahitchka for recreation; noting marketing and legal guidelines that must be followed. After comments by County Chairman McDaniel regarding the good working relationship between the County and the City on several projects; he noted the restrictions on the use of the T.D.C. funds.

City Mayor Patterson reported that Eastern Shipbuilding asked the City to do a Lagoon Study. Upon inquiry by City Mayor Patterson, City Manager Anderson reported that approximately \$112,000.00 of the cost associated with the study will be through a loan and thirty-five percent (35%), or approximately \$65,000.00 will be funded through grants. City Mayor Patterson discussed his concerns regarding the cost for this study; asking whether the County could assist with the cost; noting their need to find out if Eastern Shipbuilding planned to help financially with the study. Upon inquiry, City Manager Anderson discussed deadlines for the loan documents. City Commissioner Thursbay discussed the need to contact William Harrison, representative of Eastern Shipbuilding to see what they are willing to contribute for this study. Following discussion by City Commissioner Thursbay regarding having everyone on board; sharing the cost of the Lagoon study and possible job creation; City Commissioner McCroan explained that the owner (across from Raffield's Fisheries) needs more property in order to launch boats and that's the reason for the study. County Chief Administrator Butler reported that he had met with Mr. William Harrison; noting that it is estimated to create a few hundred jobs and that it was asked whether the County could contribute \$25,000.00 toward this study to show a commitment toward a multi-million dollar project. Following discussion by County Chairman McDaniel and City Manager Anderson regarding jobs, the loan process, and getting a commitment from all parties; County Chief Administrator Butler requested that the City of Port St. Joe submit a formal request to the County, for their consideration, regarding the Lagoon study. County Commissioner Bryan inquired, once the study is complete, whether there was any guarantee from Mr. Disernia (Eastern Shipbuilding Group, Inc.) that they would move forward with the project. It was noted by City Commissioner Thursbay that there was no guarantee. City Commissioner McCroan stated that he (Brian Disernia) had already made a \$4,000,000.00 investment in the property already there, with City Commissioner Ashbrook noting that William Harrison made it clear, for their portion in helping with this, he would want first rights of refusal on the property.

City Commissioner Thursbay brought up the signage (at Frank Pate Park), stating he has nothing against tourist or tourist development but his main concern is the citizens in the City. At the direction of County Chairman McDaniel, County Chief Administrator addressed the signage and stated the County Attorney Novak and City Attorney Tom Gibson agreed it could work. He noted the strict interpretation of Florida Statutes limits the use of T.D.C. funds but with the County and T.D.C. paying for a portion of the sign and, in turn, recognize that through an Interlocal Agreement being leased for that purpose for a period of time, then it legalizes the use of the money (Tourist Development Tax) and will pass an audit. County Chief Administrator Butler reported that the sign would be one unit with a couple of screens with each screen having its own independent IP address;

stating that the City of Port St. Joe will not be limited to what is placed on their screen/sign. City Mayor Patterson discussed his concerns regarding both signs/screens working at the same time. Upon inquiry, County Attorney Novak reiterated what County Chief Administrator Butler had previously stated regarding the legal use of funds when there is an Interlocal Agreement with a structured lease in place; using the dual screens with separate IP addresses for each entity. City Commissioner Ashbrook stated he feels there is a direct value to the City and its citizens by allowing the T.D.C. to use the space to brand the message. He attributed the increase in bed tax collections to the economy and to T.D.C. Director Jennifer Jenkins branding. Further discussion ensued among City and County Commissioners, and County Attorney Novak regarding the interpretation of events being posted and other sign sharing options. County Attorney Novak noted ownership of the new sign would remain with the T.D.C. but the shared use of the sign could be worked out through the Interlocal Agreement and lease. City Commissioner Thursbay stated that T.D.C. uses the current sign and there is no agreement in place that he has been able to locate. T.D.C. Chairman Warriner reported that he received an email from Paula Pickett stating that T.D.C. applied for a grant to refurbish and reconstruct the sign by direction of Bill Kennedy through the Downtown Redevelopment Agency. He stated that there needs to be clarification of ownership of the current sign structure before moving forward. After further discussion, City Commissioner Thursbay stated that if it cannot be worked out then maybe the City of Port St. Joe will install a sign and lease to T.D.C.

County Chief Administration Butler inquired whether the City of Port St. Joe is requesting the County to contribute above and beyond their allocation (approximately \$1 million) of Road Bond funds (2015 Gas Tax Revenue Bond) for Long and Garrison Avenues. He stated that the County will need to know how much the City of Port St. Joe is requesting. City Manager Anderson discussed the project; reporting that it is estimated to cost \$1.5 million for Long Avenue alone. County Chief Administrator Butler reported that County Commissioner Quinn and County Chairman McDaniel stated that they would contribute toward the project, and possibility County Commissioner Barnes (from their districts portion of the 2015 Gas Tax Revenue Bond). City Commissioner Thursbay discussed City Manager Anderson providing an estimate to the County for consideration.

The timeframe for the letter to be submitted to the County regarding a proposed commitment for the Lagoon study was briefly discussed among Commissioners and County Chief Administrator Butler.

County Chief Administration Butler discussed the expenditures of T.D.C. money for City Parks; stating they have to be consistent with Florida Statute. City Commissioner McCroan asked whether these funds could be used on the lights along the Port City Trail. County Attorney Novak discussed the most recent and newest adopted 5th (fifth) penny and how it might be used for parks and recreation, along with a brief review of how specific the other four (4) cents are and can be spent. City Commissioner McCroan stated the allocation of \$10,000.00 to the City from T.D.C. may be only a drop in the bucket of what is actually collected within the City limits. After further discussion, County Commissioner Bryan stated she understood the City's frustration; discussing her concerns regarding the

County parks and not having enough money to cover the costs of maintaining those. She noted T.D.C. funds are so earmarked and specific in its use but they need to all work together in finding solutions to better care for our parks. Upon inquiry by City Commissioner McCroan, County Attorney Novak reported on how the park funds are distributed among Districts and Cities and how parks qualify under Florida Statutes. After discussion, County Chief Administrator Butler discussed holding a meeting with County Clerk's Director of Finance & Management Woodward to discuss how these funds can be spent; encouraging County Attorney Novak and City Attorney Gibson to attend. Upon inquiry by County Chairman McDaniel, T.D.C. Executive Director Jenkins reported that last year the 5th (fifth) penny generated \$225,000.00. County Attorney Novak discussed the 5th (fifth) penny funds and the proposed sports complex; reporting the County is in the second (2nd) year of the five (5) year implementation of the 5th (fifth) penny. Upon inquiry by Mayor Patterson, County Attorney Novak went over the make-up of the T.D.C., who they answer to, and their terms of service.

There being no further business, the meeting did then adjourn at 4:12 p.m., E.T.

**WARD MCDANIEL
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK OF COURT**