



AGENDA  
FERNANDINA BEACH CITY COMMISSION  
REGULAR MEETING  
JANUARY 5, 2016  
6:00 P.M.  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE / INVOCATION**

*Invocation by Reverend Anthony Daniels of Macedonia A.M.E. Church.*

**4. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT AGENDA**

**5. CONSENT AGENDA**

**5.1. APPROVAL OF MINUTES**

*Special Meeting – May 13, 2014; Regular Meeting – August 19, 2014; and Regular Meeting – November 17, 2015.*

**Documents:** [Minutes Summary.pdf](#), [May 13 2014 Special Meeting.pdf](#), [August 19 2014 Regular Meeting.pdf](#), [November 17 2015 Regular Meeting.pdf](#)

**5.2. SEWER AND REFUSE EXEMPTION FOR FY 2015/2016**

RESOLUTION 2016-01 APPROVING ONE (1) APPLICATION FOR CITY SEWER AND REFUSE EXEMPTION FOR FISCAL YEAR 2015/2016; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves one (1) application for exemption of payment for City Sewer and Refuse costs for the months of January 1, 2016 through September 30, 2016.*

**Documents:** [Resolution 2016-01.pdf](#)

**6. RESOLUTIONS**

**6.1. POCKET PARK CONCEPTUAL PLAN APPROVAL & RECOGNITION - SETON PARK**

RESOLUTION 2015-145 APPROVING THE CONCEPTUAL PLAN FOR A POCKET PARK AT THE SOUTH END OF ESTRADA STREET IN OLD TOWN; RECOGNIZING THE PARK AS "SETON PARK"; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the conceptual plan for a pocket park at the south end of Estrada Street and authorizes the recognition of the park as "Seton Park".*

**Documents:** [Resolution 2015-145.pdf](#)

**6.2. BUDGET AMENDMENT / CAPITAL IMPROVEMENT PLAN REVISION / CHANGE ORDER APPROVAL – ARKEST, LLC**

RESOLUTION 2016-02 APPROVING CHANGE ORDER #'S 2 AND 3 WITH ARKEST, LLC; APPROVING A BUDGET AMENDMENT FOR THE CHANGE ORDERS AND

LLC, AUTHORIZING A BUDGET AMENDMENT FOR THE CHANGE ORDERS AND UNDER-BUDGETED CARRYOVER AMOUNT; REVISING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a budget transfer of \$15,000 from the Capital Expansion Fund's Reserve Recreation account to the Parks & Rec Improvement account and a revision to the City's Five Year Capital Improvement Plan to increase the amount for this project from \$70,000 to \$85,000 in FY 2015/2016. Also approves Change Order #'s 2 and 3 with ARKEST, LLC in the amount of \$3,315.40.*

**Documents:** [Resolution 2016-02.pdf](#)

**7. CITY MANAGER REPORTS**

**8. CITY ATTORNEY REPORTS**

**9. CITY CLERK REPORTS**

**10. MAYOR/COMMISSIONER COMMENTS**

**11. ADJOURNMENT**

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- A THREE (3) MINUTE TIME LIMIT MAY BE IMPOSED FOR ALL SPEAKERS (EXCEPT IN A QUASI-JUDICIAL HEARING). A "REQUEST TO SPEAK" FORM IS AVAILABLE ON THE COUNTER AT THE ENTRANCE TO THE COMMISSION CHAMBERS. THE FORM SHOULD BE GIVEN TO THE CITY CLERK UPON COMPLETION.
- IN ACCORDANCE WITH STATE LAW, ITEMS NOT ON THE AGENDA MAY BE BROUGHT UP FOR DISCUSSION BUT NO ACTION MAY BE TAKEN BY THE CITY COMMISSION. IF APPROPRIATE THE ITEM MAY BE SCHEDULED ON A FUTURE AGENDA.
- THE MAYOR WILL DETERMINE THE ORDER OF THE SPEAKERS AND MAY IMPOSE MORE RESTRICTIVE TIME LIMITS.
- ONE PERSON WILL SPEAK AT A TIME AND ADDRESS COMMENTS TO THE MAYOR, NOT INDIVIDUAL CITY COMMISSION MEMBERS.
- THE CITY COMMISSION MAY ASK QUESTIONS OF SPEAKERS WHO WILL HAVE ONE MINUTE TO RESPOND. ADDITIONAL TIME MAY BE GRANTED AT THE DISCRETION OF THE MAYOR OR BY A MOTION BY THE CITY COMMISSION.
- SPEAKERS MAY FILE COPIES OF THEIR REMARKS WITH THE CITY CLERK WHO WILL MAKE THEM AVAILABLE TO THE COMMISSION.
- FERNANDINA BEACH CITIZENS WILL SPEAK BEFORE NONRESIDENTS AND SPEAKERS WILL LIMIT REMARKS TO THE SPECIFIC SUBJECT MATTER.
- DISCUSSION – DIRECTION - ACTION ITEMS MAY BE ACTED UPON BY THE CITY COMMISSION BY EITHER MOTION AND VOTE IN ACCORDANCE WITH ROBERTS RULES OF ORDER, OR BY A CONSENSUS OF THE CITY COMMISSION.
- PURSUANT TO RESOLUTION 95-32, IF AN ITEM IS NOT ON THE AGENDA IT REQUIRES A FOUR-FIFTHS VOTE OF THE CITY COMMISSION DECLARING THE ITEM AN EMERGENCY BEFORE ACTION CAN BE TAKEN.
- QUASI-JUDICIAL - DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND FLORIDA STATUTES. ANY PERSON WISHING TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS

FOR COLE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

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Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).



The City Commission of the City of Fernandina Beach, Florida, met in a Special Meeting on Tuesday, May 13, 2014 at 4:00 p.m. in the City Commission Chambers. Present were Mayor Ed Boner presiding, Vice-Mayor Sarah Pelican, Commissioners Charles Corbett, Johnny Miller, and Pat Gass. Also present were City Manager Joseph Gerrity, City Attorney Tammi Bach, and City Clerk Caroline Best.

Mayor Boner called the meeting to order and led the pledge of allegiance.

4.1 Waterfront Park (WAG) II Phase I: City Manager Gerrity reminded the City Commission that the last time the City Commission met regarding the waterfront the City Commission chose the modified WAG plan and asked for estimates of cost for increasing the green space, reconfiguring the parking lot, and putting a deck around the welcome center. He stated that information was provided as backup, and Mr. Cotner came up with a cost of \$408,000. He pointed out that the City was applying for a grant from the Florida Inland Navigation District (FIND) for the welcome center deck. He explained that there has been discussion internally amongst staff about funding and the use of impact fees on part of this project, and Deputy City Manager Marshall McCrary had this information. Mayor Boner inquired about the parking feasibility and if there were any issues with utility requirements. City Manager Gerrity explained that without engaging the services of an engineer this was what staff came up with. Mayor Boner noted that Phase I was about \$164,900 if you don't include utilities. There was a review of the estimates provided by Mr. Cotner that were based on two year old information.

Mr. Lynn Williams, 1899 South Fletcher, explained that the figures were taken from the Zev Cohen estimate, but were broken into finer details the original estimate. He commented that the first set of numbers are things that can be done with impact fees and the second section has to do with a parking lot, which can't be done with impact fees. Mayor Boner inquired who looked at these numbers. Mr. Williams replied himself and Mr. Eric Bartelt as well as input from Utilities Director John Mandrick about utilities.

Commissioner Corbett questioned if there were impact fees available to do this. City Manager Gerrity stated there are some impact fees available, and pointed out he didn't agree that everything on the first list can be paid for with impact fees. City Attorney Bach clarified that generally impact fees can be used for new capital improvements, but not to improve existing facilities. Vice-Mayor Pelican noted it could be used for the park, but not the parking. Mayor Boner questioned if landscaping would fall into that. City Attorney Bach replied that it depends on where the landscaping is put. Mr. McCrary pointed out that if the landscape is in the interest of serving the park and it is an element of the park then he believed it was eligible for impact fees. Parks and Recreation Director Nan Voit estimated that there was about \$600,000 in the account.

Mayor Boner inquired if there was any impact from the orientation of the parking and had any of the original WAG members given any feedback. It was noted that there was not any input from the WAG members. Commissioner Miller inquired if the Parks and Recreation budget was done before taking money from their impact fees. City Manager Gerrity replied that staff wasn't that far in the budget process yet. It was noted other items would come from the impact fees including the new restrooms for the MLK Auditorium. There was a brief discussion about this noting that the community wants to see something done at the waterfront and this was part of the overall Community Redevelopment Area (CRA) plan.

City Manager Gerrity inquired what the distance from the railroad tracks was. Mr. Eric Bartelt, 3820 South Fletcher Avenue, replied 6 feet, which was what it is now. Streets Maintenance Manager Rex Lester explained that the City was told 8'6" from the center of the track. Mr. Bartelt stated that it was 6 feet from the rail closest to the street.

Mayor Boner commented that without a request for specific improvements he thought this was a good idea, but he would like to hear from Gillette and Zev Cohen to make sure nothing has been overlooked. Vice-Mayor Pelican stated then the next thing would be financing, because it was anywhere from \$165,000 to the original number that was attached. She pointed out that these numbers would have to be firmed up so that the City Commission has a clear idea of what is being talked about. Commissioner Corbett questioned whether to have the City Manager go back and check these numbers and move forward. City Manager Gerrity pointed out that he believed that it would have to be engineered from this point.

Mr. John Cotner, 1620 Atlantic Avenue, commented that you have the WAG plan that was adopted in 2012 and the City also has other data with some modifications to the previously approved WAG plan. He suggested a meeting between WAG and Zev Cohen to see where we are in terms of the plan and any modifications to that plan; and then see what that means in terms of modification and extrapolation on the budget from their original estimates. He explained that his numbers were extrapolated out from the approved plan. There was some discussion about this. It was noted that the plans are similar, but there are subtle differences that affect the functionality and how the park would look.

Mayor Boner concurred with the idea of the WAG meeting with Zev Cohen to look at the changes the City Commission likes with maximizing parking, adding some performance area, and decking. Mr. Eric Bartelt pointed out that the Planning Department has Zev Cohen's digital files, which could be turned over to another engineering firm such as Gillette & Associates and they could pick it up and produce the CAD drawings. He referred to the 48 parking spaces and stated that has been measured and it all fits. Commissioner Corbett agreed that the City paid for the engineering and should use it like Mr. Bartelt suggested. Commissioner Gass questioned sending it back to the WAG to look over it one more time. Vice-Mayor Pelican suggested the City have someone go over the plan to make sure it is doable under the original engineering plans that were drawn up by Zev Cohen. Commissioner Gass inquired about the prices. Mayor Boner stated that they would adjust the prices to today's numbers. He commented that he didn't have a problem if Gillette or Zev Cohen takes a look, but the WAG should have input and sit down with them. There was further discussion about the plan and that the parking lot would have to come from the General Fund.

Commissioner Corbett suggested sending the plan to the engineers, Gillette with help from the WAG and City staff to come up with some concrete numbers to see if it is doable and make sure all the adjustments are accounted for. Mr. Cotner pointed out that Mr. Gillette is a member of WAG, which could create a conflict of interest because his firm would realize monetary gains. He commented that he assumed that Zev Cohen started the engineering and that road would continue. Commissioner Gass inquired how much of the plan was the City Commission looking to do. Commissioner Corbett replied from Brett's south. Mr. Bartelt explained that it was everything from where the trolley parks south to the boat ramp including all the paving and landscaping.

4.2 Funding Options: Commissioner Gass questioned what else would be used if not impact fees. Mayor Boner replied there was talk about FIND grants for part of it and private money being raised. Commissioner Gass inquired who was doing the fundraising. Mr. Williams briefly commented that a fountain could range from \$5,000 to \$300,000. He clarified that private funding is to cover a water feature, which they thought citizens would step forward and fund. Commissioner Miller stated that he'd like to see the numbers first and make sure there was enough to do this as well as the things that were planned. He noted that there were plans for a performance area at the beach. He inquired if the City has tried to do an event on the beach and the waterfront. He questioned if it was a big enough area. Parks and Recreation Director Nan Voit replied that the City has had events and the area wasn't conducive to the event type so the event was moved to other parks where it had been done before (Central Park and Main Beach Park). Deputy City Manager McCrary commented that he believed the Blues Festival went from Main Beach to the waterfront and they were going back to Main Beach.

Commissioner Miller inquired if it was parking or the size of the area. Parks and Recreation Director Voit stated that there was more than one issue, but size is one issue and people don't like to walk.

5. PUBLIC COMMENT: Mr. Randy Rice provided a brief presentation to remind the City Commission of the idea of a publicly driven funding for a park. He explained that he was representing the partnership for the Amelia River Park and noted that there were questions of what the park will be and how it will be paid for. He commented that their proposal gives the City a great public space with no money coming from tax dollars, and the plan provides a combination of usefulness and delight. He presented further details from his presentation including that by increasing the park size it will provide a first rate performance venue and help draw people downtown. He explained the intention was to provide a jump start to the CRA initiating Tax Increment Financing (TIF) funding so the full WAG plan can be built. He presented handouts to the City Commission and pointed out it talks to funding opportunities as well as a proposed timeline. He stated they commit to an inclusive transparent funding raising process to raise funds on the City's behalf to be strategically used to get as many grant match opportunities as deemed wise. He explained what was needed from the City Commission was modification to the City plans to incorporate the changes presented for lots A, B, and E; a fund raising agreement to allow them to raise money on the City's behalf; a gratis services agreement with Rice Architect for construction management and design services to execute work; and a point of contact with the City. There was a brief discussion about Mr. Simmons' property noting that he was interested in leasing that lot to the City at a rate of \$3,000 to \$3,500 a month. There were questions raised about what was proposed in the plan including handicap access, TIF funding, and fund raising.

Mr. Steve Caldwell, 1848 Highland Drive, commented he has worked on three different waterfront plans. He expressed his opinion that we are moving in the right direction, and the plans are close. He stated he hopes the City Commission would move forward. Mayor Boner commented the City Commission was trying to respect the original WAG and look at one of the objections (parking). He explained he didn't think the original plan had the performance area or the area near the Welcome Center. He questioned how Mr. Caldwell felt about some of the changes. Mr. Caldwell explained he didn't want the City caught up in the fact that there is a parking lot there now, and if the parking can be shifted to the lot and other places and have a net gain of parking we shouldn't get caught up on losing parking in a certain spot.

There was some discussion about how to proceed and it was noted there was a list of engineering firms that have been approved by the City Commission. City Manager Gerrity requested clarification of the direction. Mayor Boner explained the original plan would be engineered with perpendicular parking. Vice-Mayor Pelican commented this plan was the modified plan that we have been working with. Commissioner Corbett pointed out if the City can get FIND money the deck would be part of that. City Manager Gerrity questioned how to pay for the engineering. Vice-Mayor Pelican inquired if Mr. Cotner had a rough idea how much engineering would be needed for this. Mr. Cotner explained his estimate was 10% of the cost of construction and that included vertical improvements and engineering. There was some discussion about the estimated costs for engineering and where to fund those costs. It was noted there was nothing in this year's budget for that type of expenditure.

Mr. Williams explained they looked carefully at the Zev Cohen plans and there wasn't any engineering for the park. He commented in talking with Utilities Director John Mandrick about the piping under Front Street he was told the pipes were in very good shape and adequate to take any kind of plumbing that could conceivably be put here. He referred to storm water and pointed out they were cutting the impermeable surface in half with the plan so there isn't a storm water issue. He estimated the engineering for the parking lot to be \$3,000 to \$5,000. He suggested paying a little money now to take a look to refine an estimate and then make a decision when to go ahead. Mayor Boner noted the City would get an estimate from Zev Cohen and then come to the City Commission for an ok on the amount.

Mr. George Morris, 307 North 5<sup>th</sup> Street, inquired about Mr. Randy Rice's talk about taxpayer dollars not having to pay for the park. He commented he heard Mr. Rice say it could be built, but now the Commission was questioning where the money is for this and that. He questioned why this plan was not even considered right now. Mayor Boner stated it takes up several of the parking spaces, it uses TIF funds, it promises to rent land from someone else, and it picks up a park that is further across from the restaurant that may tie up plans the City has down the road. Mr. Morris stated the last time he checked the plan it has as many parking spots as we currently have. Mayor Boner pointed out it moves them further away and takes up lots that may have other uses later. Commissioner Gass also pointed out a great number of volunteer hours have been put into the WAG plan and it was approved by the City Commission.

Mr. Scott Moore, representing the Historic Business Association (HBA), commented the most important thing for them is to get a park. He pointed out Mr. Rice's plan does covers the engineering. He stated the people that put a lot of time in the idea of we are going to get a park. He noted many people might scratch their heads over the volunteers that put in the time to do that plan, but they would wonder if there was a plan that tax dollars didn't have to go toward they would question why the City would spend tax dollars.

Mr. Rice clarified their plan did not require any TIF money at all, because that was all for future Phase II or III of the WAG plan. He stated they don't require Mr. Simmons lot to have more parking than the plan that Mr. Bartelt has been showing. He explained their plan has more parking than you'll see in the plan you are thinking about paying for. He commented at the same time the City is able to get a performance center that is big enough to hold the events the City has.

Commissioner Miller commented he was hearing a lot of things, and suggested before the City moves forward that the City should take another look at this. Commissioner Corbett explained the only way to do it would be to rescind the WAG plan. Mayor Boner questioned if the City Commission wanted to talk about this at a future agenda. Commissioner Miller noted it does move parking away, and the City has talked about trying to get parking away from the waterfront. He pointed out the people deserve to hear this if the City doesn't have to spend any money on it. There was further discussion and deliberation about how to proceed. It was noted the City Commission wanted to continue to move forward and to focus on this one plan and disregard the rest of the waterfront.

City Manager Gerrity pointed out if improvements are made here the City may have to tear up some of the improvements to expand the park area. He requested direction from the City Commission. He explained this is just one part (parking lot B), because there are four parking lots (A, B, C, and D). He stated he didn't think you can look at one parking lot when it is surrounded by other parking lots. Commissioner Gass requested the City Manager ask if it could be done. It was noted the City Manager would come back with an estimate of cost to reengineer this and at the next meeting the City Commission would have a number to look at.

Mr. John Cotner explained the WAG had a plan and the discussion was never how to fund it. He commented it could be strictly public funding, it could be public/private funding, or it could be all private funding. He pointed out it wasn't the task of the WAG to figure out how to fund it. He stated there was not a hard financing plan in place, because either way there is going to be some public money involved. He commented to get an estimate of architectural engineering and estimate of construction for parking lot B would be a helpful tool in making a decision. He explained in the meantime the City could explore financing options.

Commissioner Corbett concurred with getting figures on parking lot B and go from there. He commented the City might be able to get B done by the end of the year if the City has the right amount with impact fee money. Mayor Boner stated the City Commission will start with how much

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it costs to engineer, how much to build it, and how to pay for it. He pointed out the second version would be put on the agenda for discussion.

6. ADJOURNMENT: There being no further business to come before the City Commission, the Special Meeting was adjourned at 5:27 pm.

ATTEST:

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CAROLINE BEST  
City Clerk

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EDWARD E. BONER  
Mayor-Commissioner

The City Commission of the City of Fernandina Beach, Florida, met in a Regular Meeting on Tuesday, August 19, 2014 at 6:00 p.m. in the City Commission Chambers. Present were Mayor Ed Boner presiding, Vice-Mayor Sarah Pelican, Commissioners Charles Corbett, Pat Gass, and Johnny Miller. Also present were City Manager Joseph Gerrity, City Attorney Tammi Bach, and City Clerk Caroline Best.

3. PLEDGE OF ALLEGIANCE / INVOCATION: Mayor Boner called the meeting to order and led the Pledge of Allegiance to the Flag. The invocation was then given by Reverend Anthony Daniels of Macedonia AME Church.

4.1 PROCLAMATION – BABE RUTH LEAGUE RECOGNITION: Mayor Boner read the Proclamation in full congratulating the 2014 Babe Ruth League 14 and Under All Stars for achieving All Star status and for representing the finest in Fernandina Beach youth sports and presented copies to Mr. Scott Moore and the players in attendance. Mr. Moore thanked the City for the support of this local team. He commented this is a reason why communities should support local athletics and expressed his appreciation of everyone's support.

4.2 PROCLAMATION – RETIREMENT OF CAPTAIN TOMMY SPICER: Mayor Boner read the Proclamation in full recognizing Captain Tommy Spicer, upon his retirement after thirty-four (34) years and eight (8) months of dedicated service to the City of Fernandina Beach. A copy of the Proclamation was presented to Fire Chief Jason Higginbotham. Chief Higginbotham extended Captain Spicer's regrets because he was unable to be at this meeting. He expressed his thanks to Captain Spicer for his support and counsel when he became the Interim Fire Chief. He stated that Captain Spicer considered everyone in the firehouse one of his family members and he enjoyed everyday that he came into work. He read into the record a prepared statement from Captain Spicer that included he was in the fire service for 36.8 years and has had the privilege of working with the finest individuals in the fire service. Chief Higginbotham extended his congratulations to Captain Spicer and his family.

4.3 PROCLAMATION – FERNANDINA PROFESSIONAL FIRE FIGHTERS LOCAL #2836 "FILL THE BOOT DAYS" FOR MUSCULAR DYSTROPHY ASSOCIATION (MDA): Mayor Boner read the Proclamation in full proclaiming August 15, 22, and 29, 2014 as Professional Fire Fighters Local #2836 "Fill the Boot Days" and presented a copy to Ms. Dustie Davis of the MDA and Mr. Steven Henderson of the Fernandina Beach Fire Department. Mr. Henderson briefly commented that this money helps kids and it makes a difference. He stated that 80% of the proceeds go to the recipients. Ms. Davis expressed her thanks to the City of Fernandina and to the firefighters who continue to support them year after year. She pointed out that it is the 60<sup>th</sup> anniversary of fill the boot.

4.4 PRESENTATION – MARINA - PET FRIENDLY DESIGNATION: Marina Manager Joe Springer reported that Fernandina has always been a destination for traveling boaters. He pointed out that Fernandina was named in the top 50 places to stop by Marina Life Magazine. He commented that they are trying to attract a different segment of boaters and from a recent survey the Fernandina Harbor Marina was ranked #3 as a Pet Friendly port of destination as reported by Marina Life Magazine. He explained that the Marina is doing something right and the people like to come here. He stated that they have found it takes a great team to do those little things over and over again for each and every visiting boater. He extended his thanks to everyone for their participation with the Marina.

4.5 BUDGET SUMMARY: Controller Patti Clifford was available to answer questions regarding the budget summary for July 2014.

5. REQUESTS FROM THE PUBLIC TO BE HEARD ON ITEMS NOT ON THE AGENDA:

STORM WATER: Mr. Len Kreger, 1739 North Fletcher Avenue, commented that this was the fifth time he has come before the City Commission to talk about storm water. He pointed out that in 2010 a storm water study was done and it was estimated there was \$17 million dollars worth of work to be done. He noted that a year ago the City did a storm water fee and that collects \$20,000 a month. He stated that with that rate in 70 years the City would finish the storm water projects. He suggested the City Commission establish priorities and set money aside. He expressed his concern about not getting this work done and provided further comments in support of moving forward with storm water improvements.

RECREATION CENTER: Ms. Joann Bean, 141 North 15<sup>th</sup> Street, pointed out that slick tile was bought for the recreation center pool restroom and then that was painted over. She commented now the paint is chipping off and it is unsightly. She expressed her hope that the City gets professional people to put down the right tile like was done for the comfort station by the depot downtown. Commissioner Miller inquired about finding out about the other tile that works. City Manager Gerrity would look into this.

GOLF COURSE: General Manager of the Fernandina Beach Golf Course Josh O'Brien reported that they had the grand reopening of the south course and the feedback has been positive. He commented that some have said they are some of the best greens on the island. He stated that they had the First Coast Classic (long drive competition) and the long drive of the day was about 387 yards. He briefly commented about the funds raised for the Wounded Warrior Project. He announced that there would be a par 3 challenge on the south course on August 28<sup>th</sup> at 5:00 pm with dinner following. He stated that on September 27<sup>th</sup> they were having a United Way Golf Tournament. Commissioner Corbett inquired if the front of the clubhouse was weeded and the front door painted. Mr. O'Brien replied the front doors are painted and the front was weeded. He stated that they have a maintenance plan for this.

SHRIMP FESTIVAL: Ms. Dawn Lunt, Treasurer of Shrimp Festival, reminded the City Commission that she addressed them last fall and requested the City's continued financial support. She briefly commented that this support has tangible benefits primarily in the national, regional exposure that an event of this magnitude brings to the community. She stated the Shrimp Festival has been honored as one of the top 20 events in the southeast by the Southeast Tourism Society for the past 12 years in a row. She provided some information about the economic impact to the community of the festival from out of county visitors over the course of three days. She requested the City invest \$32,000 to inject \$9.5 million dollars into the local economy in three days. She also pointed out that the Shrimp Festival is a primary annual fundraiser for more than 25 Nassau County non-profit organizations. She stated that in the past the City has covered the cost of the garbage disposal and Advance Disposal has continued their support of the festival by not raising the cost to the City. Commissioner Miller inquired if the committee had looked into private sponsorships. Ms. Lunt replied yes and explained that they are always looking for large sponsors. She stated that they are decreasing expenses and were trying to increase income. There was a brief discussion about the reorganization of the Shrimp Festival Committee.

Controller Patti Clifford pointed out that included in the budget right now was \$16,403 not \$32,000. Commissioner Corbett noted that the last time they spoke the committee was going to try to find some outside sources. Ms. Lunt explained that Mr. Palmer was approaching potential people, but it is hard to get sponsors. It was noted that they were trying to get local sponsors. Vice-Mayor Pelican commented that Republic does the City's recycling and that is an event in the City that might provide some sponsorship. Ms. Lunt requested Republic trash service's contact information. Commissioner Miller inquired about the deadline to make a decision. Controller Clifford commented the last workshop and clarified that staff was trying to have the budget ready for the first budget hearing. After a brief discussion, Mayor Boner questioned how it affects the Shrimp Festival budget if the City doesn't commit to giving \$32,800. Ms. Lunt commented that it was better if the full amount was budgeted. She stated that the majority of the income comes from merchandise sales, sponsors, and from the alcohol sales. She pointed out that they are going after more sponsors, but they don't know if they'll get them or not. It was noted that none of the committee members are paid. There was further discussion about the request for funding for the Shrimp Festival. It was noted that August 25<sup>th</sup> was the next full Shrimp Festival Committee meeting and it would be the first meeting of the year. *The consensus of the City Commission was to leave the money in contingency and if it comes to the point the City needs to assist the Shrimp Festival with the trash pickup the money is there.*

6.1 RESOLUTION 2014-102 APPROVING AN AMENDMENT TO THE BUDGET FOR THE POLICE & FIRE PENSION FUND FOR THE FISCAL YEAR 2013-2014 BUDGET: City Manager Gerrity explained that this was a transfer (\$875,000) from the Police & Fire Pension Fund's Reserve account to the Police & Fire Pension Retiree Benefits account to cover higher than anticipated retirement expenses. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Corbett, to approve Resolution 2014-102. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.2 RESOLUTION 2014-103 AUTHORIZING AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT AGREEMENT #3-12-0022-024-2014 WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE AIRPORT MASTER AND AIRPORT LAYOUT PLANS PROJECT AT THE FERNANDINA BEACH MUNICIPAL AIRPORT: City Manager Gerrity pointed out that this is the agreement accepting the grant for the Airport Master Plan update and the FAA's share is 50% and there is no matching contribution from the City on this. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Miller, to approve Resolution 2014-103. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.3 RESOLUTION 2014-104 AUTHORIZING JOINT PARTICIPATION AGREEMENT #434703-1-94-15 WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE UPDATE AIRPORT MASTER AND AIRPORT LAYOUT PLAN PROJECT AT THE FERNANDINA BEACH MUNICIPAL AIRPORT: City Manager Gerrity explained that this was a Florida Department of Transportation's half of the Airport Master Plan update and there is no City match. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Gass, to approve Resolution 2014-104. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.4 RESOLUTION 2014-105 AUTHORIZING SUPPLEMENTAL JOINT PARTICIPATION AGREEMENT (JPA) #432763-1-94-15 WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE DESIGN AND REHABILITATION OF NORTH AIRCRAFT PARKING APRON, DRAINAGE, PERMITTING, SURVEYING, PROJECT MANAGEMENT, AND TESTING PROJECT AT THE FERNANDINA BEACH MUNICIPAL

AIRPORT: City Manager Gerrity reminded the City Commission of the flooding problems at the T-hangars and the FDOT has a \$60,000 grant available to correct those issues and there is no City match. **A motion was made by Commissioner Miller, seconded by Commissioner Gass, to approve Resolution 2014- 105. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.5 RESOLUTION 2014-106 AUTHORIZING A FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT AGREEMENT WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO RENOVATE TENNIS COURTS AT CENTRAL PARK: City Manager Gerrity explained that this was for a FRDAP grant agreement to accept \$50,000 for improvements to renovate the tennis courts and there is no City match. **A motion was made by Commissioner Gass, seconded by Commissioner Miller, to approve Resolution 2014-106. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.6 RESOLUTION 2014-107 AWARDDING BID #14-07 TO CBI CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$150,000 FOR THE EXPANSION AND RENOVATION OF THE MARTIN LUTHER KING, JR. CENTER RESTROOMS: City Manager Gerrity stated that this item is the contract to put additional restrooms at the MLK, Jr. Center and it is funded from recreational impact fees. **A motion was made by Commissioner Gass, seconded by Vice-Mayor Pelican, to approve Resolution 2014-107. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.7 RESOLUTION 2014-108 APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE (1) PARCEL TOTALING 2.7 ACRES LOCATED AT 714 BONNIEVIEW ROAD: City Manager Gerrity reminded the City Commission of the Ordinance change that makes it mandatory when the City extends water service the City requires an annexation agreement. He stated that this is the first one of those the City was exercising its authority to require a voluntary annexation agreement to extend water services. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Gass, to approve Resolution 2014-108. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.8 RESOLUTION 2014-109 APPROVING AN AMENDMENT TO THE BUDGET FOR THE FISCAL YEAR 2013-2014: City Manager Gerrity reported that two pumps in the wastewater division were struck by lightning and needed to be replaced. He stated that there was also a third one that was damaged with sand. He explained that there were funds in the Wastewater Contractual account to be moved to the Wastewater Repairs/Maintenance Equipment account. **A motion was made by Commissioner Gass, seconded by Vice-Mayor Pelican, to approve Resolution 2014-109. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.9 RESOLUTION 2014-110 APPROVING THE SETTLEMENT AGREEMENT IN THE CASE OF CITIZENS AWARENESS FOUNDATION, INC. V. CITY OF FERNANDINA BEACH: City Attorney Bach explained that this Resolution approves a Settlement Agreement in the Case of Citizens Awareness Foundation v. City of Fernandina Beach having Case No: 14 CA 000214 with regard to a public records lawsuit. She stated that Westrec is paying the \$5,000 settlement and the City paid the deductible of \$2,500. **A motion was made by Commissioner Gass, seconded by Commissioner Miller, to approve Resolution 2014-110. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.10 RESOLUTION 2014-111 SUBMITTING TO THE CITY ELECTORS ADVISORY, NON-BINDING STRAW BALLOT QUESTIONS ASKING WHETHER CITY COMMISSION SHOULD BORROW MONEY TO COMPLETE WATERFRONT IMPROVEMENTS AND A PARKING GARAGE DOWNTOWN; ALSO ASKING WHETHER CITY COMMISSION SHOULD INVESTIGATE CHANGING ZONING FOR THE GOLF COURSE TO ALLOW FOR POSSIBLE FUTURE SALE OF ALL OR PART OF THE GOLF COURSE; PROVIDING FOR A REFERENDUM ELECTION: City Attorney Bach corrected the last sentence of section 5 to delete the second sentence “the Resolution would take effect immediately upon passage.” Commissioner Corbett suggested an amendment to remove question #3 from this Resolution. He pointed out that Billy Casper Golf has another year and four months on their contract. He commented that the City was also considering redoing their contract so it doesn’t make sense to put it on to sell. Commissioner Miller reminded the City Commission that this question was being asked to try to gain information about the possibility of doing this and if this was something the citizens would consider. Commissioner Corbett expressed his opinion that the question didn’t need to be on it. City Attorney Bach briefly explained how the City Commission could proceed. **A motion was made by Commissioner Corbett, seconded by Vice-Mayor Pelican, to remove question #3 from the Resolution.** Mayor Boner suggested discussing this and waiting to vote until the City Commission has heard from the public. *The consensus of the City Commission was to hear from the public prior to the vote.*

Mr. George Sheffield, 28 South 7<sup>th</sup> Street, referred to the Fernandina Beach Golf Course and commented that it is worthwhile to get the feel of the people. He pointed out that his family owns Amelia River Golf Course and the land that it is on is owned by the City and they pay the City \$200,000 annually. He stated that the Sheffield’s have managed to turn that course around and increase revenue by 50% in the last 3 years. He pointed out that it is a challenging time and we have to figure out ways to have more sustainable uses. He expressed his opinion that the City should not sell the City Golf Course at all, because it’s a valuable asset. He stated that both golf courses serve different needs in the community. He commented that it might be wise to sell the north 9 holes, because the City isn’t going to need a 27 hole course. He referred to the management group’s offer to spend \$50,000 to renew the contract and expressed his opinion that the City shouldn’t consider that. He suggested waiting until the appropriate time and putting it out to bid to see what else is out there.

Mr. Sam Lane, 2408 Los Robles Drive, referred to the issue of whether the Golf Course should be on the ballot, and commented that as a risk manager you don’t take the risk if you can’t stand the consequences. He explained that if you want to find out if the people want that land sold ask them by putting out a survey. He requested the City Commission to take it off the ballot. He commented that it looked as if the City was going to tie together borrowing money for the waterfront improvements and the parking garage. He expressed his opinion that they should be two separate questions on ballot.

Ms. Pat Foster-Turley, 3033 Persimmon Circle, pointed out that the Golf Course is recreation land that belongs to the citizens and we don’t want to get rid of any recreational land. She commented that if the City can’t maintain 27 acres of a Golf Course for golf then the City could do like they’ve done at Fort George Island (Kingsley Plantation) where some of the golf course has gone fallow and is back into native wildlife. She stated that passive recreation lands are better than selling.

Mr. Doug Bailey, 3830 First Avenue, urged the City Commission to remove the golf course from the ballot. He commented that he liked the idea of taking a survey.

Ms. Robin Lentz, 802 Parkview Place East, expressed her concern with the ballot language and questioned what would be done to educate the voters so they can make an informed decision on voting day. She also had concerns with the \$8 million dollars for a parking garage and how to educate the voters about where the parking garage would be located and how many spaces it would include. She briefly commented about when the Greenway was put on the referendum the City Commission campaigned to educate people. She expressed her opinion that there isn't enough time to educate everyone about these questions.

Mr. Mike Pikula, 1889 Lakeside Drive South, commented that he liked the idea of using a survey instead of a straw poll. He referred to the wording of question #3 and questioned if this was just for the improved property where the Golf Course is operating or the rest of the property surrounding it, which is also zoned recreational. He stated that by putting this on a straw ballot indicates a desire to act on the result. He commented that if it is voted on to divest of some of that property it would be a mistake to divest of some of our community's most durable, valuable, and irreplaceable assets. He stated that if the City must close the Golf Course because of a financial drain on the community continue to use it in the next best use be it as conservation, recreation, or passive recreation of some kind. City Attorney Bach explained that the wording is up to the City Commission.

Mr. Tony Crawford, 3958 First Avenue, explained that waterfront has been discussed for 20 years. He commented that he does not understand why the City Commission is asking the public for input, because it has always been clear the community/public wants a waterfront park. He pointed out that the voters have to be educated, because they are not going to vote on something until they know what they are voting on and how much it is going to cost them in taxes to pay for that. He referred to the parking garage and questioned the need for a parking garage. He stated that he can always find a parking space, but it's not always in front of the store he wants to go to.

Commissioner Miller explained that after each election the new Commissioners get a tour of every department and have the opportunity to meet with every department head. He commented that when he did the tour what stood out was how much the Golf Course was costing the City. He pointed out it has a loan that had to be paid \$250,000 a year for the next seven years, and the City has had to put a lot of money into it. He stated that he started to question if this was the best use of the General Fund to support the Golf Course and if not what else could be done with it. He provided further comments about the background of this item as it relates to the Golf Course question. He commented that if it was up to him he would make it an 18 hole Golf Course and take 9 of it to be a nature preserve with a hiking trail, but he can't do that without finding out what the citizens want. He stated that he wants to do what is best for the City and what the citizens want to do. He noted there was motion on the floor to take question 3 off and commented that he would like to take all of it off. He provided additional comments about this item. There was some discussion to clarify the motion on the floor was to approve the Resolution with just question #1 and question #2. **Vote upon passage of the motion was taken by ayes and nays and was as follows:**

|                              |            |
|------------------------------|------------|
| <b>Commissioner Corbett:</b> | <b>Aye</b> |
| <b>Commissioner Miller:</b>  | <b>Aye</b> |
| <b>Commissioner Gass:</b>    | <b>Aye</b> |
| <b>Vice-Mayor Pelican:</b>   | <b>Aye</b> |
| <b>Mayor Boner:</b>          | <b>Nay</b> |

**Motion carried.**

Mayor Boner briefly commented about the difficulty of educating the voters on straw poll questions and if the voters don't understand what it is about they'll say no. He stated that he agrees with taking the Golf Course question off, but he also felt that the entire straw poll should be set aside for now. After a brief discussion about an appropriate motion, **a motion was made by Commissioner Corbett, seconded by Commissioner Gass, to approve Resolution 2014-111 as amended (with the removal of question #3).** After a brief discussion, City Manager Gerrity clarified that the cost of a parking garage came from the City of Winter Garden who built a parking garage for \$8 million dollars. **Vote upon passage of the motion was taken by ayes and nays and was as follows:**

|                              |            |
|------------------------------|------------|
| <b>Vice-Mayor Pelican:</b>   | <b>Aye</b> |
| <b>Commissioner Corbett:</b> | <b>Nay</b> |
| <b>Commissioner Gass:</b>    | <b>Aye</b> |
| <b>Commissioner Miller:</b>  | <b>Nay</b> |
| <b>Mayor Boner:</b>          | <b>Nay</b> |

**Motion failed.**

The City Commission took a brief recess at this time.

**7.1 FIRST READING OF ORDINANCE 2014-23 UTILITIES FEE SCHEDULE:** City Attorney Bach read Ordinance 2014-23 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, REQUESTING A 3% INCREASE TO WATER AND SEWER RATES FOR THE OPERATION OF THE CITY'S WATER AND SEWER SYSTEM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE." City Manager Gerrity explained that this was first reading of the Ordinance to increase the water and sewer rates by 3%, which was based on the rate study to keep both funds healthy. He stated that this is to keep up with the higher rate of electricity and a small increases in salaries. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Corbett, to approve Ordinance 2014-23. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**7.2 FIRST READING OF ORDINANCE 2014-24 MASTER FEE SCHEDULE:** City Attorney Bach read Ordinance 2014-24 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ESTABLISHING AND AMENDING FEES FOR THE CITY CLERK'S OFFICE, GOLF COURSE, MARINA, AIRPORT, COMMUNITY DEVELOPMENT, PARKS AND RECREATION, CEMETERY, FIRE DEPARTMENT, SANITATION, POLICE DEPARTMENT, AND IMPACT FEES FOR FY 2014/2015; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE." City Manager Gerrity referred to page 198 and requested to strike the \$25 a year self-fueling fee. **A motion was made by Commissioner Gass, seconded by Vice-Mayor Pelican, to approve Ordinance 2014-24 with the removal of the \$25 self-fueling fee on page 198. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**7.3 FIRST READING OF ORDINANCE 2014-25 ANNUAL PAY & CLASSIFICATION PLAN:** City Attorney Bach read Ordinance 2014-25 by title only, which was as follows: "AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, ESTABLISHING AN UPDATED CLASSIFICATION PLAN FOR FISCAL YEAR 2014/2015, PURSUANT TO SECTION 120 OF THE CITY CHARTER AND SECTION 62-247 OF THE CODE OF

ORDINANCES OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.” A motion was made by Commissioner Corbett, seconded by Commissioner Gass, to approve Ordinance 2014-25. City Manager Gerrity pointed out that there are very few changes in this from last year. He stated that there is a new category called Maintenance Director and both Mr. Glisson and Mr. Lester would move into that category. Commissioner Gass questioned where there is an Administrative Services Manager. City Manager Gerrity replied that is Ms. Nicole Bednar’s position. He pointed out that there was a change from Operations Superintendent to Airport Operations Manager for Mr. Kozakoff. There was a review of the change in the scale for these positions. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

7.4 FIRST READING OF ORDINANCE 2014-27 ZONING CHANGE – DADE STREET & NORTH 3RD STREET: Mr. Clyde Davis, attorney representing the Ocean Highway and Port Authority (OHPA), clarified that this was a request to change the zoning on two parcels of real estate that the Port Authority has owned for ten plus years. He stated that the parcels are currently zoned for residential and the request was to rezone them to Public and Institutional. He explained that the OHPA is a special district that is created by the State of Florida, and they have a number of jobs including the operation of a maritime port in the City of Fernandina Beach. He pointed out that the long term use of this property would be for the location of offices for the OHPA and related maritime functions such as ship agents, harbor pilots, etc. He stated that in the short term it would be used for parking. He briefly explained the needs for parking which included the need to move the current parking along the water and to utilize the lots for the purpose that they were acquired for. He pointed out that the ten year Port Master Plan was working its way through the system, and one of the aspects of Port planning was to use the maritime properties for optimum purposes and move other functions farther away from the waterfront. He stated that using waterfront property for parking is not the highest and best use for that lot.

Commissioner Gass questioned if they would ever park semi-trucks in that parking lot. Mr. Davis replied he believed the City has restrictions from doing so. He commented that he believed the Port Commission would approve a covenant running with the land to restrict use or a development agreement. There was a brief discussion about the requested rezoning and shift of use, which was included in the Port Master Plan. The second reading of this Ordinance if it passes on first reading would be on September 16<sup>th</sup>. It was noted that the parking area would have to go through the planning process that includes design and being ADA compliant. Commissioner Corbett suggested tabling Ordinance 2014-26 indefinitely until some of these things are looked at. City Planner Kelly Gibson pointed out that staff has to have the land use and zoning in place prior to an application being made before the Technical Review Committee (TRC) or the Historic District Council (HDC) to design a development consistent with that land use and zoning. After a brief discussion about this, Vice-Mayor Pelican requested clarification of the difference between the proposed zoning now versus what it was eight years ago. City Planner Gibson explained that the zoning they applied for in 2006 was to a General Commercial land use and C-2 zoning, which provides for a lot more intensive range of commercial activities. She stated that the application today is for Public and Institutional or PI-1 zoning that greatly limits the types of uses on that property. She clarified that the uses are compatible with the nature of a governmental function such as offices, parks, parking lots, and other things you would need to support governmental functions. It was pointed out that it was not required to have the site fully designed and engineered before changing the land use. There was a further explanation about this change including that the City code has a number of requirements with regard to parking lot design and landscaping that would be reviewed as part of the review of the site planning process with the TRC and the HDC.

Mr. Chuck Hall, 315 Calhoun Street, explained that he did not believe this is public property. He stated that he did not think this rezoning is a separate issue from the Master Plan. He commented that he believed that the entire Master Plan and the entire change to the Port Authority is part of something that is bigger and far more complicated than you can vote on today. He requested the City Commission to wait until the Planning Advisory Board (PAB) does their due diligence, and then look again at this rezoning. He commented that the Port was starting to shift its weight and move into areas they have not moved into before including moving into the Historic District. City Manager Gerrity pointed out that the PAB did meet on the proposed rezoning and issued a recommendation of approval with a 5-2 vote at their regular meeting on July 9, 2014.

Mr. Chip Sasser, 723 St. Bernard Trail, Waycross, Georgia, stated that with some partners he has been purchasing lots in the downtown area. He explained that they have purchased these lots with the idea of building Historic Fernandina style homes, and they have purchased a lot next to the proposed zoning change. He read into the record an email he sent to the City Commission to not move forward with proposed change to the parcels named in the public notice.

Ms. Judith Lane, 2408 Los Robles Drive, pointed out that she is a member of the PAB and commented that the board was divided on this. She stated that the board was even split on the idea that this is a separate issue from the Master Plan. She noted that three City Commissioners were at the presentation the PAB had from the Port's consultant. She explained that she has read through the 240 pages of the Port's plan as well as other documents, and the board was still doing additional research. She pointed out that she was one of the members that voted against the proposed change, because she thought that the Port didn't prove its case at that point. She suggested the City Commission continue this item to have the benefit of what the PAB was saying for the Port's Master Plan.

Mr. Chip Ross, 210 North 3<sup>rd</sup> Street, expressed his opposition of the proposed zoning change. He pointed out that the Port purchased residentially zoned property, demolished a residential structure, and now wants a zoning change because the lot is vacant. He stated that this zoning change allows expansion and accessory use of the Port into a residential district. He explained that in granting the zoning change it ignores the statutory requirements delineated in Section 11.01.07 of the Land Development Code. He pointed out that it appears the City was exceeding its authority because the land must be publicly owned to be placed in the Public Institutional District. He provided further comments against the proposed zoning change as contained in his letter to the City Commission.

Ms. Faith Ross, 210 North 3<sup>rd</sup> Street, explained that she was very concerned over the proposed zoning change of the parcels. She stated that she has fought to maintain the Historic District for the community, and every little bit we lose is devastating. She pointed out that people work hard to maintain their properties. She commented if a parking lot is allowed then tractor trailers may be parked there and containers may be placed there. She pointed out that this doesn't do anything for the tourist attraction of the area nor does it help the tax base, since these lots would be taken off the tax rolls. She requested the City Commission consider delaying this issue until there is chance to be educated as to the intent of the Port's Master Plan.

Mr. George Sheffiled, 28 South 7<sup>th</sup> Street, considered the Port a valuable asset to the community, and commented that it's unfortunate that the Port shares a border with the Historic District. He expressed his opinion that the Port doesn't need to take any more southern advances on the Historic District. He referred to traffic and noted that traffic has increased significantly over last the 8 years. He pointed

out that significant growth to the Port is going to make traffic worse. He expressed his concern with any growth in the Port that might be a threat to the Historic District. He implored the City Commission to understand the long term impact of changing the Port zoning.

Mr. Harrison Poole, 303 Centre Street, on behalf of Mr. Bernkrant for properties in the immediate vicinity of these Port parcels, reported that his client spent significant sums acquiring his properties. He pointed out that prior to this investment his client did his research including looking at the zoning and the character of the area. He stated that part of the weight of his client's decision was based on residential zoning remaining the same. He commented that he had no doubt to rezone it was what is best for the Port, but that is not what is best for the City, the Historic District, or the neighboring property owners. He referred to the Port's argument that the lots with the current zoning don't add any value to the property, and explained that he was saying don't take that value away from the neighboring properties when they've relied on these zonings. He expressed concern about the allowable uses and accessory uses that would be permissible under the proposed zoning change. He urged the City Commission to deny the requested zoning change.

Mr. Mark Ross, 227 North 3<sup>rd</sup> Street, requested the City Commission to consider that the Port is surrounded on three sides by residential properties. He commented that the Port purchased the parcels as residential and it should stay residential. He noted that the Port's long term plan was to build offices and pointed out that would create more parking issues. He requested that the City Commission deny the requested change.

Mr. Clyde Davis commented that if parking on the street is a problem then it would seem that a parking lot is the solution to that problem. He explained that there are two lots, and he didn't know of any reason why the Port would put two offices down there. He stated that parking for Port employees and making it available for others such as the Catholic Church are the real purpose for the change. He commented that he was hearing that property owners want to use the Port's vacant land as a buffer, which suits the property owner's needs but not the Port's needs. He suggested that an intermediate zoning use between the industrial use is appropriate land use planning. He pointed out that this property has been owned by the Port Authority for ten years, and the issue of coming off the tax rolls is not an issue because it is already owned by a public entity. He explained that they were asking for zoning that is consistent with the ownership of the property by a public entity. He provided further comments in support of the requested zoning change. Commissioner Miller inquired what the purpose was of purchasing the residential property if the Port didn't intend for it to be used for commercial use. Mr. Davis stated that he wasn't the attorney at the time, but his understanding was that post 9/11 the Florida Department of Law Enforcement (FDLE) looked at port operations and they were in charge of port security issues in the State of Florida. He explained that the FDLE said at that time the Port needed to move the parking for the employees from the current location to another location, and that was a good place to put it. He pointed out that grant funding was provided for that acquisition. Vice-Mayor Pelican inquired if those parcels have to be used for that purpose otherwise the funding would have to be returned. Mr. Davis stated that he was not involved with the funding process so he could not make that representation.

City Attorney Bach read Ordinance 2014-27 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL (R-2) TO PUBLIC & INSTITUTIONAL (PI-1), FOR PARCELS TOTALING 0.61 ACRES OF LAND LOCATED AT DADE STREET AND NORTH THIRD STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE."

Commissioner Gass inquired how time sensitive this request was. Mr. Davis replied that it is time sensitive in the sense that the Port needs to move forward with these plans so that they could get the parking issue addressed around the Port. He explained that right now Port employees are parking along the waterfront, in between warehouses, and along 3<sup>rd</sup> Street interfering with some residential uses. There was some discussion about the current parking situation and access to the Port.

Mr. Len Kreger, 1739 North Fletcher Avenue, explained that he is on the PAB and he voted against the proposed Port zoning changes. He commented that the information he was hearing tonight is different from what he heard at the PAB. He referred to the security issue and explained that when the PAB asked for documentation it was just a lot of smoke. He stated that when he goes down there is ample parking on the waterfront, and this was brought to the PAB before the Master Plan. He recommended tabling this until the PAB reviews the Port Master Plan. There was some discussion about these comments.

Mr. Keith Bernkrant, 424 North 3<sup>rd</sup> Street, noted that per the Port's report they are operating at 60% and commented yet they need more parking. He explained that his company is a CTPAT member, which is Customs Practice Trade Against Border Protection and they aren't allowed to park in their unloading area. He questioned having customs being the point of security because they are supposed to protect our borders

Mr. Davis apologized for any confusion, and commented that he assumed his letter to Ms. Gibson dated May 29<sup>th</sup> was part of the record. He clarified that it shows the extent to which they discuss security issues. He reminded the City Commission that the office of management and budget said that they want more parking for the customs house, and that is one of the driving forces of this change. He pointed out another force is that the FDLE nine years ago said the Port needed to move the employee parking. He provided further comments about this request including that there are operation safety reasons to have the cars moved to safer locations.

Commissioner Corbett commented that it appears there are a lot of question about this that have not been answered. After a brief discussion about an appropriate motion, **a motion was made by Commissioner Corbett, seconded by Commissioner Gass, to table this until December 2, 2014 which will allow the PAB sub-committee time to meet. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

7.5 FIRST READING OF ORDINANCE 2014-26 FUTURE LAND USE MAP AMENDMENT – DADE STREET & NORTH 3<sup>RD</sup> STREET: City Attorney Bach read Ordinance 2014-26 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP TO ASSIGN A CITY FUTURE LAND USE MAP CATEGORY OF PUBLIC AND INSTITUTIONAL (PI), FOR PARCELS TOTALING 0.61 ACRES OF LAND LOCATED AT DADE STREET AND NORTH THIRD STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE." **A motion was made by Commissioner Corbett, seconded by Commissioner Gass, to table this until December 2, 2014 which will allow the PAB sub-committee time to meet. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

7.6 FIRST READING OF ORDINANCE 2014-28 CHARTER AMENDMENTS: City Attorney Bach read Ordinance 2014-28 by title only, which was as follows: "AN ORDINANCE OF THE

CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, SUBMITTING TO THE CITY ELECTORS PROPOSED AMENDMENTS TO THE CHARTER WHICH AMEND SECTION 9 BY INCREASING THE TERMS OF COMMISSIONERS FROM THREE TO FOUR YEARS; CITY GENERAL ELECTION TO BE HELD IN EVEN NUMBERED YEARS; PROVIDING FOR A REFERENDUM ELECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.” She pointed out there are three different options for the City Commission to consider and there are many more options possible. She stated that two of the options mean that the last City only election would be in 2015 and the last option means that the City doesn’t have to have an election in 2015. She explained that option 3 groups 4 and 5 (Mayor Boner and Commissioner Gass) terms would be extended for one year to 2015 and they would run then for a four year term; groups 2 and 3 (Commissioner Corbett and Vice-Mayor Pelican) were up for election and if the referendum passes the term would be for four years; and group 1 (Commissioner Miller) would be for four years.

The City Commission took a brief recess at this time.

Commissioner Miller inquired if there was a way to do this where there wouldn’t be three Commissioners coming up for election in the same year. City Attorney Bach stated she couldn’t figure out a way. There was some discussion about which option and variations of the options to be fair moving toward four year terms.

Commissioner Corbett suggested the following: Group 1 term would be up in 2016 and the next term would be up in 2020; Groups 2 and 3 election this year with a three year term to 2017 and in 2017 there would be a one year term race; and Groups 4 and 5 election in 2015 for a three year term ending in 2018 and then the four year terms would begin. There was some discussion about this suggestion and it was pointed out that the Charter limits Commissioners to two successive full terms in office.

Mayor Boner inquired if the ballot will state that this was based on a recommendation of the Charter Review Committee. City Attorney Bach stated that she had enough words to add that. She pointed out that the Charter Review Committee has been adjourned for seven years. **A motion was made by Commissioner Corbett, seconded by Commissioner Gass, to approve Ordinance 2014-28 with four year Commissioner terms matrix as just proposed (Group 1 term would be up in 2016 and the next term would be up in 2020; Groups 2 and 3 election this year with a three year term 2014 to 2017 and in 2017 there would be a one year term race then in 2018 for a four year term until 2022; and Groups 4 and 5 election in 2015 for a three year term ending in 2018 and then the four year terms would begin). Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**8.1 BOARD APPOINTMENT TO THE BOARD OF TRUSTEES OF THE GENERAL EMPLOYEES’ PENSION PLAN:** According to the agenda support documents, there was one (1) appointment to the General Employees’ Pension Plan. **A motion was made by Vice-Mayor Pelican, seconded by Commissioner Corbett, to appoint Mr. Steven Herbert to the Board of Trustees of the General Employees’ Pension Plan. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

#### CITY MANAGER REPORTS:

DÉJÀ VU: City Manager Gerrity commented that tonight’s meeting was like déjà vu for him, because he was on the City Commission when the 2006 Port issue was discussed, we’ve discussed the

Golf Course more times that he cares to count, the City has had numerous waterfront discussions, and numerous discussion on Commissioner terms.

FLORIDA LEAGUE OF CITIES: City Manager Gerrity reported that last week he attended the Florida League of Cities conference in Hollywood, Florida. He stated that there was a lot of good information. He commented that it was a wonderful town, but when he comes back he has a new appreciation for Fernandina Beach.

CITY ATTORNEY REPORTS: The City Attorney had no reports at this time.

CITY CLERK REPORTS:

CODE BOOKS: City Clerk Best requested Mayor Boner and Commissioner Corbett bring their code books to the City Clerk's Office so that they could be updated.

BOARD VACANCIES: City Clerk Best reminded the community that the Board of Adjustment has one alternate vacancy; the Code Enforcement and Appeals Board has two alternate vacancies and one regular board member vacancy; and the Planning Advisory Board has two alternate vacancies and one regular board member vacancy.

MAYOR/COMMISSIONER COMMENTS:

MAIN BEACH: Vice-Mayor Pelican expressed her compliments on the nice job on the Main Beach parking lot improvements. She commented that after the heavy rain the water doesn't sit there as long.

WELCOME: Vice-Mayor Pelican reported that Commissioner Corbett she attended the Iwo Jima welcome port ceremony at Mayport last Sunday. She stated that it was very heartwarming welcoming them to our area.

VOTING: Vice-Mayor Pelican reminded the community that early voting has started at the MLK Recreation Center.

WELCOME: Commissioner Corbett echoed Vice-Mayor Pelican's sentiments regarding the Iwo Jima welcome ceremony. He pointed out that the Vice-Mayor Pelican had a nice Proclamation from the City to the sailors coming in. He noted that the City would be getting a picture of the USS Iwo Jima for City Hall.

GREAT SOUTHERN TAILGATE: Commissioner Corbett commented that this weekend is the Great Southern Tailgate Cook off at Main Beach.

NON-PROFITS: Commissioner Gass reported that she had a citizen visit her that wants to contribute \$200 as seed money towards the City non-profit program, another citizen wants to contribute \$50, and a businessman wants to donate \$5 a month. She commented that anyone else that wants to participate in the program checks can be made out to the City of Fernandina Beach and mark it as non-profits.

CONGRATULATIONS: Commissioner Miller extended his congratulations to the Marina on their mention as a pet friendly marina in the marina magazine. He also congratulated the City Commission on passing the Ordinance to allow dogs on restaurant patios. He also congratulated the marina staff

**DRAFT**

**MINUTES**

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for docking a large vessel in the terrible storm Friday afternoon. He explained that the marina staff were out there in the pouring rain standing by the cleats waiting to help this large vessel dock.

**GOLF COURSE:** Commissioner Miller briefly explained that he wanted to clear the air as it pertains to his employer (George Sheffield) and stated that he has never had the conversation about the Golf Course. He pointed out that the only conversation he has had with any member of the Sheffield family was looking at the Golf Course revenue, because they are managing a golf course to see how the City could improve its revenue at the City Golf Course and some suggestions were made. Mayor Boner commented that he had a brief conversation with Wes Sheffield about how the golf course was running and how much they spend to maintain 18 holes in order to get an idea of where the City Golf Course stood. He stated that he had a similar conversation with several other golf courses to try to find out how much money we spend to maintain and improve the course.

**CONGRATULATIONS:** Mayor Boner extended his congratulations to Babe Ruth coaches and team players who did a great job.

**ADJOURNMENT:** There being no further business to come before the Commission, the meeting was adjourned at 9:38 p.m.

**ATTEST:**

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CAROLINE BEST  
City Clerk

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EDWARD E. BONER  
Mayor-Commissioner

The City Commission of the City of Fernandina Beach, Florida, met in a Regular Meeting on Tuesday, November 17, 2015 at 6:00 pm in the City Commission Chambers. Present were Mayor Ed Boner presiding, Vice-Mayor Johnny Miller, Commissioners Pat Gass, Robin Lentz, and Tim Poynter. Also present were City Manager Pro Tem Marshall McCrary, City Attorney Tammi Bach, and City Clerk Caroline Best.

Mayor Boner called the meeting to order and had a moment of silence in recognition of those that lost their lives in France. He led the Pledge of Allegiance to the Flag. The invocation was then given by Reverend Van Power of The Journey Church.

4.1 PRESENTATION – GREAT PLACES IN FLORIDA AWARD: Mr. Brian Teeple with the Northeast Florida Regional Planning Council along with Mr. Tony Robbins on behalf of the Florida Chapter of the American Planning Association thanked the City Commission for the opportunity to be here. He presented the City the 2<sup>nd</sup> annual Great Places in Florida People’s Choice Award for Historic Downtown Fernandina Beach. He briefly explained the Great Places Award celebrates communities that have a true sense of place, cultural and historic interest, and strong community involvement. He commented nearly 4,000 people voted and Historic Downtown Fernandina Beach received the most votes out of the finalists. He stated Historic Downtown Fernandina really exemplifies everything that a “Great Place” has, because it is a vibrant downtown that values its historical culture and environmental assets.

4.2 PRESENTATION – AMELIA ISLAND VINTAGE GRAND PRIX: Mr. Tony Parella, Sportscar Vintage Racing Association (SVRA) owner, reminded the City Commission that he was here earlier this spring requesting to move forward to get Federal Aviation Administration (FAA) approval, and reported they completed the process and the FAA supports the proposal. He stated the first batch of invitations for Amelia Island Vintage Grand Prix at the Airport in March 2016 were sent out a week ago, and they already have 40 cars registered. He explained the City Commission voted to do a five year agreement subject to a performance bond/maintenance bond, and pointed out that each year they would have to get FAA approval. He requested the City Commission move forward with an agreement with information clearly outlining what was needed for the maintenance bond as well as the insurance requirements. He also requested the City move forward to apply for next year’s FAA approval now. There was a brief discussion about applying for next year’s event with the FAA.

City Attorney Bach noted that Mr. Parella was asking for an agreement and that would come back to the City Commission. She stated if the City Commission supports submitting an FAA application for approval for next year’s event she was not sure if there was a cost associated with that. Mr. Parella explained he paid the cost and expects to pay it again each year. He pointed out he had to go through the City to apply to the FAA. He stated he would email the City Attorney the things that were initially outlined for the agreement. City Attorney Bach noted Mr. Parella was seeking a five year agreement, and inquired if the City Commission was ok with that. Commissioner Poynter stated he thought that was talked about when Mr. Parella first presented. It was noted Mr. Parella would contact the City Attorney and an agreement would be brought back to the City Commission.

Mr. Parella expressed his thanks to the City Commission, former City Manager Joe Gerrity, Mr. Andrew Holesko with Passero Associates, and the Airport Advisory Commission (AAC).

4.3 PRESENTATION – COMMUNITY REDEVELOPMENT AREA (CRA) UPDATE: CRA Advisory Board Chair Arlene Filkoff expressed thanks for agreeing to do the assessment on the waterfront and the area on the Wade-Vuturo property. She stated the CRA Advisory Board took

recommendations to the Planning Advisory Board (PAB) in regard to changing some of the incentives for development in the CRA that didn't require Comprehensive Plan changes, and the PAB voted to recommend bringing it forward to the City Commission. She explained the board was in the process of assessing the current CRA and trying to understand the issues and the opportunities that might exist within the current CRA. She commented the board would come back within three to four months with recommendations and hopefully some strategies to help the CRA become successful. She explained Mr. Kreger is involved with the St. Johns Water Management District doing coastal surveys, and he brought to the board the need to initiate a flood mitigation strategy. She pointed out all of the CRA is in the flood plain so not only do they have design guidelines from the City to meet, but any development would need to meet FEMA requirements as well. She stated a flood mitigation study was something that the Community Development organization was supportive of the board initiating. She explained the board was told there was not a complete survey of what we have in place City-wide for storm water at this point. City Manager Pro Tem McCrary replied survey level data no. Ms. Filkoff stated the board was concerned about what has been done already in the CRA, and some people have said the infrastructure is all done. She pointed out storm water was not done at all in the CRA. She explained the board recommends that a survey be done to tell us what is done, what it looks like, and what its condition is before the City spends money on storm water without having a good understanding of what is currently in place. She briefly commented about the City talking with the railroad about one issue at a time without a clear understanding of what the overall plan wants to look like, because they could say the City could do something without knowing it would have an effect on another part of the plan. She explained the board recommended a partnership be established with the railroad as well as the Port, and someone be named to own that relationship with those two entities. Mayor Boner questioned if the board was suggesting someone with a planning background or someone from the public. Ms. Filkoff replied the board did not come up with a name, but the only name the group thought might be appropriate would be Mr. Martin. Commissioner Gass inquired if the new director of the Main Street program would fall under that category. Ms. Filkoff commented that was a possibility, but she thought much of the work that would need to be done with the railroad and the Port might fall more under the infrastructure category. There was some discussion about this and it was noted this would be a priority of the new City Manager.

4.4 BUDGET SUMMARY: Vice-Mayor Miller referred to the Golf Course notes and questioned being unable to determine sales in the pro shop and food and beverage. Controller Patti Clifford explained the City gets the financials from their Virginia office, and she didn't think they had all of their data in when the City had to close the books.

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT AGENDA:

BEACH ACCESS 33: Ms. Joann Bean, 141 North 15<sup>th</sup> Street, expressed her thanks to the City Commission for writing the Ordinance protecting beach access and the public right-of-way. She commented staff and the designer of the walkway both said we could probably put two or three parking spots at access 33. She expressed her hope the City would add that so the designer of the sidewalk can plat this at the same time. City Manager Pro Tem McCrary explained the Ordinance is not specific to this particular project. He stated the Ordinance is quite broad to cover someone requesting an encroachment of all sorts at a given beach access. He pointed out it was appropriate before this project can be built the City Commission would have to see it and say yes or no. Ms. Bean briefly commented about having parking at beach access 33.

PORT CONTINGENCY PLANS: Mr. Chip Ross, 210 North 3<sup>rd</sup> Street, reminded the City Commission of his question about the Port of Fernandina's apparent lack of contingency plans for hazardous materials, spill, fire, explosion at the Port. He explained he did further research and contacted the Senior Regional Planner of District 4 of the LEPC Staff (Northeast Florida Emergency Planning Committee) and Kinder Morgan Nassau Terminals (operates the Port). He pointed out he forwarded the letter received from Kinder Morgan, which had a list of plans the Port has for hazardous materials, spill, fire, explosion. He stated no plans were attached to the letter and it appears that the Ocean Highway Port Authority (OHPA), the City, the Fire Department, nor anyone else has those specific plans. He explained he filed a public records request for a copy of the many contingency plans Kinder Morgan listed and suggested the City politely file a similar request and disseminate that information to the public.

UNINTENDED CONSEQUENCES: Mr. Merdado Monzon, 2242-A First Avenue, referred to the unintended consequences of not acting and limiting the flow of hazardous materials through the Port of Fernandina. He provided a PowerPoint presentation which contained pictures and details about the Tianjin Port explosion in China three months ago that destroyed an area of 4 miles. He commented the chemicals alone could not really account for what happened, but when a fire started in the warehouse the sprinklers sprayed water which reacted with calcium carbide to generate acetylene gas that exploded and caused a bigger fire. He expressed his concern about the comments made by the Tianjin officials that parallel what has been made by OHPA officials (they didn't know what was in the warehouse). He also expressed his concern about the understaffing of the Fire Department, the lack of a local hazmat team, the lack of emergency plans, and Kinder Morgan's poor safety performance, which creates perfect storm conditions for a similar catastrophic event at the Port of Fernandina. He presented a short video of the Tianjin explosion, and explained a Resolution would be presented to the City Commission asking for support to limit the flow of hazardous chemicals through the Port. He urged the City Commission to support that Resolution and prevent the unintended consequences of not doing so.

6. CONSENT AGENDA: The following nine items were on the Consent Agenda and were approved by one motion.

6.1 APPROVAL OF MINUTES: According to the agenda support documents, the following Minutes were presented for approval: the Regular Meeting of September 15, 2015; the Joint Workshop Meeting with PAB of September 16, the Special Meeting of September 22, 2015; the Special Meeting of September 22, 2015; the Special Meeting of September 23, 2015; and the Special Meeting of September 29, 2015. Staff recommended approval of the Minutes as presented. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.2 RESOLUTION 2015-153 AWARDDING BID #15-05 FOR WATER TOWER PIPE REPLACEMENT TO TANK REHAB.COM, LLC: According to the agenda support documents, this Resolution awards Bid # 15-05 to Tank Rehab.com LLC for the annual contract to replace the pipe on the water tower. Staff recommended approval of Resolution 2015-153. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.3 RESOLUTION 2015-154 APPROVING A PROPOSAL FROM INSITUFORM TECHNOLOGIES, LLC IN AN AMOUNT NOT TO EXCEED \$249,761.80 FOR THE

REHABILITATION OF SEWER LINES BY WAY OF A "PIGGYBACK AGREEMENT" TO THE CONTRACT WITH CLAY COUNTY UTILITY AUTHORITY, MIDDLEBURG, FL: According to the agenda support documents, this Resolution approves the proposal from Insituform Technologies, LLC to perform sanitary sewer line rehab services in an amount not to exceed \$249,761.80 as a piggyback agreement with the Clay County Utility Authority. Staff recommended approval of Resolution 2015-154. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.4 RESOLUTION 2015-155 APPROVING THE PURCHASE OF EIGHT (8) VEHICLES FOR THE CITY FLEET THROUGH THE FLORIDA SHERIFF'S ASSOCIATION VEHICLE BID AWARD (#15-23-0904): According to the agenda support documents, this Resolution approves the purchase of eight (8) vehicles for the City fleet through the Florida Sheriff's Association Vehicle Bid Award #14-22-0904. Staff recommended approval of Resolution 2015-155. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.5 RESOLUTION 2015-156 APPROVING THE PURCHASE OF ONE (1) 2016 INTERNATIONAL WORKSTAR DUMP TRUCK FOR THE UTILITIES DEPARTMENT THROUGH THE FLORIDA SHERIFF'S ASSOCIATION VEHICLE BID AWARD (#15-23-0904): According to the agenda support documents, this Resolution approves the purchase of one (1) 2016 International Workstar for the Utilities Department through the Florida Sheriff's Association Vehicle Bid Award # 15-23-0904. Staff recommended approval of Resolution 2015-156. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.6 RESOLUTION 2015-157 APPROVING AN AMENDMENT TO THE BUDGET FOR THE FISCAL YEAR 2015-2016: According to the agenda support documents, this Resolution approves a budget transfer totaling \$10,400 within the Marina budget for FY 2015/2016. Staff recommended approval of Resolution 2015-157. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.7 RESOLUTION 2015-158 APPROVING AMENDMENTS TO THE BUDGET FOR THE FISCAL YEAR 2014-2015: According to the agenda support documents, this Resolution approves budget transfers totaling \$35,450 within the Golf Course and Utilities Department budget(s) for FY 2014/2015. Staff recommended approval of Resolution 2015-158. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.8 RESOLUTION 2015-159 APPROVING AN AMENDMENT TO THE BUDGET FOR THE FISCAL YEAR 2015-2016: According to the agenda support documents, this Resolution approves a budget transfer totaling \$6,000 from the General Fund Contingency to the Finance and Human Resources Department(s) for FY 2015/2016. Staff recommended approval of Resolution 2015-159. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

6.9 RESOLUTION 2015-160 ACCEPTING AN EASEMENT FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR AN OFFSHORE SAND BORROW AREA TO BE USED FOR THE BEACH RENOURISHMENT PROJECT: According to the agenda support documents, this Resolution accepts the Sovereignty Submerged Lands Easement from the Florida Department of Environmental Protection (FDEP). Staff recommended approval of Resolution 2015-160. **A motion was made by Commissioner Gass, seconded by Commissioner Lentz, to approve the recommendation. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

7.1 RESOLUTION 2015-161 APPROVING THE INSTRUCTOR AGREEMENT BETWEEN MAHARAJ TENNIS, LLC AND THE CITY OF FERNANDINA BEACH TO PROVIDE PROFESSIONAL TENNIS INSTRUCTION AT CENTRAL PARK TENNIS COURTS: City Attorney Bach explained this was to approve a three year agreement between Maharaj Tennis, LLC (current tennis pro) and the City of Fernandina Beach. She pointed out it was not an exclusive agreement. **A motion was made by Commissioner Poynter, seconded by Commissioner Lentz, to approve Resolution 2015-161. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

7.2 RESOLUTION 2015-162 APPROVING THE BOSQUE BELLO CEMETERY MASTER PLAN: City Attorney Bach explained this was a Master Plan for the Bosque Bello Cemetery. Community Development Department (CDD) Director Adrienne Burke provided a brief presentation to explain the master plan enables cemetery caretakers to have a document that can be referred to over time, collect all information in one place, and help guide future decision making. She stated Bosque Bello Cemetery is a municipal cemetery that dates to 1798, and the oldest stone that was still extant is from 1813. She provided further details about the cemetery including there are approximately 5,500 burials and part of the ancient section was in the Old Town Historic District. She commented there is a portion of the cemetery that is not protected right now, and the State confirmed that the cemetery was potentially eligible for National Register listing. She explained a University of Florida PH.D. student was helping with a digital map of the cemetery. She referred to management issues and stated the cemetery is a City facility just like other facilities that need to be taken care of. She pointed out the General Fund doesn't cover any expenses for the cemetery, and eventually the cemetery would run out of space. She estimated the cemetery would be full in 12 to 15 years. She explained from the survey there was strong interest in having a columbarium or a memorial garden, which would be an area for urns. She commented that Parks impact fees could be utilized for that, because it is a facility expansion to meet new demand. She expressed her thanks to: Ms. Marie Santry, Mr. Chris Belcher, Ms. Teen Peterson, Ms. Marilyn Barger, Mr. Ron Noble, Ms. Suanne Thamm, Ms. Susan Steger, Ms. Nan Voit, Ms. Meredith Jewell, Ms. Erin Minnigan, Ms. Belinda Nettles, and Mr. Jack Heard for their assistance in this project. **A motion was made by Commissioner Gass, seconded by Commissioner Poynter, to approve the Master Plan (Resolution 2015-162). Mayor Boner thanked Ms. Burke and everyone involved. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

8.1 FIRST READING OF ORDINANCE 2015-31 VOLUNTARY ANNEXATION – 3133 & 3141 BAILEY ROAD: City Attorney Bach read Ordinance 2015-31 by title only, which was as follows: "AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ANNEXING 5.0 ACRES OF LAND LOCATED AT 3133 AND 3141 BAILEY ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE." **A motion was made by Commissioner Lentz, seconded by Vice-Mayor Miller, to approve Ordinance 2015-31. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

8.2 FIRST READING OF ORDINANCE 2015-32 FUTURE LAND USE MAP AMENDMENT – 3133 & 3141 BAILEY ROAD: City Attorney Bach read Ordinance 2015-32 by title only, which was as follows: “AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY’S FUTURE LAND USE MAP TO ASSIGN A CITY FUTURE LAND USE MAP CATEGORY OF MIXED USE (MU) FROM NASSAU COUNTY HIGH DENSITY, FOR A PARCEL TOTALING 5.0 ACRES OF LAND LOCATED AT 3133 AND 3141 BAILEY ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.” **A motion was made by Commissioner Poynter, seconded by Commissioner Lentz, to approve Ordinance 2015-32. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

8.3 FIRST READING OF ORDINANCE 2015-33 ZONING CHANGE - 3133 & 3141 BAILEY ROAD: City Attorney Bach read Ordinance 2015-33 by title only, which was as follows: “AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY’S ZONING MAP TO ASSIGN A CITY ZONING CATEGORY OF MIXED USE (MU-1) FROM NASSAU COUNTY COMMERCIAL NEIGHBORHOOD, FOR PARCELS TOTALING 5.0 ACRES OF LAND LOCATED AT 3133 AND 3141 BAILEY ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.” **A motion was made by Commissioner Lentz, seconded by Commissioner Poynter, to approve Ordinance 2015-33. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

9.1 SECOND READING OF ORDINANCE 2015-25 AMENDED AT FIRST READING - CODE AMENDMENT - SOLID WASTE: City Attorney Bach read Ordinance 2015-25 amended at first reading by title only, which was as follows: “AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 66, SOLID WASTE; AMENDING SECTION 66-1 DEFINITIONS; AMENDING SECTION 66-2 BY DELETING REFERENCE TO SUPERINTENDENT SINCE CITY USES A FRANCHISEE FOR SOLID WASTE REMOVAL; AMENDING SECTION 66-3 BY PROVIDING FOR BULK TRASH IN THE STREETS WITH PERMISSION FROM CITY MANAGER; AMENDING SECTION 66-6 BY PROHIBITING DUMPING TRASH AND RECYCLABLES IN CITY RECEPTACLES; AMENDING SECTION 66-36 REGARDING AUTHORITY OF CITY ONLY TO DISPOSE OF REFUSE IN THE CITY; AMENDING SECTION 66-38 TO ADD CART AS TYPE OF RECEPTACLE; AMENDING SECTION 66-41 BY DELETING REFERENCE TO SUPERINTENDENT AND DELETING REFERENCE TO DISPOSAL OF NEWSPAPERS; AMENDING SECTION 66-42; AMENDING SECTION 66-44 BY PROVIDING FOR DISABLED REFUSE SERVICE FOR DISABLED PERSONS BY APPLICATION; AMENDING SECTION 66-45 REGARDING PENALTIES TO INCLUDE \$100 CITATION FOR VIOLATIONS; AMENDING SECTION 66-46; CREATING SECTION 66-65 REGARDING CUSTOMER DEPOSITS; AMENDING SECTION 66-66 BY REWRITING IT IN ITS ENTIRETY REGARDING BILLING, PAYMENT AND DELINQUENCY; AMENDING SECTION 66-67 REGARDING ADJUSTMENTS TO BILLS; AND REPEALING SECTION 66-68 REGARDING DELINQUENTS BILLS TO CONSTITUTE LIENS SINCE LIENS COVERED IN SECTION 66-66; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. “ Mayor Boner opened the public hearing and there being no comments from the floor the public hearing was closed. City Attorney Bach clarified this was amended at first

reading to include the receptacles in the Central Business District be taken up by 11 am or two hours after pick-up and also the \$100.00 citation for violations. **A motion was made by Commissioner Poynter, seconded by Commissioner Lentz, to approve Ordinance 2015-25.** Commissioner Gass referred to Section 66-6 prohibiting dumping trash and recyclables in City receptacles, and questioned what a restaurant was to do with their broken down boxes. City Attorney Bach clarified this was saying no dumping on public property. Commissioner Gass inquired who would enforce this, and how the City envisioned this being enforced. City Attorney Bach replied the City has a Code Enforcement Officer and Police Officers to hand out citations. She noted in the Central Business District there have been complaints against property/business owners leaving receptacles in the right-of-way over and over again. She stated normally first they would get a warning and then the next time a citation. Commissioner Gass commented she didn't see Code Enforcement or the Police Department doing a drive by 11 o'clock every day to see whose trash can is out. She questioned how we envisioned this to take place. City Manager Pro Tem McCrary replied this regulation is there to arm the City when folks violate repeatedly. He stated when staff gets repeated reports about folks not adhering to the requirements it gives the City some more teeth to go after that property owner. Commissioner Lentz reported she attended the Downtown Historic Business Association meeting and Code Enforcement Officer Forstrom spoke to the group to let them know about this. She stated not all 48 members were present at the meeting and explained she wanted to make sure staff puts the word out to business owners. She commented over the summer Police Chief Hurley had a part-time Police Officer doing parking, and noted they could be used to monitor this. Commissioner Poynter stated there are a handful of people who violate it all the time, but he believes they would be more cognitive of it if it is a \$100.00 fine. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

10. BOARD APPOINTMENTS:

10.1 BOARD APPOINTMENTS - ARTS AND CULTURE NASSAU: According to the agenda support documents, there were two (2) appointments for Arts and Culture Nassau. **A motion was made by Commissioner Lentz, seconded by Commissioner Gass, to appoint Ms. Alice Payne and Ms. Evelyn McDonald to Arts and Culture Nassau. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

10.2 BOARD APPOINTMENTS - BOARD OF ADJUSTMENT: According to the agenda support documents, there were two (2) appointments for the Board of Adjustment. **A motion was made by Commissioner Gass, seconded by Commissioner Poynter, to appoint Mr. Burns and Ms. Mock to the Board of Adjustment. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

11. DISCUSSION – DIRECTION – ACTION ITEMS:

11.1 IN-CITY RATES FOR TAXPAYING BUSINESS OWNERS: City Attorney Bach explained this was put on the agenda at the request of the City Commission. She commented this was discussed in regard to golf and in City rates for taxpayers that don't reside in the City. She stated this could also be for property owners that own residential property. Commissioner Gass explained she has had conversations with different individuals that own property in the City, but live in the County. She stated for these individuals other than the income they realize from their investment they have no City rates for the pool or to play golf. She commented it seems to be a small price for the City to pay as a thank you for the taxes these individuals pay to the City. Commissioner Lentz expressed her support of this. She pointed out City residents still pay a fee, but it is discounted. She commented this may

encourage more people to use these services. She inquired what the next step would be. City Attorney Bach replied there would be a note in the fee schedule to clarify that you get in City rates if you pay taxes in the City. Vice-Mayor Miller inquired if Parks and Recreation weighed in on this or if their programs are crowded. City Attorney Bach explained the programs are first come first serve so if the program is full it is full. She stated staff can bring the fee schedule back to make this official with the note in there. Commissioner Poynter noted that the rates needed to be brought back to talk about, because the City Commission adopted last year's Parks and Recreation fees. After a brief discussion, ***the consensus of the City Commission was to revisit the master fee schedule Ordinance, since the City Commission supports moving forward with adjustments to the City's fee schedule for all City programs, with a note at the bottom that gives a reduced rate to City taxpayers.***

#### 11.2 AIRPORT RUNWAY USE – 2016 AMELIA ISLAND CONCOURS D'ELEGANCE:

Mayor Boner explained last week he was approached by the Chairman of the Concours D'Elegance Foundation and they have a problem with staging and parking trailers before the event. He commented this event is very important to the island, and it is a non-profit that has contributed over \$2.5 million dollars to charities including Community Hospice of North Florida, Spina Bifida of Jacksonville, Navy Marine Corps Relief Society, Shops with Cops, Micah's Place, and local hospice. He stated the Federal Aviation Administration (FAA) may or may not have to approve one of the solutions being proposed. He pointed out that time was important, because knowing the event has a place to stage for future years is important to keep the Concours on the island.

Mr. Andrew Holesko, Program Manager with Passero Associates, stated this concept has been talked about over the past six days. He explained during those six days it was briefly discussed at the Airport Advisory Commission (AAC) meeting, and each day after speaking with the Mayor about this the idea it has been improved. He pointed out the question was whether the City could accommodate additional trailer and automobile parking on the Airport, and would the City chose to. He explained the City could do this, but the question was whether the City would do it and under what circumstances. He commented if the City chose to do it then it would involve Airport tenant coordination, involve input from the AAC, input from the City Commission, consider any possible impact to the instrument approach procedure on runway 13/31, and considerations with the FAA (financial benefit to the Airport, operations and safety plan showing how you would have a non-aeronautical use inside the fence, and airspace and obstruction planning). He stated after the AAC meeting last week there was talk about what can be done to not impact runway 13/31. He presented a slide showing an aerial of the Airport that the southern end of runway 13/31 could be accessed off the Parkway down Jamestown Road, but after hearing from the AAC and the Airport tenants that probably is not a good idea. He explained another option would still access coming off Jamestown Road to access taxiway B to use sections of taxiway B and E, which are paved flat areas as well as into the east area of the Airport into the turf areas. He pointed out taxiway B and E could be barricaded from the Airport with security to make sure nobody's vehicle crosses onto the Airport. He explained Ms. Holly Denny, Officer with the 111<sup>th</sup> Aviation Operations Battalion in Starke was going to approach the AAC and the City Commission to recommend that the Florida Army National Guard come to the Airport the weekend of the Concours and install a military air traffic control tower at the Airport to use as a training exercise for the Concours weekend. He pointed out if the City were to follow the second option it would still need to be refined further with input, because there still would be an impact to the Airport. He stated the Airport can operate with taxiway B closed and that impact was much less than the closure of runway 13/31.

Commissioner Lentz questioned if taxiway B was the thinner red and taxiway E was the wider red. Mr. Holesko stated taxiway B is actually wider than taxiway E, but the reason the area adjacent to

taxiway E was shown so wide was to include the paved taxiway area and a large turf area next to the taxiway. Commissioner Lentz inquired if this option would require FAA approval. Mr. Holesko replied yes.

Mr. Richard Gray explained his email to the City Commission stated he was surprised that this was on the agenda, and that he had not seen it on the AAC agenda. He noted it was discussed at the AAC meeting, and his understanding was the AAC summarily rejected the idea for a myriad of reasons. He urged the City Commission to avail themselves of the AAC as this goes forward. He commented the people that participate at the AAC meetings might have a different perspective on what happens at the Airport than the people that look at it as a big empty field. He noted the sense of urgency, and explained the next AAC meeting was December 10<sup>th</sup>. He pointed out at the City's direction and with appropriate public notification the City can call a Special Meeting of the AAC to discuss this specific topic. Commissioner Lentz supported the idea of a Special Meeting and requested to include the McGill's, because that is their busiest weekend. It was noted that a Special Meeting could be called with 24 hours' notice. City Manager Pro Tem McCrary pointed out staff was targeting the December 15<sup>th</sup> City Commission for the facility use agreement to come back for the Concours use of various Airport facilities. Mr. Gray commented the AAC could easily get that done, and he could come back at the next meeting to update the City Commission on what was discussed. He questioned Mr. Holesko about being able to close a taxiway on a Notice to Airmen (NOTAM). Mr. Holesko explained it would have to go to the FAA, because the Airport wasn't just closing the taxiway it was being reused for non-aeronautical purpose.

Commissioner Gass suggested taking runway 13 off the table, because that is the busiest weekend. Vice-Mayor Miller agreed and requested that someone from the Police Department and the Fire Department to be at that meeting. City Manager Pro Tem McCrary explained he wanted them to be part of the discussion, but not necessarily the part of deciding if the use of the Airport was appropriate. He clarified that this was vehicular parking not necessarily introducing a lot of people into the Airport.

Mr. William Warner, Founder and Chairman of the Amelia Island Concours D'Elegance, explained for 20 years they have utilized the local industrial park for parking the individual trailers, and the tractor trailers go to Peter's Point. He stated they've had a good relationship with the owner of the industrial park for a number of years, and many years there was no cost at all for using the park. He commented two years ago the owner came to them to say there were costs incurred, and they wrote a check for \$10,000 to cover that cost and last year they wrote a check for \$16,000. He explained about ten days ago he was told the fee was going to be \$50,000 this year. He pointed out they are a 501-C3 charitable foundation that has generated over \$2.5 million dollars to the community and the money stays in North Florida. He stated looking at what Mr. Holesko presented he didn't think they would need taxiway B, because taxiway E would be sufficient. He clarified they were looking for a place to put 75 to 100 single car trailers, which are about 24 feet long. He commented if the event starts having this type of expenses there are two things that happen: 1) it reduces the amount given to the various charities and 2) they reassess the business plan and what they do in the future. He requested the City pursue this, because there will be about 400 collector cars on this island and they need help accommodating the people that come to participate in this. He pointed out in 2013 the Amelia Island Concours D'Elegance was awarded the motoring event of the year worldwide by Octane Magazine in London England. There was a brief discussion about this noting that they want to minimize the exposure on the public roads.

Mr. Warner pointed out the Florida/Georgia game in Jacksonville has an economic impact of \$33 million dollars in the City of Jacksonville; and the economic impact of the Concours D'Elegance on Nassau County is \$15.7 million. He stated they are willing to pay a reasonable price for the use of the property.

Commissioner Poynter suggested parking on the Golf Course (north course #1 and #8), which would put some money in the Golf Course. He commented it was half a mile away from Peter's Point, and it could be a great staging area. Commissioner Gass questioned if anyone was staying there or camping. Mr. Warner replied no camping, and explained they usually pull in and drop their trailer. He stated there will be a few that come back on Thursday to take the car on the road tour, but it goes back in the trailer until the morning of the show. He commented they don't have storage facilities other than limited spaces in the Ritz garage. Commissioner Lentz thanked Mr. Warner for all that he does for this event.

Mr. Shannon O'Conner, 2440 Lynndale Road, explained his family and he are the owners of Amelia Island Industrial Park and they have certain costs as well. He stated his family has donated everything from effort to equipment to preparing the land at the industrial park (18 acres plus). He pointed out last year they had 275 tractor trailers out there. He commented they have done almost 21 years of no compensation other than the few things. He stated they would continue to be behind the Concours even if this goes to the wayside, because it is good for everybody. He pointed out it comes to a point where his family has to recoup some of the costs, because they can't spend \$16,000 to \$25,000 a year to accommodate the Concours because they are a small business. He stated the industrial park is still a suitable place for them to be, but he can't keep absorbing the cost. He commented he didn't want to see the Amelia Island Industrial Park take a black eye for this. Mayor Boner questioned if there was a number that would work before the City goes too far down the road. Mr. O'Conner explained this does not need to be in the public, because he was here to help hospice and help the Amelia Island Concours if they can. He stated he was still willing to work with Mr. Warner.

Commissioner Gass expressed her thanks on behalf of the community, and pointed out there are many unsung heroes in this community doing things we never hear about. She stated Mr. O'Conner is one of them. She questioned if it was cost effective to be parking tractor trailers on the Golf Course, or would there be damage to be repaired. Mr. O'Conner explained his land is packed, but expressed his opinion the Golf Course would have problems. He pointed out they have problems at Summer Beach putting cars on there without the tractor trailers. Commissioner Lentz inquired if they would be providing their own security at the Airport or was the City expected to provide security. It was noted that the Concours D'Elegance provides security, and Mr. O'Conner explained he provides people to help park. Commissioner Poynter commented he understood that business is business, and he stated the City would work to find a solution. He noted the Tourist Development Council was working on this very hard as well as the Nassau County Economic Development Board. He explained the conversation could be ended at this point and task everyone to get this figured out quickly.

Mr. Andrew Curtin, 1227 South Fletcher Avenue, supported the proposal of having the AAC Special Meeting to come up with a proposal for the City Commission. He expressed his opinion that it would be detrimental the week leading up to the Concours to close runway 13, because it would limit the Airport's ability to operate. He pointed out it would impede on the instrument approaches, because that is a time of year when the weather is frequently unsettled and instrument approaches may be necessary to get into the Airport. He reminded the City Commission that runway 13/31 was being closed the following week to accommodate the SVRA, but closing it for two weeks was too much.

*The consensus of the City Commission was to come back as soon as possible to look at the Golf Course, taxiway E, and other options to come up with the best solution.*

CITY MANAGER REPORTS:

ISLE DE MAI: City Manager Pro Tem McCrary reported that Utilities Director John Mandrick, Streets Maintenance Manager Rex Lester, the engineering consultant from Preble Rish, and he would meet with Isle de Mai Homeowners Association regarding the final recommendation and the recommended solution for their streets prior to coming back to the City Commission. Commissioner Poynter inquired about the progress of the lawsuit. City Manager Pro Tem McCrary stated the option was being held, but hopefully the City would not need it.

HAPPY THANKSGIVING: City Manager Pro Tem McCrary wished everyone a Happy Thanksgiving and reminded the community that the City would be closed Thursday, November 26<sup>th</sup> and Friday, November 27<sup>th</sup>.

CITY ATTORNEY REPORTS:

“PILOT” PAYMENT IN LIEU OF TAXES FROM PORT: City Attorney Bach referred to the letter Port Attorney Davis sent regarding the “PILOT” payment in lieu of taxes from Port and explained the City has not received fiscal year 2014/2015 payment, but it is not usually made until December. She commented the Port Authority was meeting tomorrow to discuss this payment, and Mr. Davis is going to recommend that they not make the payment to the City this year, because the Florida Supreme Court was looking at whether or not they are going to take up this issue (the 2<sup>nd</sup> District Court of Appeals found that “PILOT” payments are unconstitutional). She commented many municipalities have these agreements with non-profits and other government agencies so this would have a far reaching affect. She recommended that she write a memo to Mr. Davis that could be brought to the Port Authority to say the City understands the Port was holding this payment in escrow and not making it until we hear from the Supreme Court. There was a brief discussion about this, and *there were no objections raised by the City Commission to the Attorney writing a memo.*

HAPPY THANKSGIVING: City Attorney Bach wished everyone a Happy Thanksgiving.

CITY CLERK REPORTS: The City Clerk had no reports at this time.

MAYOR/COMMISSIONER COMMENTS:

PÉTANQUE: Vice-Mayor Miller noted the 2015 Pétanque Celebration was this past weekend. He pointed out the teams came from 13 different countries and across the United States. He stated it is a French game and many of the teams came from France. He explained it was very difficult for them to see the terrorist attacks, and requested when they come back next year to be ready for them to have some sort of memorial service for these people.

WI-FI: Commissioner Gass inquired where the City has Wi-Fi. City Manager Pro Tem McCrary stated the City does not provide Wi-Fi anywhere. He commented some businesses may have Wi-Fi that is open and available.

DRAFT

MINUTES  
City Commission Regular Meeting  
November 17, 2015  
Page 12 of 12

THANK YOU: Commissioner Gass extended a big thank you to Mr. Mike Spino. She explained because of him the conversation about how to possibly finance storm water improvements has really taken off. She noted there is more than one way to do things, and there is more than one way to look at things.

HAPPY THANKSGIVING: Commissioner Poynter wished everyone a Happy Thanksgiving. Commissioner Lentz also wished everyone a Happy Thanksgiving.

PÉTANQUE: Commissioner Lentz referred to Vice-Mayor Miller's suggestion and explained one of the middle school students she works with suggested along Atlantic Avenue to trade out every other flag out for a French flag. She commented the students spent a long time talking about the terrorism in France at school yesterday.

HAPPY THANKSGIVING: City Mayor Boner wished everyone a Happy Thanksgiving.

FRANCE: Mayor Boner commented the whole Commission has mentioned how much we feel for the people in France.

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 8:02 pm.

ATTEST:

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CAROLINE BEST  
City Clerk

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EDWARD E. BONER  
Mayor-Commissioner

CITY COMMISSION AGENDA ITEM  
City of Fernandina Beach



SUBJECT: **Resolution 2016-01**  
One (1) Application for City Sewer and Refuse Exemption

ITEM TYPE:  Ordinance  Resolution  Other  
 Proclamation  Presentation

REQUESTED ACTION: **Approve Resolution 2016-01**

SYNOPSIS: The Nassau County Council on Aging submitted one (1) qualified Sewer and Refuse Exemption application for Fiscal Year 2015/2016 for the City Commission's consideration and approval. The application is available for review in the City Clerk's Office.

FISCAL IMPACT: Funding in the amount of \$25,000 is budgeted in Fiscal Year 2015/2016 and is available in the Social Services for Aged/Poor account # 001-8000-564-3000.

2015 STRATEGIC PRIORITIES:

|  |   |
|--|---|
| <input type="checkbox"/> Waterfront Funding (Priority 1)     | <input type="checkbox"/> Fire Department (Priority 1)                 |
| <input type="checkbox"/> 8 <sup>th</sup> Street (Priority 1) | <input type="checkbox"/> Department Goals (Priority 1)                |
| <input type="checkbox"/> Trolley System (Priority 2)         | <input type="checkbox"/> Beach Renourishment (Priority 2)             |
| <input type="checkbox"/> 4 Year Terms (Priority 2)           | <input type="checkbox"/> 8 <sup>th</sup> Street Entrance (Priority 2) |
| <input type="checkbox"/> Waterfront Park- Lot B (Priority 3) |   |

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend approval of the proposed Resolution. *DJM*

|                     |  |                |
|---------------------|--|----------------|
| DEPARTMENT DIRECTOR | Submitted by: Caroline Best <i>CBest</i><br>City Clerk | Date: 12/17/15 |
| CONTROLLER          | Approved as to Budget Compliance <i>PHC</i>            | Date: 12/23/15 |
| CITY ATTORNEY       | Approved as to Form and Legality <i>TEB</i>            | Date: 12/21/15 |
| CITY MANAGER        | Approved Agenda Item for 1/5/16 <i>DJM</i>             | Date: 12/18/15 |

COMMISSION ACTION:  Approved As Recommended  Disapproved  
 Approved With Modification  Postponed to Time Certain  
 Other  Tabled

RESOLUTION 2016-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING ONE (1) APPLICATION FOR CITY SEWER AND REFUSE EXEMPTION FOR FISCAL YEAR 2015/2016; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 5, 1985, it was the finding of the City Commission of the City of Fernandina Beach that certain citizens of the City had limited income and the monthly payments for Sewer and Refuse Services would cause an undue hardship; and

WHEREAS, a guideline was adopted by the City Commission to assist in the determination of those individuals who may be eligible; and

WHEREAS, each year the City Commission has made provisions for a certain number of applicants to be considered and/or approved for the exemption of payment for the Sewer and Refuse Services; and

WHEREAS, the City of Fernandina Beach has received one (1) additional application from the Nassau County Council on Aging for consideration for exemption of payment for Sewer and Refuse services for the months of January 1, 2016, through September 30, 2016; and

WHEREAS, funding is budgeted and available in Social Services for Aged/Poor account #001-8000-564.3000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves one (1) application for exemption of payment for City Sewer and Refuse costs for the months of January 1, 2016 through September 30, 2016.

SECTION 2. This Resolution shall become effective immediately.

ADOPTED this 5<sup>th</sup> day of January, 2016.

CITY OF FERNANDINA BEACH

\_\_\_\_\_  
John A. Miller  
Commissioner – Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Caroline Best  
City Clerk

  
\_\_\_\_\_  
Tammi E. Bach  
City Attorney

**Resolution 2016-01**  
**Exhibit "A"**

Martha Dawson

**CITY COMMISSION AGENDA ITEM**  
*City of Fernandina Beach*



**SUBJECT: Resolution 2015-145**  
 Pocket Park Conceptual Plan Approval & Recognition - Seton Park

ITEM TYPE:                       Ordinance                       Resolution                       Other  
     Proclamation                       Presentation

**REQUESTED ACTION: Approve Resolution 2015-145**

**SYNOPSIS:** On March 11, 2015, the Parks and Recreation Advisory Committee approved the conceptual plan for a pocket park on a small piece of City property at the south end of Estrada Street in Old Town and proposed that it be named "Seton Park".

In 1870, a bridge was built from Southpoint across the marsh to link Old Fernandina with David Yulee's new Fernandina. The community raised \$600.00 for the construction of a 4-foot wide, ¾ mile long boardwalk across the marsh to the new town. The bridge was named Seton Bridge in honor of the family of Charles Seton, Fernandina's first Mayor who planned and established the boardwalk.

The proposed components of this park are: benches, a picnic table, a water fountain, vegetation and signage.

**FISCAL IMPACT:** The cost is estimated to be approximately \$2,000.00 and funds are available in Streets Repair/Maintenance-Buildings account # 001-4100-541.4610.

**2015 STRATEGIC PRIORITIES:**

|  |   |
|--|---|
| <input type="checkbox"/> Waterfront Funding (Priority 1)     | <input type="checkbox"/> Fire Department (Priority 1)                 |
| <input type="checkbox"/> 8 <sup>th</sup> Street (Priority 1) | <input type="checkbox"/> Department Goals (Priority 1)                |
| <input type="checkbox"/> Trolley System (Priority 2)         | <input type="checkbox"/> Beach Renourishment (Priority 2)             |
| <input type="checkbox"/> 4 Year Terms (Priority 2)           | <input type="checkbox"/> 8 <sup>th</sup> Street Entrance (Priority 2) |
| <input type="checkbox"/> Waterfront Park- Lot B (Priority 3) |   |

**CITY ATTORNEY COMMENTS:** N/A

**CITY MANAGER RECOMMENDATION(S):** I recommend that proposed Resolution 2015-145 be rejected. In general, the development of the proposed park and related amenities are not supported by the Parks and Recreation Master Plan (2015; see attached citations). Furthermore, the proposed Resolution does not accurately reflect the action of the Parks and Recreation Advisory Committee on March 11, 2015, as indicated in the attached documents ("consider" versus "approved"). *DWM*

|                            |  |                |
|----------------------------|--|----------------|
| <b>DEPARTMENT DIRECTOR</b> | Submitted by: Nan Voit,<br>Parks & Recreation Director | Date: 12/18/15 |
| <b>CONTROLLER</b>          | Approved as to Budget Compliance <i>AHC</i>            | Date: 12/29/15 |
| <b>CITY ATTORNEY</b>       | Approved as to Form and Legality <i>TEB</i>            | Date: 12/29/15 |
| <b>CITY MANAGER</b>        | Approved Agenda Item for 01/05/16 <i>DWM</i>           | Date: 12/18/15 |

**COMMISSION ACTION:**

|   |  |
|---|--|
| <input type="checkbox"/> Approved As Recommended    | <input type="checkbox"/> Disapproved               |
| <input type="checkbox"/> Approved With Modification | <input type="checkbox"/> Postponed to Time Certain |
| <input type="checkbox"/> Other                      | <input type="checkbox"/> Tabled                    |

RESOLUTION 2015-145

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE CONCEPTUAL PLAN FOR A POCKET PARK AT THE SOUTH END OF ESTRADA STREET IN OLD TOWN; RECOGNIZING THE PARK AS "SETON PARK"; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 11, 2015, the Parks and Recreation Advisory Committee approved the conceptual plan for a pocket park on a small piece of City property at the south end of Estrada Street in Old Town and propose that it be named "Seton Park"; and

WHEREAS, in 1870, a bridge was built from Southpoint across the marsh to link Old Fernandina with David Yulee's new Fernandina; and

WHEREAS, the bridge was named in honor of the family of Charles Seton, the first Mayor of Fernandina; and

WHEREAS, the proposed components of the park are: a picnic table, water fountain, benches, vegetation, and signage; and

WHEREAS, the cost is estimated to be approximately \$2,000.00 and funds are available in Streets Repair/Maintenance-Buildings account # 001-4100-541.4610.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the conceptual plan for a pocket park at the south end of Estrada Street, attached hereto as Exhibit "A".

SECTION 2. The City Commission hereby authorizes the recognition of the park as "Seton Park".

SECTION 3. This Resolution shall become effective immediately upon passage.

ADOPTED this 5th day of January, 2016.

CITY OF FERNANDINA BEACH

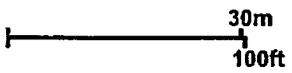
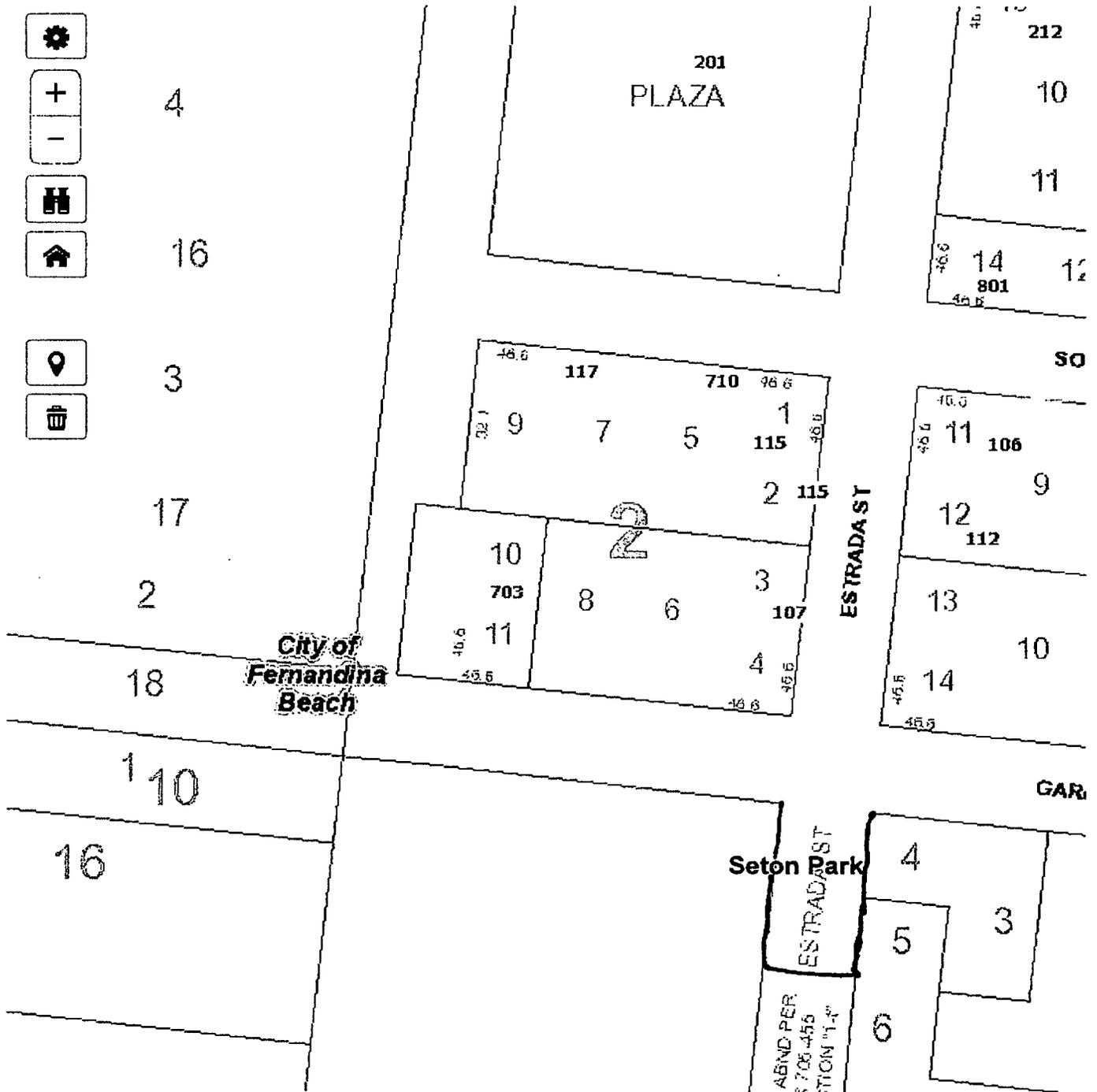
\_\_\_\_\_  
John A. Miller  
Mayor – Commissioner

ATTEST:

\_\_\_\_\_  
Caroline Best  
City Clerk

APPROVED AS TO FORM & LEGALITY:

  
\_\_\_\_\_  
Tammi E. Bach  
City Attorney



The City of Fernandina Beach Parks & Recreation Advisory Committee (PRAC) met in a Regular Meeting at the Atlantic Avenue Aquatics Center on Wednesday, March 11, 2015 from 4:00pm – 5:00pm

**Present PRAC Members**

Chair Burton Bright Member Eric Bartelt Member Barbara O’Conner Member John Cotner member Paul Martinez

**Absent PRAC Members**

Member Pranab Daas (excused)

Also present were Recreation staff members Jay Robertson, Nan Voit, Adrienne Burke, Commissioner Johnny Miller, Mr. and Mrs. David Harrison, Robert Ruy and members of the skate park group

**I. CALL TO ORDER**

Chair Bright called the meeting to order at 4:00pm and welcomed all present.

**II. APPROVAL OF JANUARY 14<sup>th</sup> MINUTES**

*A Motion was made by Member Cotner to approve the January 14<sup>th</sup> Minutes with no changes. Seconded by Member O’Conner. A vote upon passage was taken and being all ayes, passed.*

**III. NEW BUSINESS**

Mr. and Mrs. David Harrison made a presentation to the committee for support of creating a pocket park at the end of a road in Old Town. It is an un-utilized area and would benefit from the transformation and would not be a hindrance to the functionality of the road.

*A Motion was made by Member Martinez for the City to consider transforming the area in question into a functional pocket park that residents and visitors can enjoy. Seconded by Board Member Bartelt. A vote upon passage was taken and being all ayes, passed.*

The presentation by Tammi Bach was tabled to a later meeting due to her absence.

A presentation was made by Robert Ruy and the Skateboard fundraising group to the group to gain support of their idea for a new skate park at the Main Beach location. After a brief presentation there was a lengthy discussion about items such as location, timing, funding sources, etc...

The Committee would like to see a better long term plan and a more detailed vision on how the park can be attained before making a motion to fully support the project.

**IV. ADJOURNMENT**

Minutes, Park and Recreation Advisory Committee, March 11, 2015 "A Motion was made by Member Martinez for the City to consider transforming the area in question into a functional pocket park that residents and visitors can enjoy. Seconded by Board Member Bartelt. A vote upon passage was taken and all ayes, passed."

Resolution No. 2015-149

Whereas "intended to serve as a guide for decision-making for the City Commission...in developing work plans, budget, and capital improvements."

Whereas and Therefore the "City Commission accepts the proposed 'Plan' for use as a guide in parks, recreation, and open space planning."

Parks and Recreation Master Plan

p. 21 Bosque Bello Cemetery: "cemeteries were utilized as passive leisure centers, providing opportunities for being outdoors in a maintained, peaceful setting....it does afford visitors the opportunity to experience the City's heritage in a beautiful outdoor setting, noted particularly for an extensive tree canopy.

p. 22 "the open grassy site [Fernandina Plaza] allows for picnicking and beautiful views of the Amelia River."

p. 32 Level of Service (LOS)

p. 37 "the northern and southern areas of the City have good access to parks."

p. 42 "In general, the City of Fernandina Beach has enough parks acreage to meet resident needs."

p. 42 "The top proprieties [priorities?] that emerged from the Public Workshop were:

- Upgraded facilities and more amenities
- Better use of existing park space
- More nature in parks
- More things to do, particularly for teenagers
- More linkages and trails

p. 43 The top priority response for needs and priorities by the Commissioners and the Mayor included:

- Improve existing facilities
- Trails
- More options for teens
- Improved access to swimming (facilities and programs)
- Special event spaces
- Implement Waterfront Master Plan
- Address duplication of facilities/services

p. 43 Other stakeholders interviews noted the following priority needs:

- Improve existing facilities
- Special event spaces
- Waterfront improvements/redevelopment
- Better/full-sized swimming pool

p. 46 What improvements should be made to the parks you visit, and/or any other parks in the City? Varied responses as to new facilities included playgrounds, kayak launch, public dog park, improved skate park, tennis courts, pickleball, stage, splash pads, etc.

- p. 49 Do you have any other suggestions for how the City could improve the parks, recreation, and open space system? Varied responses included more natural areas, buy more land to protect open space, more landscaping, kayak launch, fishing pier or area, more lighting at parks, new aquatic center to replace existing pools, new skate park, ADA accessibility improvements, more walking/biking trails, band shell downtown or Main Beach, free dog park, enforce dog and trash ordinances, better wayfinding/signage, have County or County residents contribute more money.
- p. 50 ...the summary needs and priorities for the City of Fernandina Beach Park system included:
- Improve maintenance, create new design standards- minimum standard of care consistent with City regulations, historic district
  - Provide facilities and programs to meet current needs, including basketball courts, paved multi-use trails, playgrounds, sports courts, and multi-purpose open spaces
  - Improve connectivity
  - Improve communications
  - Design, construct, program, and maintain each element of the system as a 1<sup>st</sup> class public facility: waterfront, beaches, streets, aquatics, sports complexes, community centers, parks, trails, special event spaces, playgrounds, amenities

**CITY COMMISSION AGENDA ITEM**  
*City of Fernandina Beach*



SUBJECT: **Resolution 2016-02**  
 Change Order Approval – ARKEST, LLC  
 Capital Improvement Plan/Budget Amendment

ITEM TYPE:                     Ordinance                     Resolution                     Other  
     Proclamation                     Presentation

REQUESTED ACTION: Approve Change Order #'s 2 and 3 with ARKEST, LLC for an increase in the scope related to the expansion of the Central Park restrooms project. According to Code Sec 2-412 and Charter section 74, the City Commission must approve any budget transfers over \$7,500. The purpose for the budget transfer is to provide funds for Change Order #'s 2 and 3 and for the under-budgeted carryover amount to complete the Central Park restroom project. Also approve a revision to the Five Year Capital Improvement Plan to include this amendment.

SYNOPSIS: The Commission approved the award of Bid #15-01 to ARKEST, LLC via Resolution 2015-76 on May 5, 2015 in the amount of \$151,412. On December 4, 2015, ARKEST, LLC presented the City with Change Order #'s 1, 2, and 3. There is no adjustment to the project cost with Change Order #1. Change Order #'s 2 and 3 will increase the total by \$ 3,315.40. City staff recommends modifying the scope of work to include interior paint in order to remove graffiti and stains on the existing brickwork. When the FY 2015/16 budget was developed, staff anticipated the cost of the remaining work in the Central Park Restrooms to be \$70,000. The actual amount remaining (on the Purchase Order) is \$81,365.54, meaning there is an under-budgeted carryover amount of approximately \$11,400. Staff recommends a budget amendment for this amount plus the funds needed for Change Order #'s 2 and 3, or \$14,000.

FISCAL IMPACT: Sufficient funds are available in the Capital Expansion Fund's Reserve Recreation account, 310-3010-590.4100, for a transfer to the Parks & Rec Improvement account, 310-3010-571.6300. The increased amount requires the Five Year Capital Improvement Plan also be revised.

2015 STRATEGIC PRIORITIES:

|  |   |
|--|---|
| <input type="checkbox"/> Waterfront Funding (Priority 1)     | <input type="checkbox"/> Fire Department (Priority 1)                 |
| <input type="checkbox"/> 8 <sup>th</sup> Street (Priority 1) | <input type="checkbox"/> Department Goals (Priority 1)                |
| <input type="checkbox"/> Trolley System (Priority 2)         | <input type="checkbox"/> Beach Renourishment (Priority 2)             |
| <input type="checkbox"/> 4 Year Terms (Priority 2)           | <input type="checkbox"/> 8 <sup>th</sup> Street Entrance (Priority 2) |
| <input type="checkbox"/> Waterfront Park- Lot B (Priority 3) |   |

CITY ATTORNEY COMMENTS: None

CITY MANAGER RECOMMENDATION(S): I recommend approval of the attached Change Orders and budget amendment to complete the project, including the modified scope. *DJM*

|                     |  |                |
|---------------------|--|----------------|
| DEPARTMENT DIRECTOR | Submitted by: Nan Voit,<br>Parks & Recreation Director | Date: 12/18/15 |
| CONTROLLER          | Approved as to Budget Compliance <i>DJC</i>            | Date: 12/29/15 |
| CITY ATTORNEY       | Approved as to Form and Legality <i>JEB</i>            | Date: 12/29/15 |
| CITY MANAGER        | Approved Agenda Item for 01/05/2016 <i>DJM</i>         | Date: 12/18/15 |

COMMISSION ACTION:

|   |  |
|---|--|
| <input type="checkbox"/> Approved As Recommended    | <input type="checkbox"/> Disapproved               |
| <input type="checkbox"/> Approved With Modification | <input type="checkbox"/> Postponed to Time Certain |
| <input type="checkbox"/> Other                      | <input type="checkbox"/> Tabled                    |

RESOLUTION 2016-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING CHANGE ORDER #'S 2 AND 3 WITH ARKEST, LLC; APPROVING A BUDGET AMENDMENT FOR THE CHANGE ORDERS AND UNDER-BUDGETED CARRYOVER AMOUNT; REVISING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission approved the award of Bid # 15-01 via Resolution 2015-76 on May 5, 2015 in the amount of \$151,411.70 to ARKEST, LLC for the expansion of the Central Park restrooms; and

WHEREAS, Change Order #2 in the amount of \$1,512.50 modifies the scope of work to include adjustments to the additional wood framing as the design documents do not depict the current structure accurately; and

WHEREAS, Change Order #3 in the amount of \$1,802.90 modifies the scope of work to include painting the existing interior brick to cover graffiti and stains; and

WHEREAS, when the FY 2015/2016 budget was developed, staff anticipated the cost of the remaining work in the Central Park Restrooms to be \$70,000. The actual amount remaining (on the Purchase Order) is \$81,365.54, meaning there is an under-budgeted carryover amount of approximately \$11,400; and

WHEREAS, staff recommends approval of the Change Orders and a transfer of \$15,000 from the Capital Expansion Fund's Reserve Recreation account, 310-3010-590.4100, to the Parks & Rec Improvement account, 310-3010-571.6300 for the under-budgeted carryover amount and the funds needed for Change Orders #2 and #3; and

WHEREAS, staff recommends a revision to the City's Five Year Capital Improvement Plan to increase the amount for this project from \$70,000 to \$85,000 in FY 2015/2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves Change Order #'s 2 and 3 with ARKEST, LLC in the amount of \$3,315.40, attached hereto as Exhibit "A".

SECTION 2. The City Commission hereby approves the budget transfer of \$15,000 from the Capital Expansion Fund's Reserve Recreation account, 310-3010-590.4100, to the Parks & Rec Improvement account, 310-3010-571.6300.

SECTION 3. The City Commission hereby approves a revision to the City's Five Year Capital Improvement Plan to increase the amount for this project from \$70,000 to \$85,000 in FY 2015/2016.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon passage.

ADOPTED this 5th day of January, 2016.

CITY OF FERNANDINA BEACH

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John A. Miller  
Commissioner-Mayor

ATTEST:

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Caroline Best  
City Clerk

APPROVED AS TO FORM AND LEGALITY:



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Tammi E. Bach  
City Attorney



## CHANGE ORDER # 2

**Project:** Central Park Comfort Station  
1200 Atlantic Ave.  
Fernandina Beach, FL 32034

**Change Order No. 2**

**Date:** 12/04/15

**Contract Date:** 05/06/2015

**This Change Order Request will change the Contract as follows:**

**1- Rough Carpentry**

- a. **Wood Framing** – Section 1-A103 Section @ Gable in Construction Documents do not match with existing conditions. Additional Wood Framing was necessary in order to match existing.

\$ 1,512.50

**Sub-Total**

**\$ 1,512.50**

**Total for this Change Order # 2**

**\$ 1,512.50**

|   |               |
|---|---------------|
| The Original (Contract Sum) was:  | \$ 151,411.70 |
| The net charge by previously authorized Change Order                                | \$ 0.00       |
| The prior contract sum to this Change Order   | \$ 151,411.70 |
| The Contract Sum will be increased by this <b>Change Order # 2</b> in the amount of | \$ 1,512.50   |
| The new Contract Sum including this Change Orders will be                           | \$ 152,924.20 |
| The Contract Time will be increased by <b>Seven (7)</b> days                        |               |

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Owner  
City of Fernandina Beach

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General Contractor  
Arkest LLLC



## CHANGE ORDER # 3

**Project:** Central Park Comfort Station  
1200 Atlantic Ave.  
Fernandina Beach, FL 32034

**Change Order No. 3**  
**Date:** 12/04/15  
**Contract Date:** 05/06/2015

**This Change Order Request will change the Contract as follows:**

**1- Paint & Coating**

- a. **Paint** – Painting Existing Brick walls due Graffiti Damage.  
Paint to match existing brick colour. \$ 1,802.90

**Sub-Total** **\$ 1,802.90**

**Total for this Change Order # 3** **\$ 1,802.90**

|   |               |
|---|---------------|
| The Original (Contract Sum) was:  | \$ 151,411.70 |
| The net charge by previously authorized Change Order                                | \$ 1,512.50   |
| The prior contract sum to this Change Order   | \$ 152,924.20 |
| The Contract Sum will be increased by this <b>Change Order # 3</b> in the amount of | \$ 1,802.90   |
| The new Contract Sum including this Change Orders will be                           | \$ 154,727.10 |
| The Contract Time will be increased by <b>Seven (7)</b> days                        |               |

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Owner  
City of Fernandina Beach

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General Contractor  
Arkest LLLC



## CHANGE ORDER # 1

**Project:** Central Park Comfort Station  
1200 Atlantic Ave.  
Fernandina Beach, FL 32034

**Change Order No. 1**

**Date:** 12/04/15

**Contract Date:** 05/06/2015

**This Change Order Request will change the Contract as follows:**

**1- Concrete**

- a. **Concrete Reinforcement** – Additional Reinforcement Steel in New Structure based on New Wall Section Detail. \$ 0.00
- b. **Cast-in-Place Concrete** – Additional Concrete for Super-Structure Based on New Wall Section Detail. \$ 0.00

**Sub-Total** \$ 0.00

**Total for this Change Order # 1** \$ 0.00

|   |               |
|---|---------------|
| The Original (Contract Sum) was:  | \$ 151,411.70 |
| The net charge by previously authorized Change Order                                | \$ 0.00       |
| The prior contract sum to this Change Order   | \$ 151,411.70 |
| The Contract Sum will be increased by this <b>Change Order # 1</b> in the amount of | \$ 0.00       |
| The new Contract Sum including this Change Orders will be                           | \$ 151,411.70 |
| The Contract Time will be increased by <b>Forty-Five (45)</b> days                  |               |

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Owner  
City of Fernandina Beach

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General Contractor  
Arkest LLLC



City of Fernandina Beach  
Five Year Capital Plan

| Project Title/Justification  | Funding Source |  |                                    | Cost      | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | Priorities<br>(Per Comp Plan Policy 8.01.02) |       |    |  |   |
|--|----------------|--|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|-------|----|--|---|
|  | Gen Fund       |  | *Other                             |           |           |           |           |           |           | A  | B     | C  | D  | E |
|  |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| <b>Priority A:</b>   |                |  |                                    |           |           |           |           |           |           |  |       |    | <b>Priority C:</b>   |   |
| 1. Capital Improvements needed to protect public health and safety.                    |                |  |                                    |           |           |           |           |           |           |  |       |    | 1. Capital Improvements that will increase efficient use of existing public facilities where the economic benefit that results from the improvement exceeds the economic cost of making the improvement. |   |
| 2. Capital Improvements needed to fulfill a State or Federal mandate.                  |                |  |                                    |           |           |           |           |           |           |  |       |    | 2. Capital Improvements that will promote redevelopment and/or infill development.   |   |
| 3. Capital Improvements needed to fulfill a legal or regulatory requirement.           |                |  |                                    |           |           |           |           |           |           |  |       |    | <b>Priority D:</b>   |   |
| 4. Capital improvements needed to complete an ongoing project.                         |                |  |                                    |           |           |           |           |           |           |  |       |    | 1. Capital Improvements needed to accommodate projected new development, that are consistent with the FLUM, and which represent a logical extension of public facilities.                                |   |
| 5. Capital improvements that are shovel ready (funding, permits, etc. are in place).   |                |  |                                    |           |           |           |           |           |           |  |       |    | 2. Capital Improvements needed to serve developments that were approved prior to the adoption of this Fernandina Beach Comprehensive Plan.   |   |
| 6. Capital improvements needed to correct existing deficiencies or maintenance issues. |                |  |                                    |           |           |           |           |           |           |  |       |    | <b>Priority E:</b>   |   |
| <b>Priority B:</b>   |                |  |                                    |           |           |           |           |           |           |  |       |    | 1. Capital Improvements that will further the plans of the St. Johns River Water Management District and other State agencies that may provide public facilities within the City.                        |   |
| 1. Capital Improvements needed to meet or maintain adopted level of service standards. |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| 2. Capital improvements needed to implement adopted plans or studies.                  |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| 3. Capital improvements that are eligible for grant funding.                           |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| 4. Capital improvements that will promote economic development.                        |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| 5. Capital improvements that will reduce operating and/or maintenance costs.           |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| <b>CRA / Downtown</b>  |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| WATER FRONT PARK Fund 300 portion  | 100%           |  |                                    | 425,000   | 125,000   | 100,000   | 100,000   | 100,000   |           |  | 2     |    |  |   |
| RAILROAD DEPOT TRAIN PLATFORM  | 100%           |  |                                    | 25,000    | 25,000    |           |           |           |           |  | 2,3,4 | 1  |  |   |
| FRONT STREET IMPROVEMENTS  |                |  | 100% <sup>B</sup>                  | 1,815,000 |           |           | 1,815,000 |           |           |  | 2     |    |  |   |
| <b>Marina</b>  |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| DREDGING   | 50%            |  | 50% <sup>S</sup>                   | 600,000   |           | 300,000   |           | 300,000   |           |  | 1,6   | 3  |  |   |
| <b>Capital Expansion Fund (310)</b>  |                |  |                                    |           |           |           |           |           |           |  |       |    |  |   |
| NETWORK STORAGE DEVICE   |                |  | 100% <sup>9</sup>                  | 60,000    | 60,000    |           |           |           |           |  | 2     |    |  |   |
| SIDEWALKS  |                |  | 100% <sup>9</sup>                  | 100,000   | 100,000   |           |           |           |           | 1%   |       | 1% |  |   |
| BAND SHELL at MAIN BEACH (Other - Private \$)  | 50%            |  | 50%                                | 70,000    | 70,000    |           |           |           |           | 4  |       |    |  |   |
| EXPAND EGANS CREEK PARK AMENITIES  |                |  | 100% <sup>9</sup>                  | 155,000   | 155,000   |           |           |           |           | 1,6  | 1,2   | 1  |  |   |
| PARKS & REC MGMT SOFTWARE  |                |  | 100% <sup>9</sup>                  | 78,000    | 78,000    |           |           |           |           | 6  | 1     |    |  |   |
| BEACH ACCESS 33 DUNE WALKOVER  |                |  | 100% <sup>9</sup>                  | 25,000    |           | 25,000    |           |           |           | 6  |       |    |  |   |
| WATER FRONT PARK Fund 310 portion  |                |  | 100% <sup>9</sup>                  | 150,000   | 150,000   |           |           |           |           |  | 2     |    |  |   |
| POST OFFICE EXTERIOR STABILIZATION   |                |  | 100% <sup>9</sup>                  | 150,000   | 150,000   |           |           |           |           |  | 2     |    |  |   |
| INSTALL A MULTI PURPOSE COURT AT CP  |                |  | 100% <sup>9</sup>                  | 75,000    | 75,000    |           |           |           |           | 6  | 1,2   |    |  |   |
| EXPAND CENTRAL PARK RESTROOMS  |                |  | 100% <sup>9</sup>                  | 85,000    | 85,000    |           |           |           |           | 1,6  | 1     |    |  |   |
| GREENWAY VIEWING PLATFORM  |                |  | 100% <sup>9</sup>                  | 30,000    | 30,000    |           |           |           |           | 2  |       |    |  |   |
| EXPAND MLK CAMP ROOM   |                |  | 100% <sup>9</sup>                  | 155,000   |           | 155,000   |           |           |           | 1,6  | 1,2   |    |  |   |
| LIGHTS FOR SOCCER COMPLEX  |                |  | 100% <sup>9</sup>                  | 290,000   |           | 290,000   |           |           |           | 6  | 1     |    |  |   |
| POST OFFICE INTERIOR DESIGN & PLANS  | 5%             |  | 95% <sup>3,4</sup>                 | 3,500,000 |           | 300,000   | 3,200,000 |           |           |  | 1     |    |  |   |
| ARFF VEHICLE   |                |  | 20% <sup>9</sup> ,80% <sup>3</sup> | 300,000   |           |           |           | 300,000   |           | 1  |       |    |  |   |
| ARFF BUILDING  |                |  | 20% <sup>9</sup> ,80% <sup>3</sup> | 500,000   |           |           |           | 500,000   |           | 1  |       |    |  |   |
| MOVE FIRE STATION #2 - (Expansion portion)   |                |  | 100% <sup>9</sup>                  | 500,000   |           |           |           | 500,000   |           |  | 1     |    |  |   |

1. County    5. FIND    9. Impact Fees    13. FBIP  
 2. FRDAP    6. FDOT    10. Assessments    14. Fines  
 3. State    7. FAA    11. Enterprise    15. Unclaim Prop  
 4. Federal    8. Loan    12. Utility Bond