

February 8, 2021

The meeting was called to order at 6:30 p.m. by Mayor Edwards with prayer and salute to the flag. In attendance: Lewis, McClendon, Harden, and Edwards.

Richard Harden made a motion to approve the January 11, 2021 minutes as presented by the Clerk, second by McClendon, 4/0.

Dallas Marshall and Walt Dickson again requested a variance from the Council for 6 lots Mr. Marshall purchased on Yellow Jacket. Mr. Marshall would like to build 3 sets of duplexes, with a zero-lot line. City Clerk, Ashley Schilling stated the property is not zoned for duplexes and would require 2 public hearings to rezone and grant the lot line request. Attorney Cox stated the compressed structures work for emergency access, but the City's current zoning code does not allow it. The City could adopt a deviation to the existing code. Council indicated they have had citizen's state they are not in favor of the variance or duplexes in the area.

Council directed Attorney Cox to work with Mr. Marshall and Mr. Dickson and draft a rezoning ordinance and public hearing advertisement, rezoning the parcels from single family dwelling to multi-family dwelling. Mr. Cox to present the ordinance for 1st public hearing at the March meeting with the 2nd hearing in April.

David Earle requested the alley between Winter/Summer and Yellow Jacket/Blossom be abandoned. The alley runs through the middle of Mr. Earle's property. Attorney Cox stated the City would need to get approval from the adjoining, affected property owner, Ms. Haynes as well. Mr. Earle will get something from Ms. Haynes. Clerk Schilling will proceed with drafting the Ordinance.

Elliott Seidler asked if the City would be interested in selling a small portion of the vacant lot located between Civic Brewing and old City Hall. Mr. Seidler presented 2 options, 20' x 142' and 25' x 75'. Public Works Director, Leonard Tartt, stated he would be in favor of the 20' request, but because of the vicinity to Well 1, he would not agree to more.

Attorney Cox presented the Council with options; enter into an agreement to lease and not sale, or if sold, write a restrictive covenant. However, if leased, the City would have to change the alcohol ordinance to allow for alcohol to be consumed on the property. Mr. Cox stated if property is valued at less than \$5,000, the City could surplus the parcel with restrictions and advertise for sealed bids.

The Council instructed staff to move forward with an appraisal on the parcel to find out if it can be surplus. The appraiser is to contact Attorney Cox to review the restrictions.

At this time, Clerk Schilling opened the bids for the sale of 110 Municipal Avenue.

1. \$50,000 Carolyn Morgan
2. \$40,501 TSD Properties, LLC
3. \$40,000 Kristi Sanders

A motion was made by Vice Mayor Lewis to accept the high bid from Ms. Morgan, second by Harden, 4/0. The Council instructed Attorney Cox to draft a purchase agreement outlining the terms of the agreement.

The Council each ranked the firms who submitted and presented Design Standards for the Downtown Overlay and Highway Commercial Overlay.

Councilman Harden – 1. Sand County Studios, 2. Kimley Horn, 3. Marquis Latimer + Halback

Councilman McClendon – 1. Sand County, 2. Kimley Horn, 3. ML+H
Mayor Edwards – 1. Kimley Horn, 2. Sand County, 3. ML+H
Vice Mayor Lewis – 1. Kimley Horn, 2. Sand County, 3. ML+H

With a tie between Kimley Horn and Sand County Studios, the highest-ranking firm will be decided at the March 8 Council meeting, when Councilman McKenzie presents his rankings. Once the top firm is determined Attorney Cox stated the Council will need to present the firm with a clearly defined scope of work and ultimate goal in order to obtain a cost.

Attorney Cox presented the Council with a draft of **Ordinance 2021-01** - An Ordinance of The City of Sopchoppy, Florida, Enacting An Ordinance Finding That A Moratorium On Commercial Site Plan Approval Serves A Public Purpose And Is Necessary To Preserve The Character Of The Community; Imposing A Temporary Moratorium On Commercial Site Plan Approval During The Consideration of Design Standards For Commercial Construction Within The Highway 319 Corridor And Rose Street Corridor And Downtown Overlay District; Providing For An Exception For Planning In Progress; Declaring The Intended Duration Of The Moratorium And Providing Criteria For The Extension of The Moratorium; Providing For Severability; And Providing An Effective Date.

The Council agreed on a duration of 9 months with a possible extension of 3 months. The moratorium could be cancelled earlier if needed.

The attorney explained that FEMA is requiring an amendment to the Flood Zone Management Ordinance to require an additional one foot of free board above base flood elevation for new manufactured homes and that he would bring the amendment forward for first reading in March and adoption in April.

At this time, the Council held the **1st Public Hearing for Ordinance 2021-01**. Clerk Schilling read the Ordinance by title only.

Clerk Schilling informed the Council of foundation issues with the park house. Mrs. Schilling requested estimates to repair the issues. Staff has removed the existing flooring, replaced the light fixtures and blinds in the house and will check with DOC to see if the inmates can paint the inside. Hopefully, all repairs and new flooring will be complete by the March meeting, or soon thereafter. Leonard Tartt suggested using \$20,000 of the \$50,000 in the General Budget Capital Outlay/Development line item to fund the repairs, leaving \$30,000 for park projects. All Council were in agreement. Staff suggests advertising for the park resident position while the house is being renovated. Advertising for the position will be discussed at the March meeting.

The financial and adjustments reports were approved by signature of the Council.

The City received a sponsorship request from RMS softball. The Council approved the \$200.00 request and a 2' x 4' sign will be placed on the fence around the softball field.

Leonard Tartt stated since the water system is now considered a large system, an updated Vulnerability Assessment Plan must be in place by June 30, 2021. Mr. Tartt has already met with representatives from Florida Rural Water and should soon receive a certificate of completion for the plan.

Mr. Tartt also stated Alan Hart, BDI, is waiting on approval from the City to move forward with advertising for construction bids for the Well 3 elevated water tank. Council gave approval to move forward. The City received information related to a loan for the project, if needed. USDA – 40 years, 1.5%; Prime Meridian Bank (CD) 20-25 years, 2%.

Clerk Schilling was given approval by the Council to move forward with advertising for a Plant Operator Position. The Council made no changes to the position description. Applicants holding a Class C water

license will be given preference, however, if the successful applicant does not hold the license, as a condition for continued employment, 6 months will be given from the date of hire to obtain it.

Councilman McClendon reported Harold Fisher, 21 Rose Street, has had issues with juveniles drinking close to his home, located next to Depot Park.

Councilman Harden suggested the Wakulla County Tourist Development Council might have funds available to help market the City Park. However, with the City not having an available representative to sit on the Council, TDC may or may not be willing to grant the request.

Vice Mayor Lewis would like the prisoners to tear out and replace the City Park walking path at the river and place bumpers in front of it to keep RV's from backing too far.

Mayor Edwards contacted Dave Pierce regarding the City wanting to put a sidewalk along the ROW at the Lawhon house. Mr. Pierce has no issue with it. Councilman Harden will contact Patsy Roberts regarding the adjacent property.

The Council again discussed the bike path 319 crossover. Mr. Lewis has serious safety concerns regarding the issue and reminded everyone DOT has rejected every viable idea and suggestion presented to them. Attorney Cox suggested the City develop a design and present it to DOT and contact Capital City to the Coast and see what projects might be in their next funding cycle.

Council instructed Mr. Tartt to contact the owner of Mom's Restaurant property and get a bottom-line selling price from Mr. Haynes.

Vice Mayor Lewis asked about the CDBG Stormwater Grant punch list. Leonard Tartt will contact Alan Hart and get a time frame for completion.

Mr. Lewis stated, at times, the County has not received funding for work on boat ramps because the ramps must be designated "no swimming areas". Mr. Lewis want to make sure the City has no issue with the upcoming boat ramp grant. Clerk Schilling reminded the Council the City does not allow swimming at the City Park at all, and there are signs posted stating that.

With no further business, the meeting adjourned at 8:50 p.m. Motion by Lewis, second by Harden.