

March 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, McKenzie, and Edwards.

Richard Harden made a motion to approve the February 8, 2021 minutes as presented by the Clerk, second by McClendon, 5/0.

Anthony Stephens would like to reserve the entire City Park, possibly October 15-16, 2021 for a BBQ contest. Mr. Stephens indicated the contest would partner with Florida Wild Mammal Association and all proceeds would be donated to them. There could potentially be up to 24 teams staying the night with set-up the 15<sup>th</sup>, from 8:00-2:00. The Florida BBQ Association will provide the judges (approx. 40). Mayor Edwards instructed Mr. Stephens to contact City Clerk, Ashley Schilling, to see if the park is available those dates. Vice-Mayor Lewis indicated he would be open to discuss waiving or donating a portion of the camp site fees if the BBQ proceeds are donated to a cause.

Nancy Paul and Winky Rice would like to hold an Oyster Festival in conjunction with the Sopchoppy Community Market, May 8, 2021. Oyster famers in the Sopchoppy area will be invited to participate. Ms. Paul and Ms. Rice would like the Friends of the Sopchoppy River to be the beneficiary of the Market proceeds. The ladies have several ideas for various festivals to be held throughout the year to coincide with the Market Saturday's.

Mayor Edwards stated the City Facility Fee Schedule needs to be updated to include Depot Park, addressing liability of events, and establishing vendor pricing. Maybe look at the Wakulla County Fee Schedule.

Kim Hurst with the Wakulla Girls Softball Association presented a sponsorship request to the Council. The team is comprised of girls ages 7-15, 90% of which are not affiliated with any other County or School team. A motion was made by McKenzie to approve a sponsorship of \$500.00, second by McClendon, 5/0.

Councilman McKenzie was absent from the February 8 meeting so at this time he presented his firm rankings related to the RFQ for Design Standards for the Downtown Overlay & Highway Commercial Overlay. 1. Sand County Studios; 2. Kimley-Horn; 3. ML+H. Attorney Cox stated he and Mrs. Schilling will contact Jim Sipes and Ashley Binder with Sand County to proceed with cost estimate.

Mr. Sipes and Ms. Binder thanked the Council and stated they would like to match the City's \$500 sponsorship of the Wakulla Girls Softball Association.

The Council held the **2<sup>nd</sup> public hearing and adoption 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. A motion to adopt Ordinance 2021-01 was made by Harden, second by McKenzie, 5/0.

The Council held the **1<sup>st</sup> public hearing for Ordinance 2021-02** - An Ordinance Of The City Of Sopchoppy, Florida Vacating The City's Interest In Those Portions Of The Alley Lying

Between Winter Street And Summer Street In The Block Bounded By Blossom Avenue And Yellow Jacket Avenue, As Shown On The Map Of The Town Of Sopchoppy West Side, As Recorded In The Public Record Of Wakulla County, Florida. – The Ordinance was read by title only by Clerk Schilling. Councilmen Harden and McKenzie indicated they would be in favor of closing the alley.

The Council held the **1<sup>st</sup> public hearing for Ordinance 2021-03** - An Ordinance Of The City Of Sopchoppy, Florida, Approving A Special Exception For Construction Of Multi-Family Dwellings On Lots 189-194, Inclusive, Sopchoppy West Side; And Providing An Effective Date. The Ordinance was read by title only by Clerk Schilling.

Mrs. Schilling presented **Resolution 2021-01** to the Council - A Resolution Of The Board Of City Council Members Of The City Of Sopchoppy, Florida, Authorizing The Mayor To Apply For FDOT Funding Through The “Municipal Small County Outreach Program (M-SCOP)”, For Resurfacing Park Avenue. A motion to adopt Resolution 2021-01 as presented was made by McKenzie, second by Harden, 5/0.

Mrs. Schilling presented **Resolution 2021-02** to the Council - A Resolution Of The City Of Sopchoppy Approving The Wakulla County Local Mitigation Strategy And Providing For An Effective Date. A motion to adopt Resolution 2021-02 as presented was made by Edwards, second by Harden, 5/0.

The Council instructed the City Clerk to proceed with advertising the Park Manager position. If staff thinks it necessary, additional OPS help can be hired during the summer months to keep up with City grounds maintenance.

Attorney Dan Cox presented two recommended changes to the flood plain ordinance. One involves “cumulative substantial damage” or “cumulative substantial improvement,” either of which triggers compliance with flood plain ordinance requirements. The other involves requiring an additional one foot of “free-board” in certain flood zone ratings (relevant to Sopchoppy, AE). The Council directed the attorney to coordinate the City’s ordinance with the County’s to facilitate the County’s review of permitting within the City.

Carroll Appraisal reported the 20’ x 140’ parcel next to Civic Brewing Company that Elliott Seidler would like to purchase cannot be appraised. With the value being less than \$5,000, Attorney Dan Cox suggested the City surplus the property and take sealed bids. Attorney Cox also stated he can draft an advertisement or Mr. Seidler can just make an offer. Mr. Seidler offered the City \$3,000 for the parcel. A motion to accept Mr. Seidler’s offer was made by Lewis, second by Edwards, 5/0. Attorney Cox will draft the Quit Claim Deed along with stipulations aimed to protect the remaining adjacent City property and well site.

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

City Clerk Schilling asked the Council their thoughts regarding the 4<sup>th</sup> of July celebration. The Council would like to proceed with the event, checking with WCSO to see if they will be available to assist.

Leonard Tarrt reported the bid package for the new tank at well 3 has been advertised. Once the bids are received, the City can decide on financing options.

Councilman Harden stated Patsy Roberts and Carolyn Greener agreed to provide easement in front of the Lawhon house for a sidewalk but would like to know how much the City is looking to obtain. The Council asked Clerk Schilling to get Roddenberry Surveying to survey in front of the house.

Councilman Harden also mentioned getting a historical plate with history of the Depot to be erected at the Depot. Mr. Harden will gather information on the process.

Mayor Edwards spoke to Will Haynes regarding the Mom's Restaurant property. Mr. Haynes stated he would sell the property for \$75,000. Mayor Edwards stated the \$50,000 made from the sale of 110 Municipal Avenue could go towards the \$75,000. Attorney Cox will prepare the contract. A motion to purchase the property for \$75,000, contingent on verifying the parcel size, was made by Lewis, second by Harden, 5/0.

Mayor Edwards presented a Depot Park Wildflower Grant Application to the Council. If approved the City will need to expand the irrigation and plan for future upkeep. Sandy Tedder will flag 2 trees that need to be removed. Mayor Edwards stated the City's grant match will be in irrigation and volunteer hours. The grant will provide additional plants, a smart phone walking tour and a seed library among other things. A motion to proceed with the grant application as presented was made by Harden, second by Lewis, 5/0.

Mayor Edwards would like pictures of Depot Park added to the City's website as well as updated pictures of the Depot and City Park.

Vice Mayor Lewis reminded the Council fees related to the usage of Depot Park need to be established. Depot Park rental fees and liability insurance requirements will be discussed at the April meeting.

Councilman McKenzie reminded the Council that the City Park still needs improvements before the city invests a lot of money buying property.

Leonard Tartt will get pricing to concrete the walking path and bring the estimate to the April meeting.

With no further business, the meeting adjourned at 8:27 p.m. Motion by Lewis, second by McKenzie.