

CITY OF CLEWISTON
Regular Commission Meeting
June 15, 2015

The City of Clewiston City Commission held its regular Commission meeting in the City Hall Commission Chambers Monday, June 15, 2015. The meeting was called to order at 5:00 p.m. by Mayor Phillip Roland. The audience recited the Lord's Prayer and the Pledge of Allegiance.

Commissioners Present: Mayor Phillip Roland, Commissioner Mali Gardner, Commissioner Kristine Petersen, Commissioner Sherida Ridgill, and Commissioner Julio Rodriguez.

Personnel Present: City Manager Al Perry, City Clerk Marilyn McCorvey, Police Chief Don Gutshall, Finance Director Ted Byrd, Recreation Director Lance Ramer, Public Works Director Sean Scheffler, Finance Manager Shari Howell, Community Development Director Travis Reese, Utilities Director Danny Williams, City Engineer Tommy Perry, and City Attorney Charles Schoech.

Visitors Present: Jeffrey Flannigan, Terry Gardner, Asa & Betty Godsey, Pepe Lopez, Antonio Perez, Laura Smith, Curtiss Pullen, and Daisy Quinn.

ADDITIONS/DELETIONS/CHANGES AND APPROVAL OF THE AGENDA – City Manager Perry asked that Final Approval of the Boat Basin Project be added to the agenda as Item 6-A. The Commission agreed.

1. Consent Agenda

- A. *City Commission Workshop Minutes – May 14, 2015*
- B. *City Commission Budget Workshop Minutes – May 18, 2015*
- C. *City Commission Minutes – May 18, 2015*
- D. *Final approval of Youth Empowerment Golf Summer Camp contract*
- E. *Approval of Rental Inspection Checklist*

Commissioner Petersen made a motion, seconded by Commissioner Gardner, to approve the Consent Agenda. Vote 5 yeas, 0 nays.

PUBLIC HEARING

- 2. Ordinance No. 2015-02 – Final Reading** – Ordinance No. 2015-02 includes amendments to the Future Land Use Map, the goals, objectives and policies of the Future Land Use, traffic circulation, housing, sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge, conservation, recreation and open space, intergovernmental coordination, capital improvements, concurrency elements; providing for transmittal to the State Land Planning Agency and other reviewing agencies under the State expedited review process. Mayor Roland opened the Public hearing stating the purpose was to accept input from interested parties relative to Ordinance No. 2015-02. City Manager Perry summarized Ordinance 2015-02 and read it by title. Mr. Perry stated the Public Hearing was advertised in the Clewiston News on May 28, 2015. Jeffrey Flannigan, representing the Miller and Redish families, stated his clients owned the two mobile home parks that are set to be changed to multi-family. Mr. Flannigan stated that the mobile home parks exist legally and changing the parks to a different district will end up creating non-conforming uses. Mr. Flannigan stated he sees inconsistencies in the master plan. It was Mr. Flannigan's belief that the City will have enough housing stock to accommodate the increase in population and sees no reason to redesignate the parks to multi-family. The Commission discussed the use of RV's in the mobile home parks. Mr. Reese stated that the tables in the Comp Plan have been updated but not necessarily everything was. Antonio Perez stated the City Attorney should address any inconsistencies in the Comp Plan, but he feels it is important to redevelop the blighted areas and thinks the owners would agree there are issues. City Attorney Schoech recommended that the Commission continue the public hearing to July 20 which would allow time to meet with the landowners and address their concerns and come back with a recommendation. Mayor Roland closed the public hearing.

Commissioner Ridgill made a motion, seconded by Commissioner Gardner, to continue the Public Hearing on Ordinance No. 2015-02 to the July 20 meeting. Vote 5 yeas, 0 nays.

MISCELLANEOUS ACTION AND DISCUSSION ITEMS

- 3. Traffic Signal Maintenance and Compensation Agreement** – FDOT requires approval of this agreement in order to compensate the City.

Commissioner Gardner made a motion, seconded by Commissioner Petersen, to approve the Traffic Signal Maintenance and Compensation Agreement. Vote 5 yeas, 0 nays.

- 4. Community Redevelopment Advisory Committee Appointment** – The City has been short two members for quite some time on this Committee. Jose “Pepe” Lopez has applied to fill a vacancy on this Committee and meets the qualifications.

Commissioner Ridgill made a motion, seconded by Commissioner Petersen, to appoint Jose “Pepe” Lopez to the Community Redevelopment Advisory Committee. Vote 5 yeas, 0 nays.

- 5. Authorization for SWFRPC to Submit an Application to the Florida Department of Economic Opportunity for Funding for Preparation of a Revitalization Plan for the Clewiston Main Street.** – The SWFRPC will be responsible for administering the grant, subcontract with consultants, if needed, and providing all deliverables to the City for submission to DEO. The City will be responsible for contracting with DEP and releasing the funds to the SWFRPC upon completion of each deliverable as outlined in the grant contract.

Commissioner Petersen made a motion, seconded by Commissioner Gardner, to approve for SWFRPC to submit an application to DEO for funding for preparation of a Revitalization Plan for the Clewiston Main Street. Vote 5 yeas, 0 nays.

- 6. Hope Hospice & Community Services, Inc. Lease** – This lease is for a portion of the JBB Senior Citizens Building. Hope Hospice is proposing a \$400 per month lease which includes utilities.

Commissioner Gardner made a motion, seconded by Commissioner Petersen, to approve the Hope Hospice & Community Services, Inc. lease for one year. Vote 5 yeas, 0 nays.

- 6-A. Final Approval of Boat Basin Parking Lot Plan** – Scott Jones stated the revised plan increases the parking area. Commissioner Ridgill stated she thought the goal was to make the parking area more user friendly and she didn’t realize that more parking spaces were needed. She stated she sees a traffic control problem with the new plan. Mr. Jones stated there is a staging area for temporary parking. He stated that additional lighting is included in the plan, but cameras are not. The Commission discussed the need to keep the parking bumpers in place. Asa Godsey came forward and stated the bumpers were absolutely necessary.

Commissioner Gardner made a motion, seconded by Commissioner Petersen, to approve the new seal coat and striping plan for the boat basin, including parking bumpers. Vote 5 yeas, 0 nays.

- 7. Discussion/Update on S169 Structure** – Phil Flood of the South Florida Water Management District gave a presentation on the planned S-169 structure relocation. Mr. Flood explained that the existing conveyance is insufficient. He stated that four alternatives for the relocation were evaluated before the new site was selected. Mr. Flood stated the completed design and permitting should occur in the summer of 2016. He stated the District will construct the new structure in the westward location and remove the existing structure. Mr. Flood stated the City is responsible for construction and maintenance of a bridge across C-21 Canal for public access to the Herbert Hoover Dike. The Commission asked why the current Corp of Engineers dike project and the relocation of the S-169 could not run concurrently. Denise, an engineer with the District, stated that was the Corp’s decision, but she sees no reason why they can’t run concurrently. She stated the project will take about 18 months to complete. Commissioner Gardner asked that the Corp of Engineers, the SFWMD and the City partner to build the bridge. Denise and Mr. Flood will take our concerns back to SFWMD management.

- 8. Discussion of Tyler Software Implementation Progress** – Finance Director Ted Byrd stated the access to the Tyler software and implementing the purchasing application should take a couple of months. He stated getting the fixed assets and business tax receipts will take a considerable amount of time. Commissioner Rodriguez requested that staff inform the Commission if we are about to purchase something we don't need. Commissioner Gardner stated she had been convinced that the purchase was needed and she has a huge concern that it has taken this long for the implementation. She asked City Manager Perry to be sure this conversion gets done because this is not acceptable.
- 9. Update on Code Enforcement** – Chief Gutshall stated his staff continues to move forward. Commissioner Ridgdill stated the Commission approved the rental check list, but the last 2 items on the list deal with electrical and heating which would require electricity to be on. Chief Gutshall stated the list approved is not the final product and they have not met with the realtors for their input. Commissioner Ridgdill asked that the realtors encourage their renters to allow the rental inspection before the electricity is cut off.
- 10. Departmental Monthly Activity Reports - Presented for information only.**

PUBLIC COMMENTS - At this time, any person will be allowed to speak on any matter that pertains to City business. Laura Smith stated she was driving on Ponce de Leon where the kids walk from the park and stated that something should be placed on that street, similar to the cones, etc. in front of the Library and Youth Center, so people recognize there are children crossing the street in that area. She stated she almost witnessed an accident and feels that something should be done. Jerry Cochran stated there are four (4) boat trailers that have been sitting for many years, some with no tags, some with expired tags, and the owners should be told that where they are parked is not a public parking lot, nor is it a storage facility.

COMMENTS FROM CITY MANAGER - none

COMMENTS FROM THE CITY ATTORNEY – City Attorney Schoech addressed the issue of inflatables on City property. Mr. Schoech stated there is a large liability for the City allowing the inflatables. Mr. Schoech stated if the City allows them, there should be a permit with a hold harmless clause and an insurance requirement. He stated that grills are prohibited by a number of cities and others have designated “safe grilling” areas. Mr. Schoech recommended that the City should not allow inflatables without insurance and a hold harmless. Mayor Roland stated the use of inflatables should be halted on City property starting this weekend. Commissioner Ridgdill stated a hold harmless should be added to all contracts. Mr. Schoech stated the hold harmless should be signed by the person using the public property and liability insurance can be from the company owning the inflatables. Commissioner Gardner asked for a recommendation from the City directors as to whether inflatables should be allowed on City property at all.

COMMENTS FROM THE CITY COMMISSION – Commissioner Ridgdill asked City Manager Perry if he had discussed a tournament to raise funds for Animal Control with the Golf Course Director. She asked that a date be set for the tournament by the next Commission meeting. Commissioner Ridgdill asked for an update on East Rec. City Manager Perry stated the County wants additional documentation and we hope to secure more funding that way. City Attorney Schoech stated they were not disagreeable to additional funding, but wanted more information by June 23. Commissioner Rodriguez stated that the City is not responsible for finding money for the County and it is time for the County to cut a check for over \$320,000, or we need to do something different. He stated we need to send them a letter with a clear message they need to come up with some money. Commissioner Gardner agreed with Commissioner Rodriguez. City Attorney Schoech stated the County Attorney requested the additional numbers that justify the 40%. Recreation Director Ramer stated that he has provided the County with all of the information requested. Commissioner Rodriguez stated there are 2 county commissioners, 2 city commissioners, and one school board member on the Hendry-Clewiston Recreation Board and everyone agrees the numbers are 60/40. Commissioner Ridgdill stated it is not our concern how they get the funds, they need to find it and she is 100% behind the comments made tonight and is in agreement that it is time to get this settled.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Phillip Roland, Mayor

Marilyn McCorvey, City Clerk