

**CITY OF CLEWISTON
Special Commission Meeting
March 29, 2021**

The City of Clewiston City Commission held a Special Commission Meeting in the City Hall Commission Chambers Monday, March 29, 2021. The meeting was called to order at 5:00 p.m. by Mayor Petersen. Mayor Petersen led the audience in reciting the Lord's Prayer and the Pledge of Allegiance.

Commissioners Present: Mayor Kristine Petersen, Commissioner Mali Gardner, Commissioner Hillary Hyslope and Commissioner James Pittman. Vice Mayor Greg Thompson was absent.

Personnel Present: City Manager Randy Martin, City Clerk Kathy Combass, Finance Director Shari Howell, Utilities Director Danny Williams, Public Works Director Sean Scheffler and City Attorney Gary Brandenburg. Compliance Manager Lynne Mila attended via telephone.

Visitors Present: Dylan Brandenburg, Matt Beatty, Terry Gardner, Roly Gonzalez, Dr. Leonard Carroll and Pepe Lopez. Alan O'Heron, Navid Nowakhtar and Jeff Richardson attended via telephone.

Additions/Deletions/Changes and Approval of the Agenda - none

Commissioner Gardner made a motion, seconded by Commissioner Pittman, to approve the agenda. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Public Comments – Roly Gonzalez of 305 Via del Aqua came forward and stated that he is very interested in purchasing a couple of lots in Clewiston Commerce Park. He expressed that he has tried to purchase some lots in the last three years but continues to be turned down. He stated that he has talked to Commissioner Pittman and has also reached out to Manager Martin about investing in a lot for the children of our community and was told the City hired a realtor from Miami to sell the lots. He feels there are plenty of realtors in the City of Clewiston to sell the lots.

RESOLUTIONS

- 1. Resolution No. 2021-27** – Resolution No. 2021-27 accepts and approves the recommendation made within the summary report from Quanta Technology dated March 22, 2021 to proceed with the negotiation of a contract with Sensus based on their best and final offer plus the network as a service option and authorizes the submission of the Florida Municipal Power Agency (FMPA) Pooled Loan Program Application for the Advanced Metering Infrastructure (AMI) Program for the City's electric and water system.

Mayor Petersen summarized and read Resolution No. 2021-27 by title.

Commissioner Gardner made a motion, seconded by Commissioner Hyslope to approve Resolution No. 2021-27. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Before the vote, Attorney Brandenburg explained that the Commission is not approving any dollar amounts at this time; they are only approving to move forward with negotiations with one company and the application with FMPA to start financing. Commissioner Gardner expressed her appreciation to Quanta and FMPA. Manager Martin noted that there will be a significant improvement in customer service as a result of this project once it is completed.

- 2. Resolution No. 2021-28** – Resolution No. 2021-28 approves Conductor Power, LLC Change Order No. 001 in the amount of \$14,183.00 for extra material and labor costs for site condition discrepancies discovered by the contractor for the Distribution Substation Relay Upgrades and Breaker Replacement Project.

Mayor Petersen summarized and read Resolution No. 2021-28 by title.

Commissioner Pittman made a motion, seconded by Commissioner Gardner, to approve Resolution No. 2021-28. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Before the vote, Commissioner Gardner stated that it looks like this has to be done. Utilities Director Danny Williams stated that we will also be getting a new SCADA system and Mr. O'Heron gave a quick update on the project.

RESOLUTIONS REGARDING COMMERCE PARK

- 3.A. Resolution No. 2021-29** – Resolution No. 2021-29 approves and authorizes the Mayor to sign the Contract For Sale And Purchase between the City of Clewiston and Californo Corp. for the sale of the property located at 507 Commerce Court, known as Lot #2, Clewiston Commerce Park.

Mayor Petersen summarized and read Resolution No. 2021-29 by title.

Commissioner Gardner made a motion, seconded by Commissioner Hyslope, to approve Resolution No. 2021-29. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Before the vote, Manager Martin Randy stated that he has had discussions with other potential buyers for some of these properties. A realtor made an offer for this lot, and offers for others as well, that in his opinion was speculative in nature. Because the City's guidelines direct a preference for seeking private investment and job creation, the Manager stated he is going to prioritize those projects that propose creating jobs and constructing buildings. He noted that in his discussions with Mr. Roly Gonzalez, he had indicated recently that he had sold his business. He stated that he does not feel the desired recreation use for children would be appropriate for Commerce Park, but he offered to talk to Mr. Gonzalez about any other potential facility that might be used. He expressed that he supports Mr. Gonzalez in his effort to provide recreational opportunities for youth. Regarding realtors for Commerce Park, the Manager reported that any realtor that desires to provide offers for available lots are welcomed. He also noted that a local realtor has submitted an offer for Lot 1 that he is considering. Mr. Gonzalez asked how many lots are available. Manager Martin stated that there are five spaces remaining at this time. Mr. Gonzalez stated that he would be willing to look at another facility location for the children.

- B. Resolution No. 2021-30** – Resolution No. 2021-30 approves and authorizes the Mayor to sign the Contract For Sale And Purchase between the City of Clewiston and Sandra Bibiana Masso for the sale of the property located at 513 Commerce Court, known as Lot #3, Clewiston Commerce Park.

Mayor Petersen summarized and read Resolution No. 2021-30 by title.

Commissioner Pittman made a motion, seconded by Commissioner Hyslope, to approve Resolution No. 2021-30. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Before the vote, Commissioner Gardner asked if this is a start-up business. Manager Martin stated yes, but they have secured pre-approval for financing and plan to move forward in the next year with the construction of a 5,000 sq. ft. building. Commissioner Gardner expressed concern with the sale of these lots without any timeframe to build. Attorney Brandenburg stated that there are no provisions for that in this contract but they could be negotiated into the contract and asked if the City is going to take the property back if they do not construct within that time. Commissioner Pittman stated that he is in favor of selling the lots.

- C. Resolution No. 2021-31** – Resolution No. 2021-31 approves and authorizes the Mayor to sign the Contract For Sale And Purchase between the City of Clewiston and Advance Medical Sanitation, Inc. for the sale of approximately 1.5 acres on the interior NW corner designated Lot #10A on attached Exhibit A.

Mayor Petersen summarized and read Resolution No. 2021-31 by title.

Commissioner Pittman made a motion, seconded by Commissioner Hyslope, to approve Resolution No. 2021-31.

Before the vote, Manager Martin provided some additional information regarding Advance Medical Sanitation, Inc. to the Commission. Commissioner Gardner and Mayor Petersen both expressed they feel the company is very reputable. Commissioner Gardner stated that she does not however feel the company is the right fit for the Commerce Park zoning guidelines and asked why we do not go through the process of amending the ordinance as it was done previously. Attorney Brandenburg stated that he agrees that this use is not specifically laid out and suggested drafting an amendment for the clarification and expanding the inspection period to allow the time to amend the ordinance. Manager Martin recommended the Commission approve the contract and not put it on hold. He stated that the previous amendment was done because there was no use to compare it to and staff agreed the ordinance needed to be modified.

Commissioner Pittman amended his motion, seconded by Commissioner Hyslope, to approve the contract to extend the inspection date to May 25, 2021 to allow time to amend the ordinance, unless it will cost us losing the sale. Vote 4 yeas, 0 nays (Vice Mayor Thompson was absent.)

Commissioner Pittman asked if a closing date was scheduled on Gustavo's two lots. Manager Martin's response was that it had not been scheduled yet.

Commissioner Hyslope thanked Manager Martin for answering all of her questions over the last few weeks.

Adjournment

Commissioner Gardner made a motion, seconded by Commissioner Pittman, to adjourn the meeting at 5:53 p.m.

Kristine Petersen, Mayor

Mary K. Combass, City Clerk