

ROBERTA M. CORREA
MAYOR - COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI L. KRANTZ, CMC
CITY CLERK

MARCIA G. CARTY, CPA
MS-Taxation
FINANCE DIRECTOR

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT

MINUTES CITY OF PALATKA July 11, 2024

The minutes of the proceedings of the regular meeting of the Palatka City Commission held on Thursday, July 11, 2024 at 6:00 PM at City Hall, 201 N. 2nd St., Palatka, FL 32177.

1. CALL TO ORDER The following are the Minutes of the proceedings of a regular meeting of the Palatka City Commission called to order at 6:00 PM on July 11, 2024, at Palatka City Hall, 201 N. 2nd St., Palatka, FL 32177.

- a. Invocation

An invocation was offered by Chaplain Mulberry.

- b. Pledge of Allegiance led by Commissioner Campbell

- c. Roll Call

Present:

Commissioner Tammie McCaskill

Commissioner Justin Campbell

Commissioner Will Jones

Commissioner Rufus Borom

Mayor Roberta Correa

Also Present: Troy Bell, City Manager; Jane West, City Attorney; Sunni Krantz, City Clerk; Marcia Carty, Finance Director; Virginia Jones, HR Generalist; Peter Willott, Public Information Officer; Eddie Cutwright, Community Affairs Director; Chris Taylor, Fire Chief; Matt Newcomb, Assistant Police Chief; Yul McNair, Airport Manager; Allegra Kitchens, former City Commissioner; Tarsha Givens; Audrey Wise; Erin Hewes, Larra Wallace, Charlie Douglas, Taylor Douglas, Jeremy Alexander, Marc Hewes, Rick Paul, Robert Wise, Alonzo Mulberry, City Chaplain and Shawn Bruneau, Water Treatment Plant Superintendent (via telecommunications technology)

2. APPROVAL OF MINUTES

- a. Minutes of the City Commission on the following dates:

Motion to approve all by Commissioner Campbell. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

- i) June 7, 2024 Budget Workshop

- ii) June 13, 2024 Regular Meeting
- iii) June 14, 2024 Special Called Workshop
- iv) June 20, 2024 Budget Workshop

3. PUBLIC RECOGNITION/PRESENTATIONS Ms. West recognized Joe Andreacchio for serving as an intern in the City Attorney's office. She thanked him for working on the blight to bright initiative. He has agreed to stay on an additional month to fulfill his pro bono requirements.

- a. IN THE SPOTLIGHT- Employee of the Month

Mrs. Jones presented the employee of the Month award to Officer Brian Bowers. Asst. Chief Matt Newcomb advised after just 1 year of service, Ofc. Bowers is an active field training officer. He was nominated for performing an outstanding job.

4. CITY MANAGER AND ADMINISTRATIVE REPORTS

- a. Legal Department - River Center land swap notification of deadlines

Ms. West expressed a decision will need to be made regarding the River Center land swap.

Motion to move the River Center land swap item to Regular Business as well as discussion regarding the investigations by Commissioner Campbell. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

Ms. West advised there was an issue raised regarding the disposal of properties in a Community Redevelopment Agency under Fla. Stat. 163.803 There is one case on point in Tampa, who took a similar position that she had and were overruled by the appellate court. She is recommending the City provide notice for proposals for the acquisition and revitalization of the St. Johns River Center. This would be advertised for a 30-day period.

Charlie Douglas, owner of Blue Crab Development Group North, LLC, whom the City is presently under contract with for the property, spoke regarding the statute. He believes the statute is distinguishable from the matter before us. However, his organization want this to be a win-win for the City, and therefore do not object to opening the 30-day notice. He addressed Commissioner Jones' concern regarding public access to the River Center by saying that is at the heart of this process. He reaffirmed weddings, socials, and other gatherings at the River Center will be an integral component of the River Center. The contract entails a swap between the City and his organization. To swap the City's River Center (102 N. 1st. St) with the Port Consolidated property (100 and 102 Reid St). He advised the Port Consolidated building is where the eye goes when visitors enter the City. With ownership of this property, the City would be able to have complete control of the gateway into the community. The building could be renovated to include a state-of-the-art board meeting room. it recently had a \$150,000 new roof. He showed boards of potential renderings (not provided to the Clerk for the record as they were on large poster boards). Regarding the perpetual evaluation analysis, the topic of staffing topic is important.

Motion to to move forward with the recommended proposals 30-days so it is a solid decision by Commissioner Campbell. Seconded by Commissioner Borom. Motion Passed unanimously.

Commissioner Jones advised 30 days would put us after the deadline for due diligence. Ms. West explained the current contract will go in abeyance as agreed upon by the parties.

5. PUBLIC COMMENTS

- a. Public Comments - (Speakers limited to three minutes - no action taken on items)

The floor was opened to public comment.

Sam Deputy 917 Carr St/623 St Johns Ave., Palatka, FL 32177 - spoke regarding the St Johns Avenue road construction entering its sixth year. He advised on July 3, 2024 the downtown merchants were notified the road work would be delayed for 2 weeks. He was told that it was a scheduling conflict.

Tarsha Givens 225 Stilwell Ave., Palatka, FL 32177 - spoke with concern regarding PFAS and PFOS, which are chemicals difficult to remediate. They are found at brownsfield redevelopment sites. She believes the property next to the City Hall is a brownsfield and asked the Commission to consider this when considering the land swap.

Hearing no further requests to comment, the floor was closed to public comment.

b. Commission and Staff Response

Ms. West responded regarding the PFOS class action lawsuit, in which the City is a defendant. She spoke regarding Chief Taylor's efforts to ensure the Fire Department employees are careful of the carcinogens found in "forever chemicals".

6. CONSENT AGENDA Staff asked to remove item D from the Consent Agenda as the applicant has withdrawn the application since the agenda was prepared.

Commissioner Jones asked for discussion concerning items A, G and K.

Motion to approve except items A, G, and K and omitting D overall by Commissioner Campbell.

Seconded by Commissioner McCaskill. The Motion Passed unanimously.

- a. APPOINT Commissioner Borom as the City's Voting Delegate at the Florida League of Cities 2024 Annual Conference and Manager Bell as the alternate

Commissioner Borom expressed he cannot serve as the City's voting delegate this year as he is already apart of the business meeting of the Florida League of Cities. Commissioner Campbell offered to serve as the voting delegate.

Motion for Commissioner Campbell to attend as the voting delegate by Commissioner Jones. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

Commissioner Jones clarified the Commission is not appointing an alternate delegate.

- b. ADOPT RESOLUTION 2024-R-137 Granting a Special Event to the Putnam County Fire and Rescue for the 9/11 Remembrance Ceremony on September 11, 2024
- c. ADOPT RESOLUTION 2024-R-131 granting a special event to the Putnam County Historical Society for the Occupation of Palatka on September 26 - 29, 2024
- d. ADOPT RESOLUTION 2024-R-130 granting a special event for Save the Datil Peppers on Oct. 26, 2024
- e. ADOPT RESOLUTION 2024-R-132 granting a Special Event to the Community Affairs Department for Community Fitness Fun Field Day on August 10, 2024

- f. ADOPT RESOLUTION 2024-R-134 amending the General Fund Budget for FY 2023-24 to recognize revenue in the amount of \$40,000 from Code Enforcement lien fines and to allocate it to the purpose of removing blight.
- g. ADOPT RESOLUTION 2024-R-136 authorizing the Palatka Police Department to spend up to \$33,000 to replace and upgrade current firearms and handguns.

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AUTHORIZING THE PALATKA POLICE DEPARTMENT TO EXPEND FUNDS IN AN AMOUNT NOT-TO-EXCEED \$33,000, TO UPGRADE AND REPLACE CURRENT FIREARMS AND HANDGUNS, PROVIDING FOR SCRIVNER'S ERRORS

Assistant Chief Newcomb advised the procurement threshold is \$25,000. The current trade-in value for our firearms and handguns is high. The alternative to replacing them would be to replace springs and firing pins.

Motion to approve by Commissioner Campbell. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

- h. ADOPT RESOLUTION 2024-R-135 authorizing the Palatka Police Department to apply for the 100% funded Florida Department of Law Enforcement Criminal Justice JAG D Grant in the amount of \$6,275.
- i. ADOPT RESOLUTION 2024-R-142 authorizing Change Order No 9 with SGS Contracting Services, Inc. for the Platt Drew Wastewater Treatment Plant Biosolids Improvements project in the amount of \$101,990.33.
- j. ADOPT RESOLUTION 2024-R-141 authorizing execution of Amendment No. 2 for Community Development Block Grant (CDBG) MIT Project MT013 Sanitary Sewer Resiliency Master Plan.
- k. ADOPT RESOLUTION 2024-R-140 incorporating the proposed benefits policy to Section 8 Personal Security Program of the Personnel Policy

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, INCORPORATING THE PROPOSED BENEFITS POLICY TO SECTION 8 PERSONAL SECURITY PROGRAM OF THE PERSONNEL POLICY, AND PROVIDING FOR SCRIVENER'S ERRORS

Mrs. Jones advised the Commission provided input on this policy in October 2023, the changes were made and were presented at the last meeting. Today, the Resolution is before the Commission to adopt the policy.

Motion to approve by Commissioner Campbell. Seconded by Commissioner Borom. The Motion Passed unanimously.

- l. ADOPT RESOLUTION 2024-R-143 authorizing execution of service proposal with Atlantic Pipe Services for manhole lining and repair (not to exceed \$79,582.34 (100% grant funded))
- m. ADOPT RESOLUTION 2024-R-146 authorizing execution of an Interlocal Agreement between the Community Redevelopment Agency (CRA) and the City of Palatka for services the City shall provide the CRA

- n. ADOPT RESOLUTION 2024-R-147 authorizing the Palatka Police Department to participate and apply for the FY 2023 Edward Byrne Memorial JAG Program for patrol division equipment and authorizing the Mayor to execute a letter approving the funding distribution.

7. REGULAR BUSINESS Agenda Requests: Lori Slaven - Lee Conlee House - Funding
Motion to add emergency item for the investigations from our labor attorney, Susan Erdelyi by Commissioner Campbell . Second by Commissioner McCaskill. Motion passed unanimously.

Discussion commenced regarding the present state. Commissioners Borom and Jones spoke regarding the need for information to be presented to Human resources and then presented to the Commission. Commissioner Campbell advised there is not a specified policy that a complaint must go to the Human Resources Department, so it can go to a member of the Commission and the Commission has the ability to react. Mayor Correa and Commissioner McCaskill indicated desire to provide a manner in which HR or the City Attorney who report to the City Manager to be able to speak with candor. Commissioner Jones expressed concern Ms. Erdelyi's recommendation may not be in Mr. Bell's best interest. Commissioner Campbell advised Ms. Erdelyi was not in favor of some of the jargon in the contract, not her against Mr. Bell. Commissioner McCaskill reminisced that was the first time Ms. Erdelyi had seen some of the contract language.

Commissioner McCaskill indicated she has spoken with Ms. Erdelyi, who has recommended a potential investigator who is free and independent of the League and Ms. Erdelyi's firm (Mark Gray). The Commission needs to give direction as to the scope of the investigation. The investigator would need to know to whom to report. Commissioner McCaskill expressed the need to complete the investigation before the end of Mr. Bell's probationary period, which will end in August. The Commission needs time to review and respond to the results. Commissioner McCaskill spoke regarding some of the options so that the employees are not easily identified and the investigator may want to put the employee on administrative leave. Commissioner Campbell spoke in favor of remaining along the lines of the recommendation of the labor attorney.

Discussion commenced regarding who would act as a liaison between the Commission and the labor attorney. Commissioner Campbell and Mayor Correa spoke in opposition to it being the Mayor. Commissioner Borom spoke in opposition to it being Commissioner McCaskill.

Motion to have Commissioner McCasill act as the liaison by Commissioner Campbell. Second by Commissioner McCaskill. Motion passed unanimously.

The floor was opened to public comment:

Ms. Allegra Kitchens 1027 S 12th St., Palatka, FL 32177 - spoke regarding Ms. Erdelyi's desire to wait regarding Mr. Bell's contract. She recommended the same investigator investigate both the City Manager and the employee being investigated.

Tarsha Givens 225 Stilwell Ave., Palatka, FL 32177 - reminded the Commission they must be fair and just to all citizens. She spoke regarding a difficult and challenging work environment. She indicated Mr. Bell's investigation is a distraction from the employee investigation. She expressed concern the Commission has not made Mr. Bell feel welcome.

Hearing no further requests to comment, the floor was closed to public comment.

Commissioner Campbell responded to the public comment that Mr. Bell desires an independent

investigator to investigate the employee.

Commissioners McCaskill and Campbell spoke regarding attempts to make Mr. Bell welcome.

Discussion commenced regarding the investigation time period. Mayor Correa advised the probation period will end on August 7. Commissioner Borom spoke regarding the need to give an investigator time to do their job. Mayor Correa spoke regarding the matter being handled as soon as possible and an investigator could ask for an extension. Commissioner Borom recommended Commissioner McCaskill use the Clerk to disperse information on whether a special called meeting is needed concerning the investigation.

Discussion commenced regarding the investigation regarding an employee. Mr. Bell responded the matter is an inquiry (not an investigation), in collegian integrity for the Assistant City Manager. The scope for this has been developed, to determine if there is an ethical or criminal requirement to provide notice of interest per the code. Second, if there is a requirement to provide notice, what form or format that notice must take. And if required, if sufficient or adequate notice was given.

Commissioner Jones expressed the City Manager should be able to perform the scope, himself as it is his job. Commissioner Campbell asked the Commission to consider the person subject of the inquiry wanted the City Manager position. Commissioner Campbell expressed it is not in the scope of the duty of the Commission to determine whether the Manager can call for an independent inquiry. The Commission discussed how the allegations arose.

The floor was opened to public comment:

Allen Sheffield 512 Mulholland Park, Palatka, FL 32177 - spoke regarding the issue being difficult to speak collectively due to the Sunshine law and asked the commission to speak individually to legal counsel.

Hearing no further requests to comment, the floor was closed to public comment.

- a. Department of Corrections Interagency Public Works Agreement renewal with addendum regarding forgiveness of civil restitution liens

Ms. West has concerns regarding prison labor. She advised Florida is one of a few states that pays hardly anything to work squads. Staff is asking to present the addendum to the Department of Corrections, which would allow upon their release from prison, their civil restitution liens to be forgiven. By Statute, released convicted felons can vote, however, all restitution liens must be paid in full. This would assist them in this process. She is unaware if the Department of Corrections will be amenable to the addendum.

Motion to approve by Commissioner Campbell. Seconded by Commissioner Jones. The Motion Passed unanimously.

- b. DISCUSSION/DIRECTION - RESOLUTION 2024-R-133 authorizing a donation to Lee Conlee House to assist with operational expenses due to recent decreases in State funding and authorizing a FY 2023-24 budget transfer to accommodate same. The request is the amount of \$112,570.89.

A RESOLUTION OF THE CITY OF PALATKA AUTHORIZING A DONATION TO LEE CONLEE HOUSE; AUTHORIZING A FY 2023-34 BUDGET TRANSFER; AND PROVIDING FOR SCRIVENER'S ERRORS

Ms. Lori Slaven spoke regarding the shortfall the Lee Conlee House has experienced in funding. In the past two years they have lost \$250,000 of federal funding. While, they have been fundraising, it is not enough to keep the level of services the domestic violence survivors deserve. They have been in operation since 2004 and this is the first time they have requested funding from the City. She advised the County provides \$10,000 per year.

Mr. Bell advised the City does not presently have a policy to address requests over \$25,000. He suggested Staff assist the Commission with creating a policy with a rubric to assist the Commission and bring this item back at the next meeting. Mayor Correa advised the City highly needs these services and spoke regarding the need to have a policy.

No Motion was made. Commissioner Campbell recused himself from the item.

- c. DISCUSSION/DIRECTION - RESOLUTION 2024-R-138 authorizing a donation to the Palatka Police Athletic League (PAL) to assist with the Palatka PAL Teen Summit and the Youth Directors Conference and authorizing a FY 2023-24 budget transfer to accommodate same. The request is in the amount of \$16,000.

A RESOLUTION OF THE CITY OF PALATKA AUTHORIZING A DONATION TO THE PALATKA POLICE ATHLETIC LEAGUE; AUTHORIZING A FY 2023-24 BUDGET TRANSFER; AND PROVIDING FOR SCRIVENER'S ERRORS

Ms. Lalita Thomas 2406 Leigh Terr., Palatka, FL 32177 - addressed the Commission regarding a request funding for the attendance of the Police Athletic League at two conferences. This is a reimbursement request as the funding already had to be expended.

Staff has identified American Rescue Plan Act (ARPA) funding in the educational category. Ms. Carty advised there is \$40,000 in this category. Commissioner Borom suggested putting animal control funding there to shift funding.

Motion to move funds from ARPA fund to facilitate the PAL's request in the amount of \$16,000 by Commissioner Borom. Seconded by Commissioner Jones. The Motion Passed 4-0, Commissioner Campbell recused himself from the vote.

Commissioner Borom recommended moving the animal control funds back. Mayor Correa clarified it was for animal neutering.

Motion to put the 10,000 back into animal control by Commissioner McCaskill. Seconded by Commissioner Borom. Motion unanimously (Commissioner Campbell not present for the vote).

8. PUBLIC HEARINGS

- a. ADOPT RESOLUTION 2024-R-139 authorizing a non-ad valorem assessments to partially fund the cost of availability of fire protection services

Mark Lawson, Esq. with MGLPA addressed the Commission regarding the Fire Assessment public hearing. This is a policy decision to be made by the Commission. We have attempted to be fair, reasonable, and proportionable and to partially fund a chunk of the budget.

The floor was opened to public hearing.

Mandy Stephenson 415 Jackson St., Palatka, FL 32177 - spoke in opposition. She asked that the Fire Assessment be capped or stopped at some point. If not, she expressed she would be willing to have her property de-annexed from the City.

Robert Stephenson 415 Jackson St., Palatka, FL 32177 - spoke regarding paying a fire assessment on the market value, not on the taxable value.

Allegra Kitchens 1027 S 12th St., Palatka, FL 32177 - advised as the marketable value of a property increases, the fire assessment increases. She asked the Commission to leave the fee at a variable rate of \$2.46 per \$1,000 of the relative value of the improvements associated with the tax parcel (no land value) and a \$125 equal rate for each tax parcel.

Hearing no further requests for comment, the floor was closed to public hearing.

Commissioner Borom advised Mrs. Stephenson to speak with the City Manager and spoke regarding the time before the Fire Assessment was initially adopted the millage rate was 9.1478 and it was dropped to 6.4 to give a break.

Commissioner Jones expressed he has a problem with the Fire Assessment. He challenged the Finance Department and the City Manager to give the citizens a reprieve.

Mr. Lawson expressed the approach the City takes only looks at the change in improvement value, not land value. He expressed the State passed a save our homes credit, if someone is in their home for a long time. This program does not look at the save our homes and would like to see if that is the cause of the Stephenson's concerns. He expressed putting a cap on the fire assessment would mean it would slowly go down over the years while costs increase. Commissioner Borom spoke on the need to have reserves. Mr. Lawson recommended the Commission adopt the fire assessment, which is not final until the final budget is adopted.

Motion to approve by Commissioner Campbell. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

Ms. Carty advised the fire assessment constitutes 58% of the Fire Department budget. Commissioner Jones indicated he would like to see the fire assessment be lower.

- b. ADOPT ORDINANCE 2024-06 providing urban homesteading standards for the raising/keeping of Domestic Fowl in residential zoning areas and prohibiting roosters (2nd reading)

Presented for 2nd reading: AN ORDINANCE OF THE CITY OF PALATKA, PROVIDING URBAN HOMESTEADING STANDARDS FOR THE RAISING AND KEEPING OF DOMESTIC FOWL IN RESIDENTIAL ZONING, PROHIBITING ROOSTERS; PROVIDING CONFLICTS, SEVERABILITY, REPEAL, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

The floor was opened to public hearing. Upon hearing no requests to comment, the floor was closed to public hearing.

Motion to approve by Commissioner McCaskill. Seconded by Commissioner Campbell. The Motion passed unanimously.

- c. Amending Future Land Use Map and Rezoning Parcels: 09-10-26-0213-0000-0010, 09-10-26-0213-0000-0020 and 09-10-26-0213-0000-0030 located on Kelley Smith School Road
- i) ADOPT Ordinance 2024-07 amending the future land use map of 09-10-26-0213-0000-0010, 09-10-26-0213-0000-0020 and 09-10-26-0213-0000-0030 from City of Palatka Commercial (COM) to City of Palatka Residential Low (RL) - first reading continued from June 13, 2024

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO THE FOLLOWING PARCEL OF LAND (LESS THAN 50 ACRES IN SIZE) FROM CITY OF PALATKA COMMERCIAL (COM) TO CITY OF PALATKA RESIDENTIAL LOW (RL) FOR THE FOLLOWING PROPERTY LOCATED ON KELLEY SMITH SCHOOL ROAD, PALATKA, FL 32177, PARCEL NOS.: 09-10-26-0213-0000-0010, 09-10-26-0213-0000-0020, AND 09-10-26-0213-0000-0030, CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF PALATKA; AND PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Aghemo advised this item was discussed at the City Commission meeting on June 13 and continued to today, for staff to bring back photos of the property. The properties were annexed in 2005. In 2023, a lot split was approved by the City. On April 2023, the Emergency Division assigned an address to the lot. On Feb 9, 2023, the

Commission approved to amend the future land use of 134 Kelley Smith School Road. Putnam County issued a building permit to build a residential home. With the remainder of the other parcel, an application for a residential subdivision known as Azalea Place Subdivision was approved by Resolution 2024-R-57.

Mr. Aghemo explained the final plat was approved by the Commission in April, the original notice had the address that the project had when it went to the Planning Board. He spoke regarding the citizen pointing out the error at the last meeting. Commissioner Jones asked about the homeowner coming before the board.

Patrick Kennedy 673 3rd Ave., Palatka, FL 32177 - spoke on behalf of JJT1, LLC owned by Tobi McGuigan, Joshua Anderson, and Next Door Real Estate (a limited partner not involved in the development but with an ownership interest in the land), He advised the Assistant City Manager, Mr. Griffith has interest in the Next Door Real Estate.

Commissioner Campbell asked to wait until the employment investigation regarding Mr. Griffith ends. Mr. Kennedy advised whether the assistant city manger has an interest is not at question. If an employee wants to rezone the property they can request it. The lots have been subdivided and the plan is to create residential lots.

Mr. Aghemo advised last February a lot was created in 2023. 7341 Crill Avenue was a lot created that was rezoned by the Commission to R-1 in February 2023. The entire lot was addressed as Crill as it did not have a final plat approval so it did not have an address. Presently, the three lots subject to the request before the Commission are commercial.

The floor was opened to public hearing.

Robert Wise 150 Kelley Smith School Rd., Palatka, FL 32177 - apologized for misstating some things at the last meeting. The property was originally zoned commercial when annexed into the City. When they began advertising the subdivision, it was advertised as 7341 Crill Avenue. He asked how they would have an access to Highway 20 and was told they had to go Kelley Smith School Road. He asked how they can divide the property and put houses on it while it is still zoned commercial. The expressed concern the City has cut a trench across Kelley Smith School Road. He asked that when we have a problem about an internal discussion should be at the end of the meeting. Mr. Wise advised he did not receive notice in 2023.

Hearing no further requests for public hearing, the floor was closed to public hearing

A motion to table by Commissioner Campbell - died for lack of a second.

Commissioner Jones expressed concern this would create urban sprawl and spoke in favor of denial. He expressed all parties should come back with what they are trying to do. Ms. West reminded the Commission is asked to change the policy of the City. If the City is making a decision not fairly debatable, there is potential liability.

Motion to table by Commissioner Campbell. Second by Commissioner McCaskill. Motion failed 2 to 3 with Commissioners Jones, Boromand McCaskill dissenting.

Commissioner Jones expressed desire to deny the request to change the future land use map as it would create urban sprawl

Ms. West advised this would go against Staff's recommendation that this does not create urban sprawl. He said the reason he wants to deny it is because there is a conflict with an employee that hired Mr. Aghemo.

Ms. West spoke regarding leapfrog development under Rule 9j5A, Ms. West advised this is not leapfrog development, it is in-fill development as water and sewer connections are there.

Mr. Aghemo advised he is responsible to do the Staff Report and analysis. He advised although hired by Mr. Griffith, he did not report to Mr. Griffith. If desired, prior to the next meeting he will reconsider the analysis and do his own analysis, as the analysis was completed by his Planning Director predecessor.

Motion to postpone until a date certain of August 8 by Commissioner Borom. Seconded by Commissioner Campbell. Motion unanimously.

- ii) Ordinance 2024-08 amending the zoning map of 09-10-26-0213-0000-0010, 09-10-26-0213-0000-0020 and 09-10-26-0213-0000-0030 from City of Palatka General Commercial (C-1) to City of Palatka Residential, Single-Family (R-1) - first reading continued from June 13, 2024

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED FROM CITY OF PALATKA GENERAL COMMERCIAL (C-1) TO CITY OF PALATKA RESIDENTIAL, SINGLE-FAMILY (R-1) FOR THE FOLLOWING PROPERTY: LOCATED AT KELLEY SMITH SCHOOL ROAD, PALATKA, FL 32177, PARCEL NOS.: 09-10-26-0213-0000-0010, 09-10-26-0213-0000-0020, AND 09-10-26-0213-0000-0030, PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Motion to postpone by Commissioner Campbell. Seconded by Commissioner Borom. The Motion passed unanimously.

- d. ADOPT ORDINANCE 2023-48 amending provisions of a Planned Unit Development known as Crystal Cove RV Resort, Phase 1, located at 121 Crystal Cove Rd. (2nd reading)

Presented for 2nd reading - AN ORDINANCE OF THE CITY OF PALATKA, AMENDING PROVISIONS OF A PLANNED UNIT DEVELOPMENT KNOWN AS CRYSTAL COVE RV RESORT, PHASE 1, LOCATED AT 121 CRYSTAL COVE ROAD, TO REMOVE THE REQUIREMENT FOR A SWIMMING POOL, SPA OR LIKE FACILITIES, AND REVISE THE MAXIMUM LENGTH OF OCCUPANCY TO NO MORE THAN 180 DAYS IN ANY 12 CONSECUTIVE MONTH PERIOD; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SCRIVENER'S ERRORS

The floor was opened to public hearing. Hearing no requests to comment, the floor was closed to public hearing.

Motion to approve by Commissioner Campbell. Seconded by Commissioner McCaskill. The Motion Passed unanimously.

- e. ORDINANCE 2024-09 establishing procedures for quasi-judicial proceedings - 1st reading

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, CREATING MUNICIPAL CODE SECTIONS 54-1 THROUGH 54-6, ESTABLISHING PROCEDURES FOR QUASI-JUDICIAL PROCEEDINGS, PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SCRIVENER'S ERRORS.

Ms. West advised Staff has noticed some of the City's volunteer committees want more clarity on the process of quasi-judicial proceedings.

The floor was opened to public hearing. Hearing none, the floor was closed to public hearing.

Motion to approve by Commissioner McCaskill. Seconded by Commissioner Borom. The Motion Passed unanimously.

- f. ADOPT RESOLUTION 2024-R-145 proposing the tentative millage rate of 6.4 mills for the levying of ad valorem taxes for the FY 2024-2025.

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, ADOPTING THE TENTATIVE MILLAGE RATE OF 6.4000 MILLS FOR THE LEVYING OF AD VALOREM TAXES FOR THE FISCAL YEAR 2024-25; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR SCRIVENER'S ERRORS

Ms. Carty advised Chapter 200 of Florida Statutes speak to the timetable for calculating and notifying the public of setting millage rates. We have to notify the property appraiser of our tentative millage rate. We must communicate this by August 2 - 4. The property appraiser will mail out to property owners a notice of proposed tax. We will hold public hearings at the Commission meetings in September. Our preliminary gross taxable value is \$712,053,000 which is \$51 million dollars more than last year. If we stay at 6.4 mills, we would generate revenues of \$4,5622,000 which is slightly more than the rollback rate. She outlined three options: to adopt rollback rate of 6.1271 mills, or maintain the current rate of 6.400 mills, or consider other options. To increase the revenues by \$500,000 the millage rate would need to be 6.68 mills.

Commissioner Borom spoke in support of the rollback rate. Ms. Carty advised it would be \$194,565 less. Mr. Bell expressed today we are setting the tentative millage rate, not the final millage rate. Once we set the tentative millage rate, it is easier to communicate with the State that we want to go lower than the millage rate than more. Commissioner Borom advised we need to be mindful if we can return some funding to the taxpayers. Ms. Carty advised once a balanced budget is prepared, we can keep it in mind that we want to lower the budget by \$194,565.

Floor was opened to public hearing:

Mandy Stephenson 415 Jackson Ave., Palatka, FL 32177 - spoke regarding the City being very dependent upon the fire fee. She expressed concern the City has built the budget around the fire assessment revenue.

Hearing no further requests to comment, the floor was closed to public comment.

Commissioner Borom expressed some positions weren't filled in the budget last year and those can be trimmed.

Motion to approve by Commissioner Campbell. Seconded by Commissioner Borom. The Motion Passed unanimously.

9. COMMISSIONER COMMENTS Commissioner Campbell recommended Staff and the City Attorney propose a proper way to proceed through meetings to allow us a manner to hear out the proper protocols of our meeting.
10. ADJOURN
Adjourn at 9:50 PM.

NOTICES: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, AT THE APPLICANT'S EXPENSE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.