

ROBERTA M. CORREA
MAYOR - COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT

AGENDA
CITY COMMISSION MEETING
May 22, 2025 at 6:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

2. APPROVAL OF MINUTES

- a. May 8, 2025

3. PUBLIC RECOGNITION/PRESENTATIONS

- a. Proclamation honoring the American Legion
- b. Presentation of FL League of Cities Donation to PCSD by Commissioner Borom
- c. Proclamation for Juneteenth
- d. FMIT Presentation - Evan MacClellan
- e. SAR Firefighter of the year award; Firefighter Anthony Nguyen
- f. IN THE SPOTLIGHT - Employee of the Month
- g. Honoring Employees' longevity of 30 years plus

4. CITY MANAGER AND ADMINISTRATIVE REPORTS

- a. City of Palatka Budget Preparation Calendar FY 2025-2026
- b. NIT presentation
- c. Splash Pad: Survey Insights, Community Considerations, and Site Evaluation
- d. City Manager Verbal Report

5. PUBLIC COMMENTS

- a. **Public Comments** - (Speakers limited to three minutes - no action taken on items)
- b. **Commission and Staff Response**

6. CONSENT AGENDA

- a. Grant of Easement 801 St. Johns Avenue - Palatka Burger
- b. ADOPT RESOLUTION 2025-R-70 awarding ITB 2025-06 – Well System Replacement to Putnam Well Drilling, LLC as the lowest responsive and responsible bidder in the amount of \$37,021.24. (100%

City funds).

- c. ADOPT RESOLUTION 2025-R-71 awarding ITB 2025-05 – Oak Street Roadway Improvements to GPS Civil Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$524,000. (100% City funds, part of the North Side Resurfacing Program).
- d. ADOPT RESOLUTION 2025-R-72 granting a special events permit to Community Affairs for the Annual Juneteenth celebration which will be held June 21st at Jenkins from 4pm-9m.
- e. ADOPT RESOLUTION 2025-R-73 approving an Extension and Addendum to the Master Consulting Services Agreement with Passero Associates, LLC for an additional one-year term.
- f. Adopt Resolution 2025-R-74 awarding ITB 2025-02 – Bronson-Mulholland House Porch Restoration to ESX Construction, LLC as the second lowest responsive and responsible bidder in the amount of \$424,000. (DOS Grant + City matching funds).

7. REGULAR BUSINESS

- a. Recess for 10 minutes at 7:30 PM.
- b. Policy for funding non-profit requests
- c. Discussion/Direction: Playground Equipment
- d. Discussion/Direction: Airport Operations and Advisory Board
- e. Presentation/Acceptance - CRA Annual Financial Audit FY 2023-2024

8. PUBLIC HEARINGS

- a. ORDINANCE 2025-11 Reversion of Business Tax Receipts for insurance companies in compliance with Fla. Stat. 205.042. (Second Reading)

9. COMMISSIONER COMMENTS

10. ADJOURN

Upcoming Events May 21-25 Blue Crab Festival 12-10:00 p.m. May 26 City Hall is closed June 2 Charter Review Meeting 4:00 p.m. June 3 Planning Board Meeting 4:00 p.m. June 4 CRA Workshop 4:00 p.m. June 4 Budget Workshop 6:00 pm. June 5 Historical Preservation Meeting 4:00 p.m. June 7 Girl Scout Meeting 2:30-4:00 p.m. June 9 CRA Meeting June 17 Special Magistrate 1:30 p.m. June 18 CRA Budget Workshop 4:00 p.m. June 18 Budget Workshop 6:00 p.m. June 21 Juneteenth Celebration 4-9:00 p.m. June 26 City Commission Meeting July 1 Planning Board Meeting July 3 Historical Preservation Meeting July 4 Celebration 4-9:00 p.m.	Board Vacancies Library Board 1 vacancies Planning Board 3 vacancy Tree Board 1 vacancy Police Pension Board 1 Vacancy Firefighters Pension Board 1 Vacancy Board of Zoning Appeals 3 Vacancies
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Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

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Commission Meeting Minutes May 8, 2025

Invocation

The invocation was led by Pastor Mulberry.

The Pledge of Allegiance

Commissioner Jones led the Pledge of Allegiance.

Roll Call

Attendance: Mayor Correa, Commissioner Davis, Commissioner Jones and Commissioner Borom were present. Commissioner Campbell was excused.

Approval of Minutes

Vote: Commissioner Davis moved to approve the minutes from April 24, 2025. Commissioner Davis seconded the motion, and it passed unanimously.

Public Recognition/Presentations

Historical Preservation Proclamation

Commissioner Jones moved to approve the Historical Preservation Proclamation. Commissioner Davis seconded the motion, and it passed unanimously.

Firefighter and Police Officer of the Year

Commander of the Palatka Veterans of Foreign War Post 3349 Earl Donely and Quarter Master Gerald Shuler announced the firefighter of the year award went to Engineer Marcus Wilson and the Policeman of the year award went to Officer Matther Dickerson.

5-Year Strategic Action Plan

The Senior Project Manager, Lara Dietrich, provided a detailed explanation of the 5-year strategic action plan during the meeting.

Palatka Housing Authority

Casey "Oche" Bridgeford from the Palatka Housing Authority spoke with the Commission about homelessness and low-income housing initiatives.

City Manager and Administrative reports Budget Preparation Calendar

201 N. 2nd STREET ▪ PALATKA, FLORIDA ▪ 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106

After a brief discussion, the Commission determined that the proposed calendar would not fit their schedule, as most meetings were set for Friday nights. They have requested that a new schedule be presented to better accommodate their availability.

Invest in impact

Grants writer Daphne Brusoe gave a presentation on the grants she has been working on and the upcoming grants the city should apply for. The Commission agreed on hiring an engineer to be on staff.

Preparation for Planning and Code Enforcement Departments

Lorenzo Aghemo gave a presentation for both departments to the Commission.

City Manager Verbal Report

Ms. Carty delivered her verbal report to the City Commission. She stated the lights are now up at Hank Bryan Park. Ms. Carty also stated the Fire Department gave CPR classes and it was big success.

Public Comments

Vicky Duke asked about the stone wall on River Street and she is concerned about the safety of the citizens.

Lolita Thomas from the Police Athletic League (PAL) shared the upcoming activities for youth. She explained there is a 2 week free camp and camp higher ground which is an eight week program.

Commission and Staff Responses

Project Manager Carlos Brito responded to Ms. Duke about the stone wall on River Street.

Consent Agenda

Mayor Correa announced that Items D, E, and F were pulled.

Vote: Commissioner Davis moved to approve all remaining items, excluding Items D, E, and F. The motion was seconded by Commissioner Borom and passed unanimously.

D: Country Breeze A/C for Jenkins Community Center Improvements.

Mr. Cutwright explained the happenings at the Jenkins Community Center.

Vote: Commissioner Borom moved to approve the Resolution 2025-R-66. Commissioner Davis seconded the motion. The motion passed unanimously.

E: Special Events permit Ancient City Entertainment.

Jessica Cruz spoke about the event and explained to the Commission about what was happening. Mr. Cutwright explained the soft closure will be on Thursday night after 5:00 p.m. and the Hard closure will be Friday night at 5:00 p.m. after the businesses are closed.

Vote: Commissioner Davis moved to approve the request with the following conditions, that we do not conflict with the contract to their understanding access to St. Johns Avenue will not be stopped until Friday at 5:00 p.m. Commissioner Borom seconded the motion and passed unanimously.

F: Replacement of two Primary Sludge Pumps.

Briam McCann gave a brief description of the pumps and what condition they are in and what the new one looks like.

Commissioner Davis moved to approve the replacement of the sludge pumps. Commissioner Borom seconded the motion and passed unanimously.

Regular Business Items

Policy for funding non-profit funding

Ms. Carty gave a brief description on the policy.

Public Comment

Allegra Kitchens spoke about non-profit and church funding.

Mr. Sheffield spoke on the policy as well.

After a brief discussion the Commission asked Ms. Carty to bring back the policy in a revised version.

Palatka Golf Course AUP

Peter Kajokas talked about the AUP for the Golf course and answered questions from the Commissioners

Public Hearings**Ordinance 2025-11 Reversion of Business Tax Receipts**

Vote: Commissioner Davis moved to approve. Commissioner Borom seconded the motion, and it passed unanimously.

Commissioner Comments and Adjournment:

Commissioner Davis talked about the Girl Scout Troops and stated they are looking for leaders and girl scouts. She also mentioned the 90-day review for the City Manager which is due by May 25, 2025.

Commissioner Borom gave his deepest condolences to Commissioner Campbell and his family for the loss of a family member.

Adjournment: Commissioner Davis moved to adjourn the meeting. Commissioner Borom seconded the motion, which passed unanimously.

The City of Palatka
thanks

American Legion
Volunteers

Chuck Gauthier
Fred Bayer
Mark Ahen
Greg Andries

AMERICAN LEGION

Centennial Bert Hodge Post 45

*"Volunteers
for
veterans
program"*

386-328-6976



2025/03/12
16:28





2025/03/12
16:28



2025/03/12
16:35



2025/03/12
10:05

CITY OF PALATKA



PROCLAMATION

Honoring Volunteers from American Legion Centennial Bert Hodge Post 45

WHEREAS, the City of Palatka recognizes the vital importance of civic engagement and the selfless service of community volunteers who contribute to the betterment of our neighborhoods and the well-being of our residents; and

WHEREAS, members of the American Legion Centennial Bert Hodge Post 45 have long demonstrated a strong commitment to supporting veterans, their families, and the broader Palatka community; and

WHEREAS, four dedicated volunteers Chuck Gauthier, Fred Bayer, Mark Ahen, and Greg Andries recently gave of their time, energy, and resources to assist a local family in need by performing essential exterior painting and pressure washing of their home; and

WHEREAS, their efforts not only enhanced the appearance and safety of the home but also exemplified the spirit of compassion, community, and service that strengthens our city; and

WHEREAS, the City of Palatka is proud to honor and publicly thank these individuals for their outstanding volunteerism and embodiment of American Legion values.

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Commission of the City of Palatka, Florida, that heartfelt appreciation and gratitude are hereby extended to **Chuck Gauthier, Fred Bayer, Mark Ahen, and Greg Andries**, and to **American Legion Centennial Bert Hodge Post 45**, for their generous service to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Palatka to be affixed this 22nd day of May, 2025.

Mayor, City of Palatka

Attest: _____

City Clerk

Date filed with the City Clerk: 5/23/2025

CITY OF PALATKA



PROCLAMATION

WHEREAS, the Emancipation Proclamation, formally issued on January 1, 1863, by President Abraham Lincoln, signified a pivotal decree declaring the freedom of enslaved Africans within the Confederate States of America; and

WHEREAS, it is duly noted that due to inherent limitations in communication infrastructure, the dissemination of the Emancipation Proclamation was not uniformly expeditious, thereby resulting in a delayed awareness of emancipatory measures in certain remote regions of the Confederate States, and a broader recognition of the abolition of slavery awaited the conclusion of the American Civil War; and

WHEREAS, the date of June 19, 1865, marks a historic juncture when Union General Gordon Granger's arrival in Galveston, Texas, heralded the pronouncement of emancipation in accordance with the Emancipation Proclamation, thereby fostering a seminal moment in the annals of American history; and

WHEREAS, the term "Juneteenth," a linguistic amalgamation of "June" and "nineteenth," has since been embraced to denote this significant historical milestone, commemorating the formal cessation of slavery in Texas and throughout the Confederate States; and

WHEREAS, commencing on January 1, 1980, numerous states and municipalities across the United States have avowed June 19th, Juneteenth, as a sanctified occasion, thereby recognizing its profound historical import and venerating the emancipation of enslaved African Americans; and

WHEREAS, Juneteenth holds national and international acclaim as a day of reverence, devoted to honoring the cessation of slavery in the United States and extolling the diverse cultural heritage, invaluable contributions, and remarkable achievements of African Americans; and

WHEREAS, the City of Palatka formally bestowed official recognition upon Juneteenth as a municipal holiday in 2020, thereby affording all denizens the opportunity for erudition, introspection, and jubilant commemoration of the indelible imprint of African Americans upon the fabric of Palatka and the nation; and

WHEREAS, Juneteenth serves as an enduring reminder of the ongoing quest for liberty and equity, beckoning all citizens to reaffirm their steadfast commitment to the ideals of justice and equality;

NOW, THEREFORE, I, Roberta M. Correa, Mayor of the City of Palatka, Florida, in conjunction with the esteemed members of the Palatka City Commission, do hereby proclaim June 19th, 2025, as **JUNETEENTH** in the City of Palatka, and do earnestly implore all inhabitants to partake in the array of commemorative events orchestrated in homage to this momentous occasion, thereby collectively celebrating the cherished tenets of freedom and equality.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Palatka, Florida, to be affixed this 22nd day of May in the Year of Our Lord Two Thousand and Twenty-Five.

CITY OF PALATKA

By: _____
Mayor

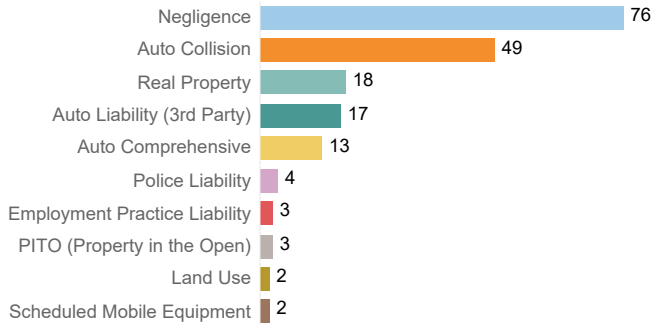
Attest: _____
City Clerk

Date filed with the City Clerk: 05/23/2025

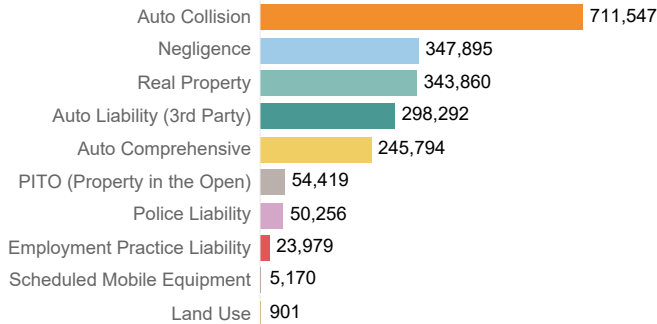


Reporting Date	Member	Event Description	Recent Years
1/31/2025	0448 - City of Palatka	All	5

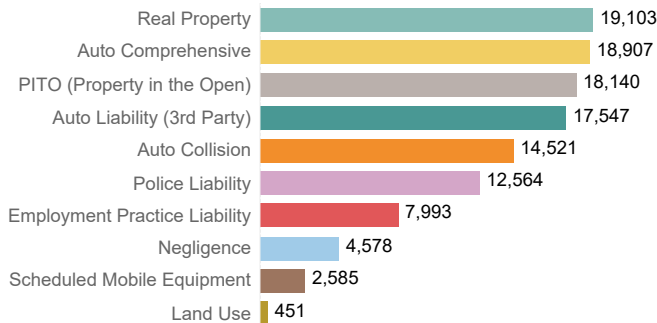
Claims by Claim Type



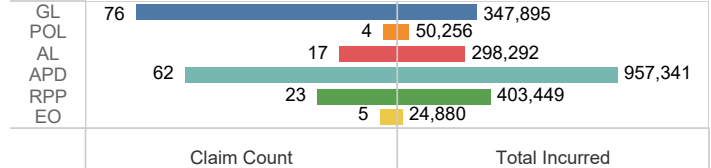
Losses by Claim Type



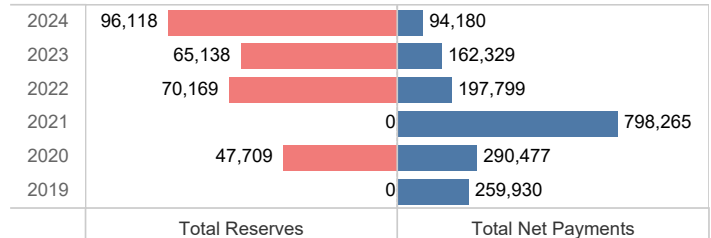
Severity - Avg. Loss per Claim



Summary by LOB



Current Claim Financials by Fund Year



Losses by Location Type

Location Type Description	Claim Count	Total Net Payments	Total Incurred	Total Reserves
Intersection	16	458,201	535,616	77,415
Other	16	388,653	394,564	5,910
GL - Other Location	13	301,693	310,193	8,500
Streets/Roadway (Not an In..	33	203,725	309,084	105,359
Parking Lot	13	219,683	219,683	0
Null	25	74,223	123,401	49,177
AL - Other Location	1	74,358	74,358	0
Sidewalk	10	35,849	54,620	18,771
Street/Roadway/Parking Lots	50	18,032	29,032	11,000
Municipal Building Non-Lea..	1	12,860	12,860	0
Police Department	1	4,442	4,442	0
Private Property	2	4,306	4,306	0
Recreation Area	1	3,985	3,985	0
Off Road - Not Paved (Sho..	1	0	3,000	3,000
Highway/Parkway/Interstate..	1	2,970	2,970	0
Building	1	0	0	0
Home	2	0	0	0

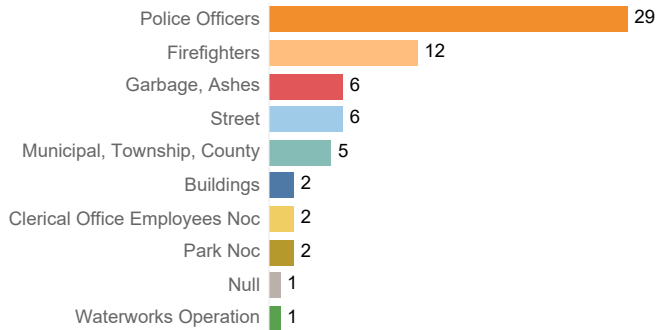
Top 10 Claims

Claim Number	AL Paid	APD Paid	EO Paid	GL Paid	POL Paid	RPP Paid	Total Incurred	Total Reserves
VA2021100848	149,609						196,518	47,709
VA2022104151		186,717					186,717	0
VA2022103485		176,145					176,145	0
GC2022104752				157,008			157,008	0
GC2020098520						133,750	133,675	0
VA2023112273		46,713					115,207	69,982
GC2021101246				90,500			90,500	0
GC2022109708						82,998	82,998	0
VA2024283480		74,358					74,358	0
VA2023110846		56,985					56,985	0
Grand Total	201,193	914,828	24,880	309,624	50,256	351,495	2,082,114	279,134

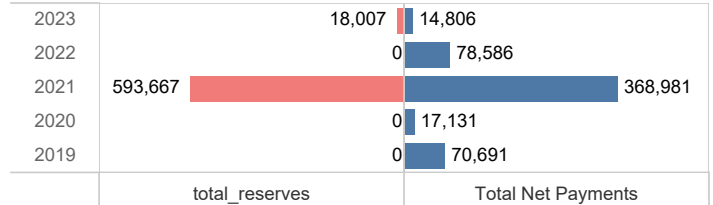


Reporting Date	Member	All	Event Description	Recent Years
1/31/2025	0448 - City of Palatka			5

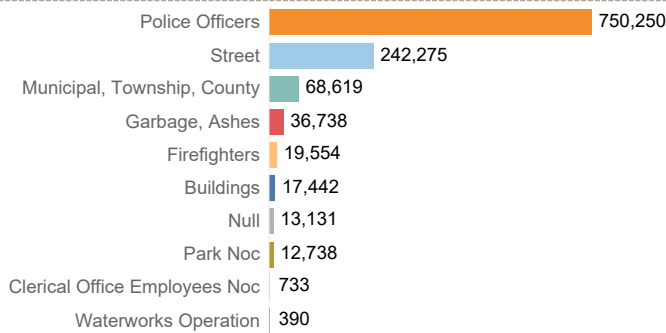
Claims by Department



Current Financials by Fund Year



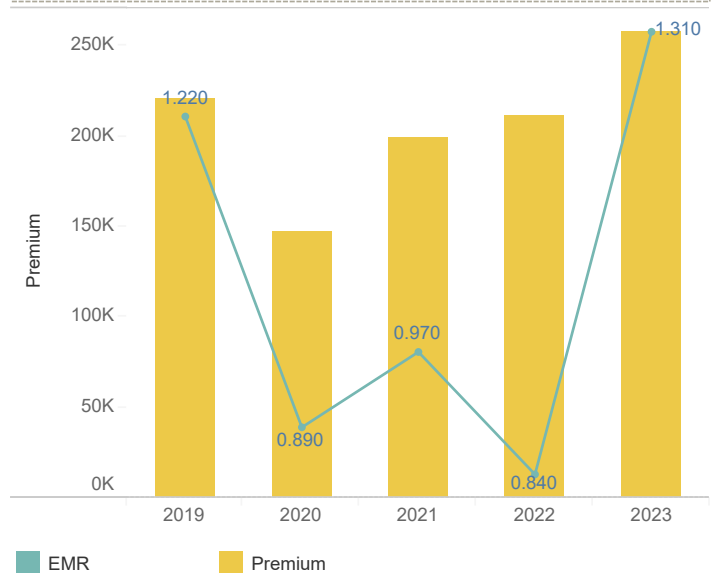
Losses by Department



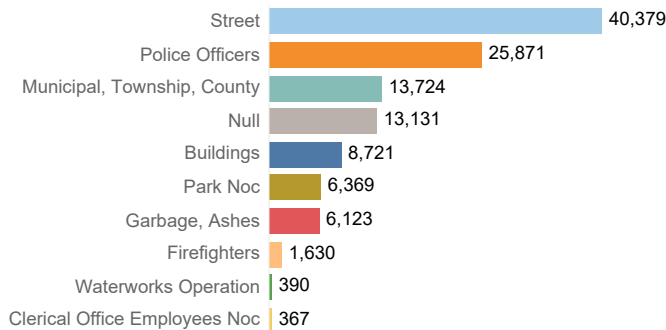
Losses by Claim Type

Claim Type Description	Claim Count	Total Net Payments	Total Reserves	Total Incurred
Became Lost Time	6	166,098	574,232	740,330
Lost Time	14	327,967	19,435	347,402
Medical Only	38	54,133	18,007	72,140
Controverted - Denied Claim	1	1,998	0	1,998
First Aid	7	0	0	0

EMR Development



Severity - Avg. Loss per Claim



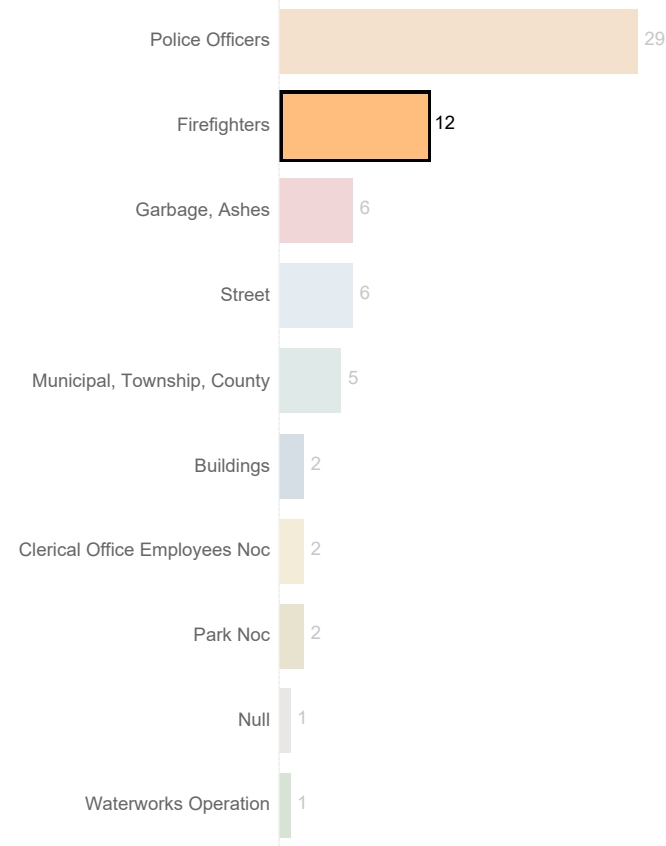
Top 10 Claims

Claim Number	Indemnity Paid	Medical Paid	Expense Paid	Total Paid	Total Recovery	Total Reserves	Total Incurred
WC2022156512	28,650	45,106	0	90,309	801	550,453	639,962
WC2022154227	821	210,514	0	217,479	0	19,435	236,914
WC2022157509	3,205	19,079	0	24,261	0	23,779	48,040
WC2023160565	0	33,722	0	34,322	0	0	34,322
WC2019146599	939	31,907	0	32,866	95	0	32,771
WC2022156023	9,226	5,143	0	19,561	0	0	19,561
WC2023159792	0	7,732	0	13,171	0	0	13,171
WC2021151177	0	13,145	0	13,145	14	0	13,131
WC2020148399	393	12,106	0	12,522	21	0	12,501
WC2024279587	0	2,199	0	2,199	0	10,301	12,500
Grand Total	66,983	442,004	0	553,606	3,411	611,674	1,161,870



Reporting Date	Member		Event Description	Recent Years
1/31/2025	0448 - City of Palatka	All		5

Claims by Department



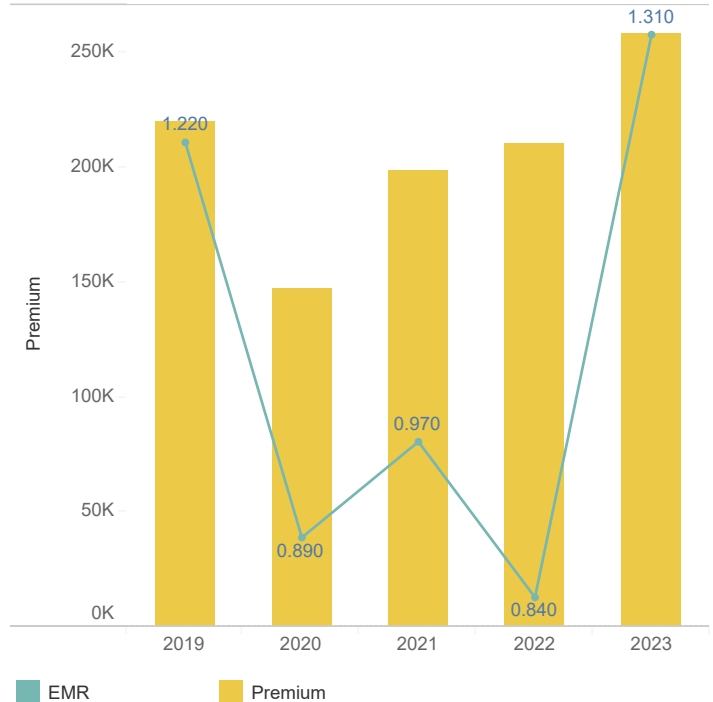
Current Financials by Fund Year

2023	944.7	997
2022	0.0	16,711
2020	0.0	901
total_reserves		Total Net Payments

Losses by Claim Type

Claim Type Description	Claim Count	Total Net Payments	Total Reserves	Total Incurred
Lost Time	2	15,102	0	15,102
Medical Only	8	3,507	945	4,452
First Aid	2	0	0	0

EMR Development



Losses by Department



Severity - Avg. Loss per Claim



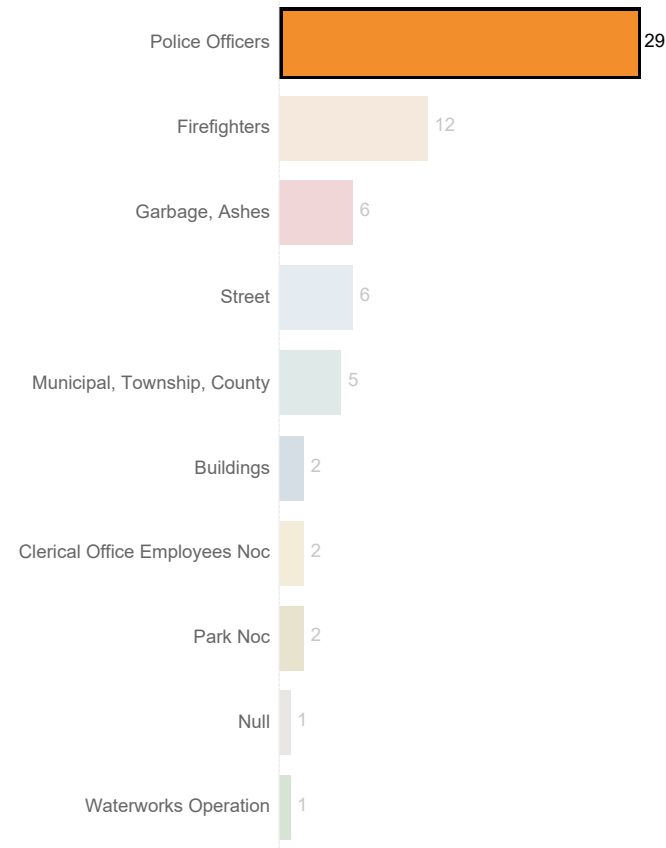
Top 10 Claims

Claim Number	Indemnity Paid	Medical Paid	Expense Paid	Total Paid	Total Recovery	Total Reserves	Total Incurred
WC2022158054	4,482	3,419	0	7,922	0	0	7,922
WC2022158786	3,480	2,127	0	7,180	0	0	7,180
WC2024277428	0	555	0	555	0	945	1,500
WC2023160890	0	1,025	0	1,025	0	0	1,025
WC2021151379	0	465	0	465	0	0	465
WC2023161497	0	442	0	442	0	0	442
WC2023160488	0	305	0	305	0	0	305
WC2023159738	0	279	0	279	0	0	279
WC2021151997	0	265	0	265	4	0	261
WC2020149364	0	182	0	182	7	0	175
Grand Total	7,962	9,063	0	18,620	11	945	19,554

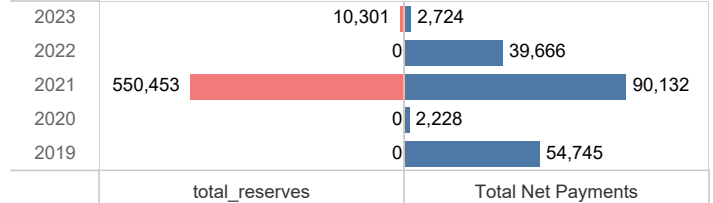


Reporting Date	Member	All	Event Description	Recent Years
1/31/2025	0448 - City of Palatka			5

Claims by Department



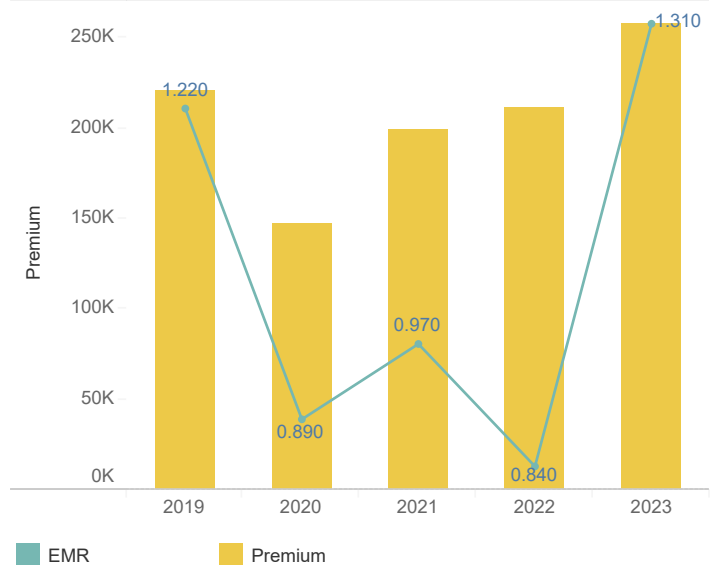
Current Financials by Fund Year



Losses by Claim Type

Claim Type Description	Claim Count	Total Net Payments	Total Reserves	Total Incurred
Became Lost Time	3	134,780	550,453	685,233
Lost Time	5	45,970	0	45,970
Medical Only	15	6,748	10,301	17,049
Controverted - Denied Claim	1	1,998	0	1,998
First Aid	5	0	0	0

EMR Development



Losses by Department



Severity - Avg. Loss per Claim



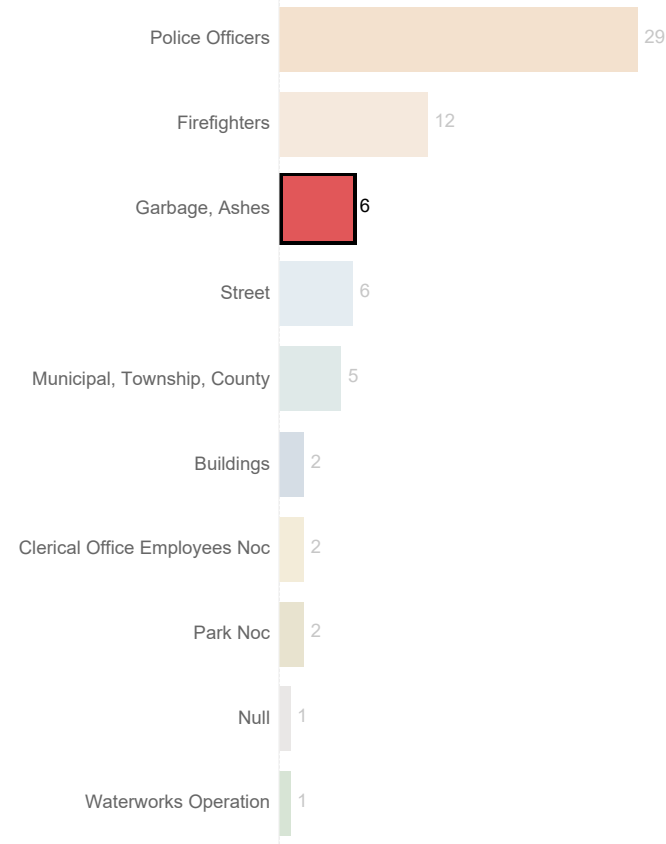
Top 10 Claims

Claim Number	Indemnity Paid	Medical Paid	Expense Paid	Total Paid	Total Recovery	Total Reserves	Total Incurred
WC2022156512	28,650	45,106	0	90,309	801	550,453	639,962
WC2023160565	0	33,722	0	34,322	0	0	34,322
WC2019146599	939	31,907	0	32,866	95	0	32,771
WC2020148399	393	12,106	0	12,522	21	0	12,501
WC2024279587	0	2,199	0	2,199	0	10,301	12,500
WC2020150368	0	6,723	0	6,737	4	0	6,733
WC2023160403	0	0	0	4,378	0	0	4,378
WC2019146336	0	2,009	0	2,012	14	0	1,998
WC2021152429	0	1,104	0	1,104	0	0	1,104
WC2022158427	0	26	0	701	0	0	701
Grand Total	29,983	137,942	0	190,478	983	560,755	750,250



Reporting Date	Member	Event Description	Recent Years
1/31/2025	0448 - City of Palatka	All	5

Claims by Department



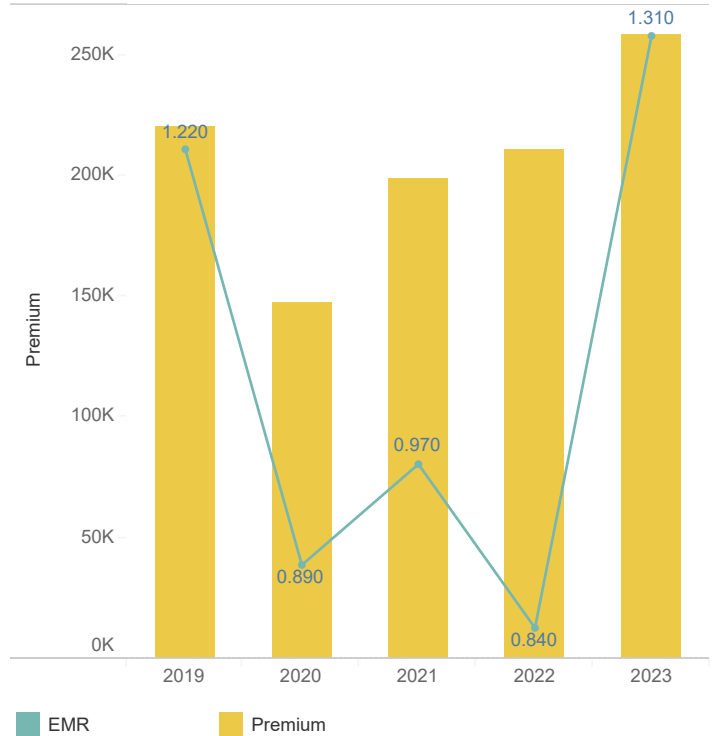
Current Financials by Fund Year

Fund Year	total_reserves	Total Net Payments
2022	0	6,127
2021	0	23,126
2019	0	7,485

Losses by Claim Type

Claim Type Description	Claim Count	Total Net Payments	Total Reserves	Total Incurred
Lost Time	3	29,253	0	29,253
Medical Only	3	7,485	0	7,485

EMR Development



Losses by Department



Severity - Avg. Loss per Claim



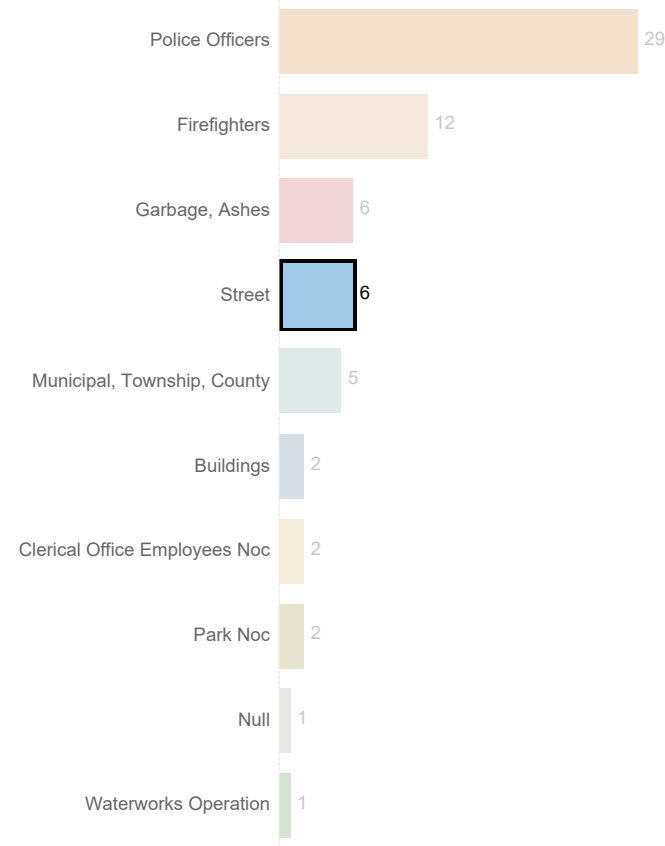
Top 10 Claims

Claim Number	Indemnity Paid	Medical Paid	Expense Paid	Total Paid	Total Recovery	Total Reserves	Total Incurred
WC2022156023	9,226	5,143	0	19,561	0	0	19,561
WC2023160598	4,626	1,491	0	6,127	0	0	6,127
WC2020147574	0	5,023	0	5,023	46	0	4,978
WC2022154612	2,508	592	0	3,564	0	0	3,564
WC2020147178	0	2,378	0	2,378	49	0	2,329
WC2020147616	0	185	0	185	7	0	178
Grand Total	16,360	14,812	0	36,839	102	0	36,738



Reporting Date	Member	All	Event Description	Recent Years
1/31/2025	0448 - City of Palatka			5

Claims by Department



Losses by Department



Severity - Avg. Loss per Claim



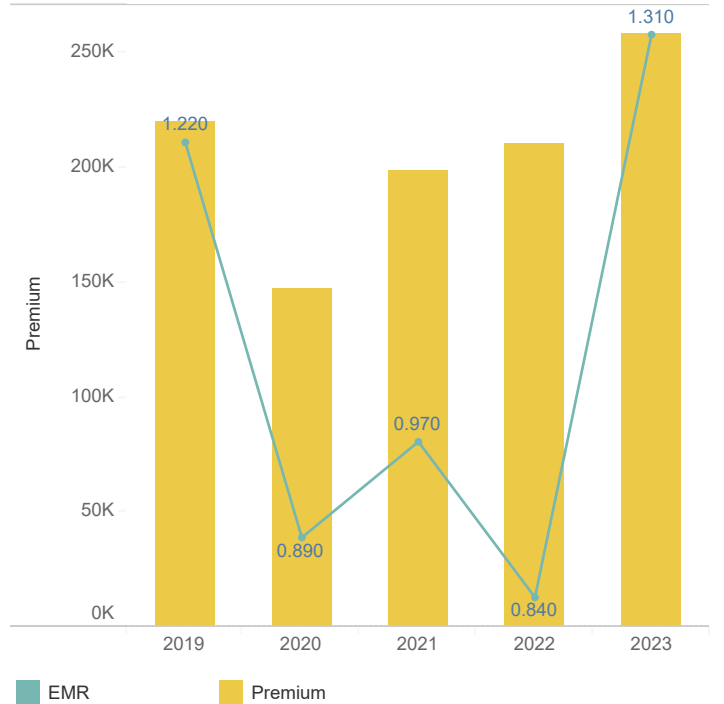
Current Financials by Fund Year

2023	0	404
2021	19,435	218,915
2019	0	3,521
	total_reserves	Total Net Payments

Losses by Claim Type

Claim Type Description	Claim Count	Total Net Payments	Total Reserves	Total Incurred
Lost Time	1	217,479	19,435	236,914
Medical Only	4	2,859	0	2,859
Became Lost Time	1	2,502	0	2,502

EMR Development



Top 10 Claims

Claim Number	Indemnity Paid	Medical Paid	Expense Paid	Total Paid	Total Recovery	Total Reserves	Total Incurred
WC2022154227	821	210,514	0	217,479	0	19,435	236,914
WC2020147589	1,353	3,334	0	4,720	2,218	0	2,502
WC2020147845	0	1,033	0	1,033	14	0	1,019
WC2022156259	0	337	0	937	0	0	937
WC2022157273	0	499	0	499	0	0	499
WC2024277441	0	421	0	421	17	0	404
Grand Total	2,174	216,138	0	225,089	2,249	19,435	242,275



Palatka Fire Department

500 N Moody Rd.

Palatka, Florida 32177

Chris Taylor, Chief

Office/Fax: 386-329-0155

E-Mail: ctaylor@palatka-fl.gov



Chairman Sapp,

The City of Palatka Fire Department would like to nominate Anthony Nguyen as our Firefighter of the Year. Firefighter Nguyen has been with the city for 3 years. FF Nguyen has shown himself approved by taking on as much as possible. Anthony has certifications in all 5 Urban Search and Rescue (USAR) disciplines (260 hours), hazardous materials Technician (160 hours) and has begun working on his Inspector series (260 hours). This type of dedication will be commended and publicized. We appreciate the time that FF Nguyen has spent preparing himself and his crew for the emergencies of the future. We believe a true leader is being developed. Anthony has stepped up when we need him to cover overtime, delivering and picking up trucks from south Florida and Jacksonville, and training his shift members.

For his short time with our department, we have noticed Anthony takes on any assignment and completes it with accuracy and competence. He has helped train his newest crew members and helps pave the way for those who have come after him. We truly appreciate the dedication of this young man and his family who has so graciously loaned him out to our community. If FF Nguyen and crew are en route- no doubt the fire will go out. Firefighter Nguyen's crew respects his contributions, and so do the administrators who have watched him take on and conquer tasks one after another.

Again, we appreciate all that the Sons of the American Revolution have done for and in our community while providing a great service allowing us to recognize firefighters who have truly gone the extra mile and then some.

Thank you,

Fire Chief Chris Taylor

"Protecting the lives and property of the citizens we serve."

City of Palatka Budget Preparation Calendar FY 2025-2026

The Finance Department prepared the City of Palatka Budget Preparation Calendar for FY 2025-2026. This calendar is a plan and a roadmap for the City's staff and Commissioners to review and approve of the important deadlines and budget workshop meetings.

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

To qualify for the GFOA Extinguished Budget Presentation Award, the City of Palatka Budget Preparation Calendar for FY 2025-2026 is a requirement.

PROJECT ANALYSIS

To qualify for the GFOA Extinguished Budget Presentation Award, the City of Palatka Budget Preparation Calendar for FY 2025/2026 is a requirement.

Staff Recommendation

Review and approve important deadlines and budget workshop dates and times, as well as millage and budget adoption dates.

ATTACHMENTS

1.	Budget Calendar 25-26
2.	City Letterhead Workshop Designation 5.1.2025
3.	2025 Palatka City Commission Calendar New Schedule

BUDGET CALENDAR

2025 - 2026

City of Palatka

April	14	CRA Meeting- Provide Mid-Year Budget/Actual Report, Discuss Budget Calendar
	24	Commission Meeting- Provide Mid-Year Budget/Actual Report/Discuss Budget Calendar for FY25-26 Present Mid-Year Review Ask Commissioners for the Budget Priorities, Due May 29th
	30	Send Respective Budget Spreadsheets and Capital Improvement Plan to Department Heads
May	15	Budget Spreadsheets/CIP Requests and Initiative Ideas are due back to Finance Office for review
	15 - 23	Finance Director meet with Department Heads to review requests/help structure Initiatives City Manager and Finance Director Meet with Department Heads to review requests
	15 - 29	Budget Priorities due back to Finance Director from Commission
June	1	**TRIM Estimates from Property Appraiser's Office, June 1st
	2 - 5	One-on-One Meetings with City Manager and Commissioner's to discuss Budget Requests
	4	4:00 pm CRA Budget Workshop
	4	6:00 pm Commission Workshop - Finance Director Overview/Commissioners Initiatives
	9 - 13	Finance Director meet with Department Heads to review requests/help structure Initiatives *IF NEEDED
	18	4:00 pm CRA Budget Workshop
	18	6:00 pm Commission Workshop - Department Heads Presentation
July	21	Finance Director to have Final Draft of Workshop Presentation Complete
	20 - 30	Finance Director meet with City Manager to review Workshop Presentation All changes must be entered and presentation finalized by July 1st
	1	**Property Appraiser's Office Certifies the taxable value on form DR-420 on July 1st, 2025
	3	Finance Director email Commissioner's Budget Guide Document
	10	Regular Commission Meeting (set Tentative Millage Rate) 6:00PM
	10	City Commission Budget Workshop; 3:30 pm - Department Heads Presentation/Non-for-Profits Requests
	24	Complete DR420, DR420mmp and 420TIFs
	by 31st	Email a Recap of Workshop to both CRA and Commission

August	1 - 4	Finalize all Changes/Revisions from the Budget Workshops
	5	Prepare Draft Budget Document for Commission Agenda Submit to City Manager for Review
	6	Send to Commissioners to use in Budget Workshop
	6	City Commission Budget Workshop: 3:30 PM
	11 - 15	Finalize all Changes/Revisions from the Budget Workshops
	21	Submit to City Manager for Review
	22	Complete Budget Document for Commission Agenda (Due Aug 29)
	24	Send to Commissioners to use in Budget Workshop
	27	2:30 pm CRA Budget Workshop
	27	3:30 pm Commission Workshop
	29 - 31	Finalize all Changes/Revisions from the Budget Workshops Complete Budget Document for Commission Agenda (Due Aug 31) Submit to City Manager for Review
	31	Budget Document Due to Clerk for Agenda on Sept 11th
September	11	Commission Meeting - 1st reading of Budget & Millage
	19	Send Budget Summary to Newspaper for Advertisement
	20 - 24	Budget Ad to appear in Palatka Daily News
	25	Commission Meeting- Adoption of Budget & Millage
	26	Send Notice of Final Adoption to Newspaper Deliver Resolutions to Property Appraiser and Tax Collector Email/Mail Copy of Ordinance and Budget to Dept. of Revenue
	30	Load Budget in ADG and Website
October	1	New Fiscal Year Budget Begins DR420mm and DR487V Due
	by 22	Deliver Certification of Final Taxable Value to Property Appraiser and Tax Collector Send budget package to Dept. of Revenue with DR487 and attachments Request Final Certs from Property Appraiser (TIF) *Invoice County in December

ROBERTA M. CORREA
MAYOR-COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

MARCIA G. CARTY, CPA, CGFO,
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

PETER V. KAJOKAS, CPA, MBA,
FINANCE DIRECTOR

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

May 8, 2025

TO COMMISSION MEMBERS: ANNIE H. DAVIS; JUSTIN R. CAMPBELL, SR.; WILL JONES; AND RUFUS J. BOROM

YOU ARE HEREBY NOTIFIED a special called workshop of the Palatka City Commission is hereby called to be held on the following dates at City Hall, 201 N. 2nd St., Palatka, FL 32177. The purpose of the workshops is to discuss FY 2025-26 budget:

Wednesday, June 4 – City Commission Budget Workshop 4:00 PM
Wednesday, June 18 – City Commission Budget Workshop 4:00 PM
Thursday, July 10 – City Commission Budget Workshop 4:00 PM
Wednesday, August 6 - City Commission Budget Workshop 5:00 PM
Wednesday, August 27 - City Commission Budget Workshop 5:00 PM

Please govern yourselves accordingly.

Roberta M. Correa
Mayor

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PALATKA 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, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.0105

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

ROBERTA M. CORREA
MAYOR-COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



Regular meetings 2nd and 4th Thursdays of each month at
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SUNNI KRANTZ, CMC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

2025 City Commission Calendar

May 22, 2025 Palatka City Commission Meeting 6:00 PM
May 26, 2025 City Offices Closed - Memorial Day
June 4, 2025, Palatka Community Redevelopment Budget workshop 4:00 PM
June 4, 2025, Palatka City Commission Budget workshop 6:00 PM
June 9, 2025 Palatka Community Redevelopment Meeting 5:00 PM
~~June 12, 2025 Palatka City Commission Meeting 6:00 PM~~ **Cancel Summer Schedule**
June 19, 2025 City Offices Closed – Juneteenth
June 18, 2025 Palatka Community Redevelopment Budget workshop 4:00 PM
June 18, 2025 Palatka City Commission Budget workshop 6:00 PM
June 26, 2025 Palatka City Commission Meeting 6:00 PM
July 4, 2025 City Offices Closed - Independence Day
~~July 10, 2025 Palatka City Commission Meeting 6:00 PM~~ **Cancel Summer Schedule**
July 10, 2025 Palatka City Commission Budget workshop 4:00 PM
July 24, 2025 Palatka City Commission Meeting 6:00 PM
August 6, 2025 Palatka City Commission Budget workshop 5:00 PM
August 11, 2025 Palatka Community Redevelopment Meeting 5:00 PM
August 14 – 16 FLC Annual Conference
~~August 14, 2025 Palatka City Commission Meeting 6:00 PM~~ **Cancel due to conflict with FLC Annual Conference**
August 28, 2025 Palatka City Commission Meeting 6:00 PM
August 27, 2025 Palatka City Commission Budget workshop 5:00 PM
September 1, 2025 City Offices Closed - Labor Day
September 11, 2025 Palatka City Commission Meeting 6:00 PM - 1st reading of Budget & Millage
September 18, 2025 Northeast Florida League of Cities Meeting in Palatka, FL
September 25, 2025 Palatka City Commission Meeting 6:00 PM - Adoption of Budget & Millage
October 9, 2025 Palatka City Commission Meeting 6:00 PM
October 13, 2025 Palatka Community Redevelopment Meeting 5:00 PM
October 23, 2025 Palatka City Commission Meeting 6:00 PM
November 11, 2025 City Offices Closed - Veterans Day
November 13, 2025 Palatka City Commission Meeting 6:00 PM
~~November 27, 2025 Palatka City Commission Meeting~~ Cancel Holiday Schedule

201 N. 2nd STREET ■ PALATKA, FLORIDA ■ 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106

November 27 – 28, 2025 City Offices Closed - Thanksgiving Day and Day after Thanksgiving

December 3 – 5 (Tentative) FLC Legislative Conference

December 8, 2025 Palatka Community Redevelopment Meeting 5:00 PM

December 11, 2025 Palatka City Commission Meeting 6:00 PM

December 24 - 25, 2025 City Offices Closed - Christmas Eve and Christmas Day

~~December 25, 2025 Palatka City Commission Meeting~~ **Cancel Holiday Schedule**

Pension Boards Meeting Dates: February 25, May 27, August 26, December 2

- **(NIT) Neighborhood Improvement**

- *Introduction**

- *What is Neighborhood Improvement Team?**

- *Potential Benefits of (NIT)**

- *The designated neighborhood**

- *Current Initiatives**

- *Next Steps**



Neighborhood Improvement Teams/NIT

Improving our Communities One Block at a Time!

**PRESENTED BY
RENO FELS, MPA**



What is a Neighborhood Improvement Team

A resident driven initiative that consists of a cross section of community stakeholders working collaboratively to enhance the quality of life within a specific neighborhood.

High-Opportunity vs. Low-Opportunity Neighborhoods

Factor	High-Opportunity Neighborhoods	Low-Opportunity Neighborhoods
Access to Quality Education	High-performing schools, early childhood programs, college pipelines	Underfunded schools, fewer enrichment programs
Employment Opportunities	Proximity to jobs, diverse industries, career ladders	Limited job options, high unemployment
Transportation & Mobility	Reliable public transit, walkability, car ownership	Infrequent transit, transit deserts
Housing Quality	Safe, stable housing; low overcrowding	Substandard housing, high eviction rates
Health & Environment	Access to clinics, green spaces, clean air/water	Environmental hazards, food deserts, poor health access
Public Safety	Low crime, strong police-community relations	Higher crime rates, under-policed or over-policed
Social Capital	Strong community networks, civic engagement, mentorship access	Social isolation, lack of community infrastructure
Digital Access	High-speed internet, digital literacy resources	Low internet access, digital divide issues
Economic Mobility	High likelihood of upward mobility	Low intergenerational economic mobility

What does a Neighborhood Improvement Team Consist of?



Neighborhood Improvement Team Steering Committee Responsibilities



DELEGATE TASKS AND RESPONSIBILITY TO APPROPRIATE SUBCOMMITTEES AND MONITOR RESULTS.



- ESTABLISH AND ADOPT POLICIES AND GUIDELINES FOR PROGRAM IMPLEMENTATION.



- PROVIDE DIRECT OVERSIGHT AND MANAGEMENT OF PROGRAM GOALS AND OBJECTIVES.



- COORDINATE THE ACTIVITIES OF SUBCOMMITTEES.



- APPROVE CHANGES TO THE PROGRAM.

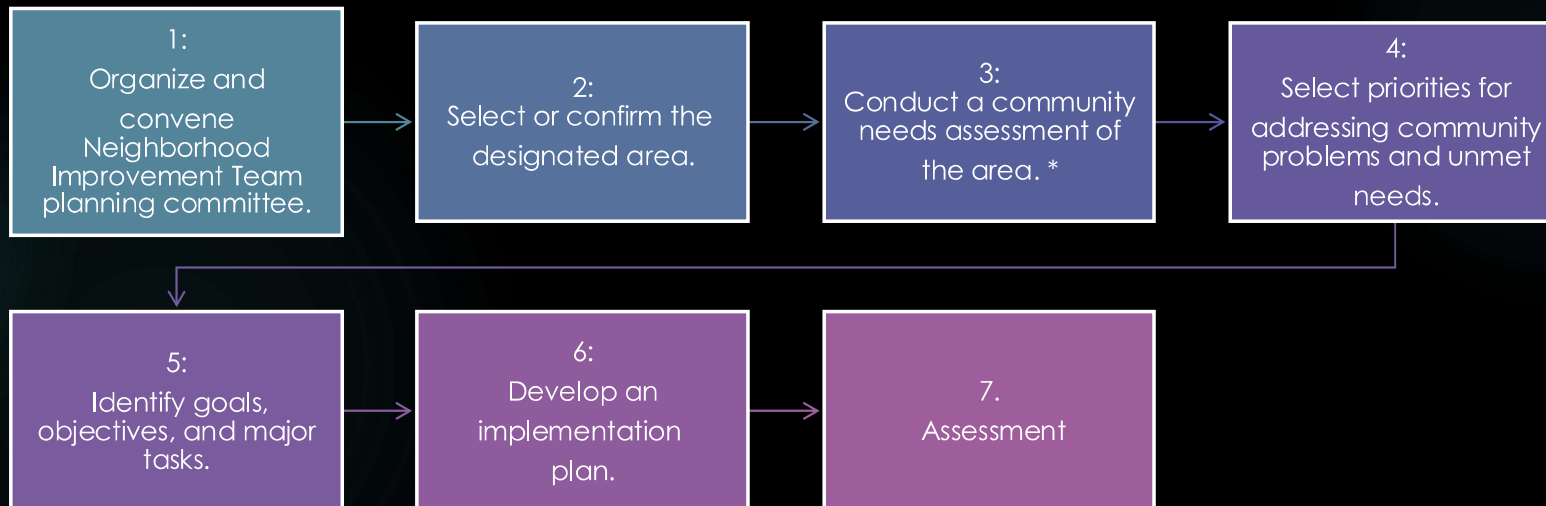


- DOCUMENT PROGRAM ACTIVITY.



- EVALUATE THE OVERALL PROGRAM.

Neighborhood Improvement Team Stages



Potential Benefits of Neighborhood Improvement Teams



The Designated Pilot Neighborhood

Northside Palatka

The area extending from North 5th street to North 24th Street, Reid Street North to Wapalaw Street.

Current Initiatives:

Expanded (GIS) geographic

Textmygov

Ring Door-Bell Program

Community Satisfaction Survey

Current Initiatives

Expanded (GIS) geographic information system.

Cost

Total Cost: \$7,000

\$7,000.00 divided via 9 departments = \$777.78

Each department contributes \$777.78

Total: \$7,000.02 .

One department of 9 would pay \$777.76

Benefits of (GIS) expansion

- Improved decision making
- Improved Operational efficiency
- Improved Asset management
- Improved emergency response



Textmygov- a communication tool designed to enhance government citizen interaction via text messaging.

Cost; \$6,250.00

\$6,250 divided via 11 city departments

Each department would contribute \$568.18

Fee Includes

\$5,000.00 annual

\$500.00 Implementation and Setup

\$750.00 Additional 100,000 text



■ **Benefits of Textmygov program**

Better communication with residents.

Residents can access information about city services, events and policies via text.

City can send instant updates and alerts to residents.

Automated response can answer frequently asked questions.

Next Steps:

Begin Citizen Satisfaction Survey

Host Neighborhood Meeting

Complete neighborhood assessment

Begin stage #4, identify priorities.

Requests From Committee

- ▶ The City Commission to support the Neighborhood Improvement Team
- ▶ A Commissioner to serve as liaison to the NIT..

Open for Questions



Neighborhood Improvement Team (NIT) Question and Answer

Why This neighborhood? There is work currently being done to address blight, crime and other issues. Also, a portion of the area is located within a Federal Opportunity Zone, which allows capital gains tax breaks for investors.

How do other neighborhoods get started? Neighborhood group(s) or individuals may request their neighborhood be considered to establish a (NIT), by reaching out to the Community Affairs Office.

How does the team gather neighborhood data? Neighborhood specific data is gathered via the latest census quick facts, surveys, neighborhood meetings and forums. Also, data may be acquired via other social services and education entities as needed.

How are neighborhood boundaries determined? Neighborhood Improvement team boundaries will typically be set by natural geography, major roads, waterways, and parks may serve as natural boundaries. Historical and social factors can also influence the defined neighborhood.

Can individuals or organizations outside of the designated neighborhood participate? Yes, any person, business or association willing to bring value to the (NIT) may participate in accomplishing (NIT) goals and objectives. A positive, can-do attitude is the core requisite.

How about data that's already available? All available data will be considered; however, the goal is to ensure the latest, updated data is utilized to make sound decisions that lead to strategic efficacy.

How long does the (NIT) last? There is no end date to (NIT's). The objective is to conduct regular assessments to determine if strategic benchmarks are being met, then to continuously improve the quality of life within the specified neighborhood.

How are team members selected? City department heads determine what members participate in teams. Any resident will have the opportunity to serve on either the planning committee or **ad hoc/subcommittees** as needed to address issues.

Who leads the team? The team is lead by a steering committee and chaired by a resident that lives within the designated neighborhood.

How often does the team meet? Teams will typically meet once a month, however, the team may meet more frequently during the organizing and assessment stages.

How much does the initiative cost to start? There is no start up cost. City staff will typically attend meetings during their regular tour of duty.

Are there any recurring costs? The (NIT) will seek to establish sustainable programs and services via city resources, ongoing community/business partnerships and commitments.

Splash Pad: Survey Insights, Community Considerations, and Site Evaluation
Splash Pad Survey insights, community considerations and site evaluation.

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Informational Purposes

BACKGROUND

The survey was shared publicly through Facebook and distributed at the recent town-hall meeting. It remained open to the public for approximately two weeks before closing.

PROJECT ANALYSIS

Please note that no restrictions were in place to limit participation to Palatka residents only, and the survey did not collect residency information from respondents. Therefore, I am unable to provide a breakdown between Palatka residents and participants from other areas.

Staff Recommendation

ATTACHMENTS

1.	Copy of Splash Pad Survey (Responses)
2.	Splash pad presentation - Copy 2

How interested are you in having a splash pad at the Downtown Riverfront?	How often do you think you or your family would use the splash pad (weather permitting)?
Very interested	Frequently (weekly or more)
Neutral	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never

How often do you think you or your family would use the splash pad (weather permitting)?

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Neutral Never

Not interested at all

Never

Not interested at all

Never

Not interested at all

Never

Not interested at all

Not interested at all

Never

Not interested at all

Never

Not interested at all Never

Not interested at all

Never

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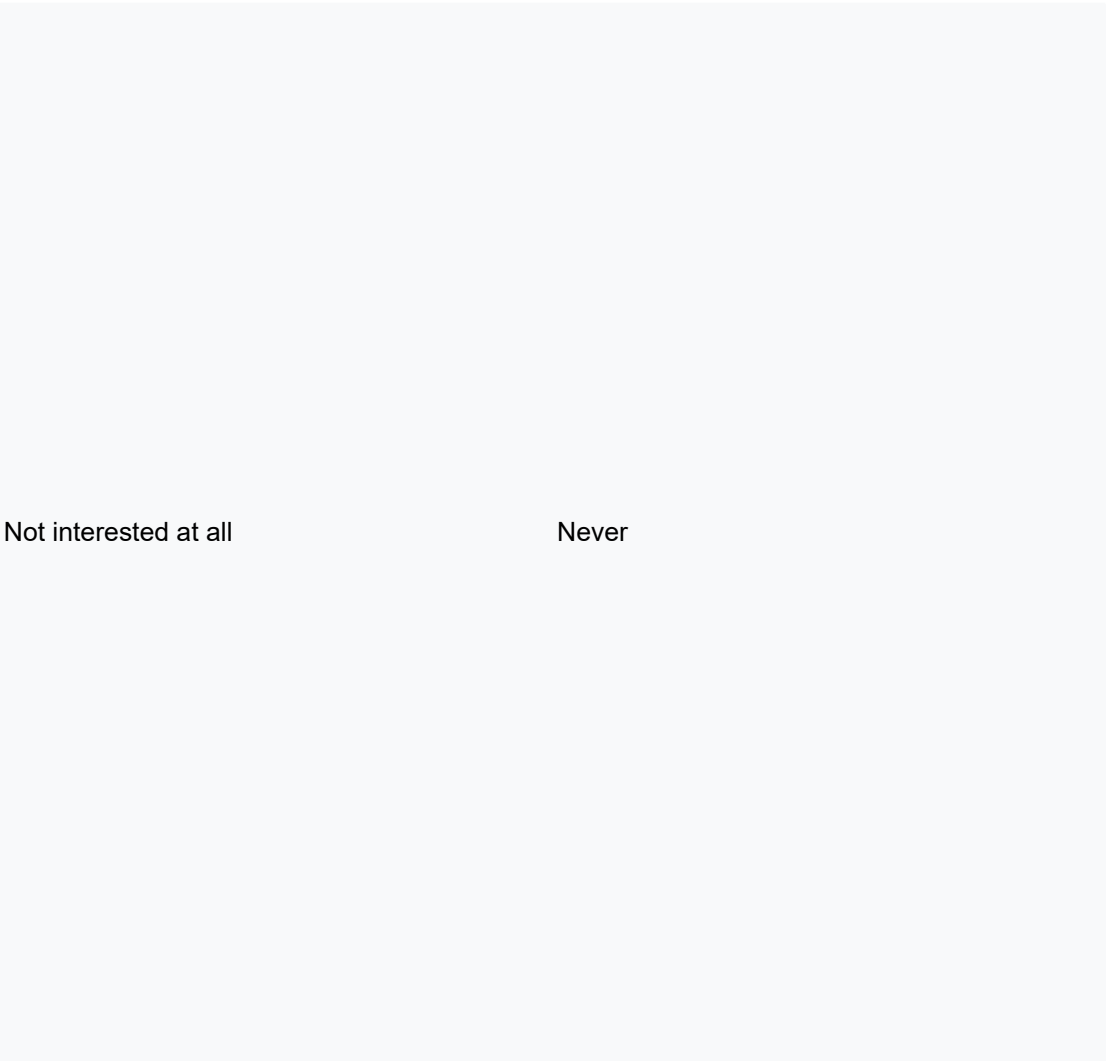
Never

Not interested at all

Never

Somewhat interested

Rarely (a few times a year)



Not interested at all

Never

Neutral

Rarely (a few times a year)

Neutral

Rarely (a few times a year)

Very interested

Rarely (a few times a year)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

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Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
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Very interested	Frequently (weekly or more)
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Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not very interested	Rarely (a few times a year)
---------------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Not interested at all	Never
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Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
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Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Neutral	Rarely (a few times a year)
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Very interested	Frequently (weekly or more)
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Frequently (weekly or more)

Very interested	Frequently (weekly or more)
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Very interested	Frequently (weekly or more)
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Rarely (a few times a year)

Somewhat interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Not interested at all

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Neutral

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Somewhat interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Somewhat interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Rarely (a few times a year)

Somewhat interested	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Neutral	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Somewhat interested	Rarely (a few times a year)
Somewhat interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Rarely (a few times a year)
Not interested at all	Never
Very interested	Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Somewhat interested

Rarely (a few times a year)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Rarely (a few times a year)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Not interested at all

Never

Not interested at all

Never

Very interested

Frequently (weekly or more)

Not interested at all

Never

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested	Rarely (a few times a year)
Very interested	Rarely (a few times a year)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Neutral

Never

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Neutral

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Very interested

Frequently (weekly or more)

Not interested at all

Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not very interested	Rarely (a few times a year)
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Somewhat interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Somewhat interested

Rarely (a few times a year)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Somewhat interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)

Not interested at all	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)

Not interested at all

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Neutral

Never

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never

Not interested at all

Never

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Not interested at all

Never

Not interested at all

Rarely (a few times a year)

Somewhat interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not very interested	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Neutral	Never
Not interested at all	Rarely (a few times a year)
Very interested	Frequently (weekly or more)

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Not interested at all	Never
-----------------------	-------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
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Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Somewhat interested	Rarely (a few times a year)
---------------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Neutral Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Somewhat interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not very interested	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Never

Somewhat interested

Never

Not interested at all

Never

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Somewhat interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Somewhat interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Rarely (a few times a year)
Very interested	Never
Very interested	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never

Not interested at all	Never
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not very interested	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not very interested	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Somewhat interested	Rarely (a few times a year)
Not very interested	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Neutral	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Neutral	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Neutral	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Somewhat interested	Rarely (a few times a year)
Somewhat interested	Occasionally (a few times a month)
Somewhat interested	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)

Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Somewhat interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)

Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Not interested at all	Rarely (a few times a year)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Neutral	Never
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Somewhat interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)

Not interested at all

Never

Neutral

Occasionally (a few times a month)

Not very interested

Never

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Not very interested	Rarely (a few times a year)
---------------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not interested at all	Never
-----------------------	-------

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Not interested at all

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Not very interested

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Neutral	Rarely (a few times a year)
Very interested	Never
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not very interested	Rarely (a few times a year)
Somewhat interested	Occasionally (a few times a month)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Never
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Somewhat interested	Rarely (a few times a year)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not very interested	Never

Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Not interested at all	Occasionally (a few times a month)
Not interested at all	Never
Not interested at all	Never

Not interested at all

Never

Not interested at all

Never

Not interested at all

Never

Not interested at all

Never

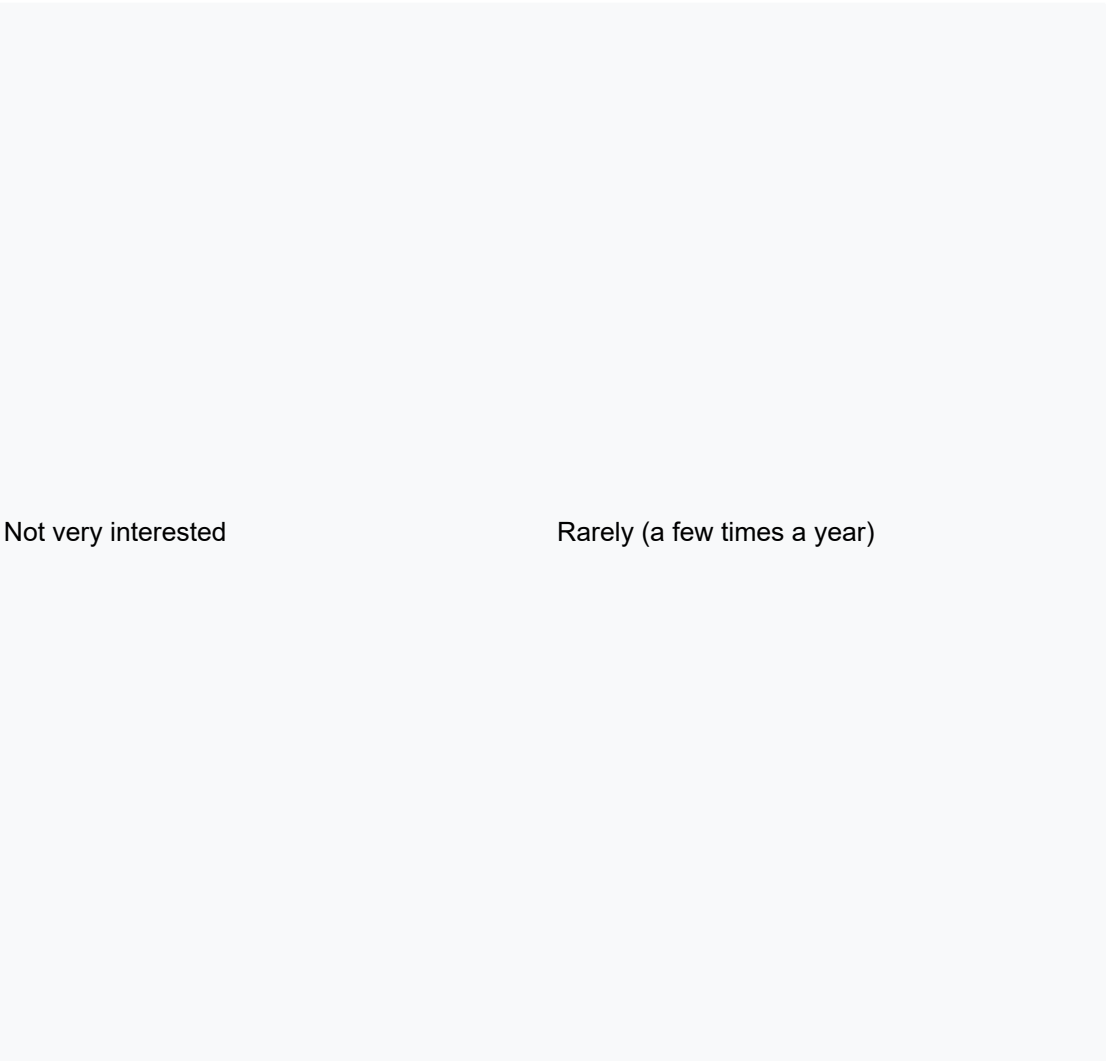
Not interested at all

Never

Not interested at all

Never

Not interested at all	Never
Very interested	Frequently (weekly or more)
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Not interested at all	Never
Very interested	Frequently (weekly or more)



Not very interested

Rarely (a few times a year)

Very interested

Frequently (weekly or more)

Neutral

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Neutral	Occasionally (a few times a month)
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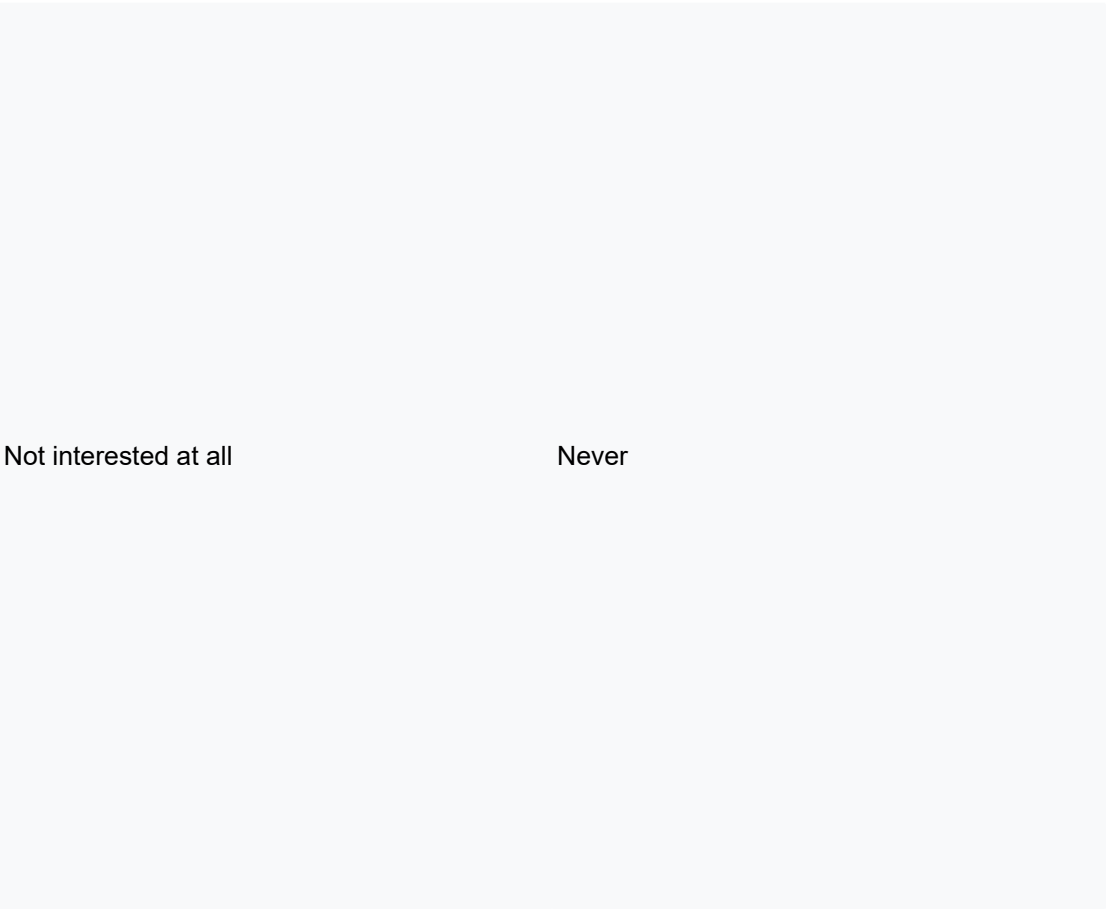
Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------



Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested Frequently (weekly or more)

Not interested at all	Never
-----------------------	-------

Very interested Frequently (weekly or more)

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Not interested at all

Never

Very interested

Frequently (weekly or more)

Very interested

Occasionally (a few times a month)

Somewhat interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Not interested at all

Never

Very interested

Occasionally (a few times a month)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested

Frequently (weekly or more)

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Somewhat interested	Never
---------------------	-------

Very interested	Never
-----------------	-------

Not interested at all	Never
-----------------------	-------

Not very interested	Rarely (a few times a year)
---------------------	-----------------------------

Not very interested	Rarely (a few times a year)
---------------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
Neutral	Rarely (a few times a year)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Somewhat interested	Rarely (a few times a year)
Not interested at all	Rarely (a few times a year)
Very interested	Frequently (weekly or more)
Not interested at all	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
-----------------------	-------

Not interested at all	Never
-----------------------	-------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Somewhat interested	Occasionally (a few times a month)
---------------------	------------------------------------

Very interested	Occasionally (a few times a month)
-----------------	------------------------------------

Very interested	Frequently (weekly or more)
-----------------	-----------------------------

Not interested at all	Never
Not interested at all	Never
Very interested	Occasionally (a few times a month)
Very interested	Occasionally (a few times a month)
Neutral	Never
Very interested	Frequently (weekly or more)
Very interested	Frequently (weekly or more)
Very interested	Occasionally (a few times a month)
Very interested	Frequently (weekly or more)
Not interested at all	Never
Somewhat interested	Rarely (a few times a year)
Not interested at all	Never

What features are most important to you in a splash pad? (Select up to 3)	Do you have any concerns about installing a splash pad at the Riverfront?
Water play features for all ages	Eddie Cutwright
Shaded seating areas, Fencing for safety, ADA accessibility, Lighting for evening use	Cost
Fencing for safety, Restroom access nearby, ADA accessibility	Safety, sanitation, and maintenance.
Shaded seating areas, Water play features for all ages, Fencing for safety	The city should really utilize its resources for something more productive than what will become an eyesore that the city will not be able to maintain.
Shaded seating areas	Please do not destroy the beauty and charm of our riverfront park. The children have a playground. The city has a thousand better uses for the \$375 budget. As a downtown resident i am 100% opposed to this project.
Lighting for evening use	Too many trouble makers will show
Shaded seating areas, Fencing for safety, Restroom access nearby	Yes, there is already one that got trashed...no need to ruin something beautiful
Shaded seating areas	It can attract more homeless individuals seeking relief from the heat and a place to bathe or shower.
Restroom access nearby	Noise
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Don't install it
Restroom access nearby, ADA accessibility, Lighting for evening use	I was forced to choose three things, but not interested at all. There needs to be quiet zones at the riverfront. This would take away from peaceful activities. There's already a splash pad that could be fixed up, so spend the money on that one.
Shaded seating areas	Don't take away from any of the little grass areas remaining at the riverfront park. The park should be for everyone there is already a playground where I personally have taken children, it's enough. Please do not waste budget money on a splash pad that is not needed, that will ultimately cause more problems and cost the city more money. A splash pad is not going to bring in families from other towns. People going to a splash pad will most likely bring their own food and wouldn't be bringing money to the down town. Taking away any grass area will prohibit space at any and all riverfront events.
Shaded seating areas	There is enough water around. I think it'll become a liability.
Fencing for safety, Restroom access nearby, ADA accessibility	My concern is that the kids that would actually use it aren't going to have a way to get all the way to the riverfront.

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	I think the money would be better spent towards a play castle set like st Augustine , palm coast, green cove- otherwise use the money towards the existing splash pad
Water play features for all ages, Restroom access nearby, ADA accessibility	Safety, cleanliness, maintenance and upkeep, homeless people bathing, misuse or lack of use. Cost is a primary concern. Why are we considering this at all?
Shaded seating areas	I do not want a splash pad built on the riverfront. There is one close by that isn't being maintained why would we want one by the riverfront that wouldn't be maintained. Building one on the riverfront would ruin the beautiful view and peacefulness of the riverfront. There are so many other ways to improve the area and other good uses that the money to build one could be used for.
Restroom access nearby	Yes. I prefer open green space rather than another structure. I'm concerned it won't be maintained properly (like the county splash pad) and people will wreck it. We shouldn't spend City money on a splash pad. The riverfront park already has a playground; we shouldn't add another structure for kids.
Restroom access nearby, ADA accessibility, Lighting for evening use	None if it is to be adequately policed

	my first concern regarding this issue is that the public was not properly apprised of this initiative of the city. Very few people knew about it. I contacted many individuals since the town meeting ,April 29 ,2025, who were anxious to submit a survey when they knew about this issue. Everyone contacted ,12-14 individuals, was against it. These individuals either turned in a hard copy survey, about 6, or did the online survey, about 8-10. The city needs to allocate funds for more immediate needs now such as animal control, and enhancement of the historic districts.
Shaded seating areas	The homeless problem is exploding in the city. Those individuals will find it enticing to hang out there to bathe ,etc. The homeless shelter placement downtown by the central activity of the riverfront is dangerous, and inappropriate . Normal vetting procedures were not followed to allow citizen input before allowing the homeless shelter at the First Presbyterian Church. Children frequent the area playground and could be endangered by homeless in the area like the man who was stabbed 27 times recently and succumbed to his injuries.
Shaded seating areas, Restroom access nearby, ADA accessibility	The riverfront is not the proper placement of such at all! There is already lots of activities which take place there creating parking and Homeless population nearby; location needs to be close to bathrooms.
Fencing for safety, Restroom access nearby, Lighting for evening use	Slipping and unsanitary
Shaded seating areas, Water play features for all ages, Restroom access nearby	No.

Shaded seating areas, Water play features for all ages	I'm concerned about the cost of this project when we are facing economic uncertainty with the Trump tariffs and a potential recession on the horizon. If funds are available, I would prefer that we finish some of our outstanding projects - like bathrooms at Booker Park and bathrooms at the soft kayak launch at Riverfront Park. A splash pad might be a nice luxury, but if we are going to spend this money, perhaps consider a pool? Not only would it provide the opportunity to teach valuable life skills like swimming for our youth, but it would provide some cooling off for adults as well. The City owns an old pool house and swimming pool at Ravine Gardens that we have a responsibility to maintain - if we have this kind of money to toss around, why not fix what we are responsible for maintaining and capitalize on the beautiful location of Ravine Gardens State Park? It seems like we are trying to stuff all of our amenities on the Riverfront. I understand the appeal of the river view, but diversifying the location of special venues throughout the City will help keep traffic congestion balanced and will give other parts of the City an opportunity to thrive.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No i think it would be a wonderful addition to downtown
Water play features for all ages	N/a
Shaded seating areas, Water play features for all ages	No
Water play features for all ages, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, ADA accessibility, Lighting for evening use	It needs to big enough to hold many kids and some adults. Plus we need to not let the homeless use it
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	please do it palatka needs more stuff for kids
Shaded seating areas, Water play features for all ages, Restroom access nearby	No I think it would be great
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	None
Shaded seating areas, Water play features for all ages, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages	As long as it's gated and autistic friendly
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No concern
ADA accessibility	A splash pad would likely be unsanitary and further damage the ecosystem and natural environment of the riverfront.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Need it quickly before summer
Restroom access nearby	Lots of concerns. There is already a lot at the riverfront park and I think a splash pad will add too much and make it too busy. I don't see where a splash pad would fit in without taking away from other parts of the park. It's also concerning with the amount of unsavory characters walking around, crimes of a violent nature and predators close to that area with children in their bathing suits. Also there are concerns of children trying to jump into the river because they see more water and think that they can swim in it. Overall I don't think it's a good idea. There is already a splash pad near by and that one is just fine.
Water play features for all ages, Fencing for safety, Restroom access nearby	No concerns
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	The only concern I'd have is the homeless. There's a lot of homeless people around that area
Shaded seating areas	there is already one at the park
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Upkeep and keeping it maintained. Unlike the splash pad by the sheriffs office.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	no
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Not at the moment
Shaded seating areas, Water play features for all ages, Restroom access nearby	Having it up kept with the city for maintenance and cleanliness.

Restroom access nearby	Yes!!!! A Splash Pad will take away peaceful enjoyment of the river and space for event activities already enjoyed by the entire community. Also, the City has not had a good record in maintaining things they own.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Who will be maintaining it?
Shaded seating areas, Restroom access nearby, ADA accessibility, Lighting for evening use	The extreme homeless population loitering at the river will likely use this as a bathroom and bathing area
Shaded seating areas	I have a 1 year old and 3 year old who would probably enjoy a splash pad BUT we already have one at Project Play that can't seem to be consistently maintained. The riverfront is beautiful and peaceful and we already spend a lot of time there. I'd hate to lose more green space to an eyesore splash pad. It would be nice to see that money put towards maintaining the existing playground equipment or put towards Hank Bryan Park for new playground equipment and shade.
Shaded seating areas, Water play features for all ages, Restroom access nearby	Algae build up, and cleanliness. I already don't visit the park down there due to the homeless people arguing outside the actual park itself. I know homeless people need somewhere to be and our river is a fine place for them to sit for a while. But to be hollering right next to a park cursing at each other is just no right to me. What if they start to bathe and or hang around the splash pad due to children being there. My concern is will it be closer monitored? The other splash pad is right across the sheriffs office this one should have an officer watching over as well
Shaded seating areas, Restroom access nearby, Lighting for evening use	My only concern is that there would be people who misuse the splash pad / trash it. I would hope that it would be monitored frequently to make sure it is clean and safe for our children in the community. I think overall the splash pad would be great for our community - it would offer something free for families to do and enjoy in the warmer months! I know the kids would love it
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	We have a splash pad in town that we already have a hard time keeping up with and making sure it's functioning. Not only that but we still haven't finished fixing the river front park, it's still missing swings and the whole climbing area. I do not think it's a smart or effective idea to make yet another eye sore for our town. We need to update and make use of the ones we have.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	N/a
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Closeness to river.
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No. It would be great.
Shaded seating areas, Water play features for all ages, Fencing for safety	no
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Camera security to keep vandalism away
Shaded seating areas, Fencing for safety, Restroom access nearby	As much as I would love a new splash pad, I feel like the City of Platka cannot take care of things at the Riverfront. I went to the park at the Riverfront with my children the other day. There was trash everywhere, several of the toys on the playground were broken, and homeless people sleeping right next to the playground.
Shaded seating areas, Fencing for safety, Lighting for evening use	No I do not
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Fencing for safety, Restroom access nearby	No but may maybe consider a splash pad for interlachen as well
ADA accessibility	Pollution, homeless, safety, crowdedness There is a MAJOR desire for more kid friendly attractions in this town, no doubt, but we should all agree that it comes with structure to assure we can keep it longer and keep it from being damaged and vandalized so easily! Locked gating, cameras, residents i.d. requirements and pass purchasing for non residents, ect..
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	
Water play features for all ages, Fencing for safety, Lighting for evening use	This is an awesome thing to do for the younger children!

Shaded seating areas, Water play features for all ages, Restroom access nearby	Keeping it nice and not broken and well chlorinated!
ADA accessibility	I have concerns about the cost of upkeep and maintenance. And I think it would be an eyesore for the location, especially if old growth oaks will be cut down for the build. Personally, I think the city would be better off investing in more benches, swings, gazebos and picnic tables along the river like Green Cove Springs has done for food truck and music gatherings.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None
Shaded seating areas, Water play features for all ages, Lighting for evening use	No but please repair the playground first
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	Keep it clean
Shaded seating areas, Fencing for safety	Making sure that it is properly maintained.
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	The homeless population in that area is completely out of control. I think that adding a splash pad would be a great thing, and I believe it would be beneficial for other businesses in the downtown area to flourish, however I don't believe this is a safe plan until the homeless population has been relocated or brought under control
Shaded seating areas, Fencing for safety, Restroom access nearby	Ensuring it is regularly maintained
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Fencing for safety, ADA accessibility	Safety near the street
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Hope to get one
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Restroom access nearby	waste of taxpayer money.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Just make sure to gate and lock so the homeless won't try to get in at night

Shaded seating areas	Colossal waste of money, expensive upkeep, huge liability for injuries, and more ruination of the riverfront.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns
Shaded seating areas, Water play features for all ages, Restroom access nearby	Not really a concern but the playground would need to better maintained before putting something like a splash pad out there. How does the city plan to keep the other kids/adults off the equipment so it's not always destroyed?
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	No this would be great as there really are no pools or beaches
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Hopefully it's kept up with better than the one at Triangle Park. If not, it would be a useless amenity! If kept up with, I think it would be a great place for families😊
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	Homeless population using it for a shower, city not keeping it clean and not keeping bathrooms stocked which is a current problem without the splash pad.
Shaded seating areas, Water play features for all ages, Fencing for safety	As long as trees don't have to be cut down!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Great idea for palatka but needs to keep out homeless people
Shaded seating areas, Water play features for all ages	No. We have one in Sarasota on the bay. I moved here 3 years ago.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Restroom access nearby, ADA accessibility, Lighting for evening use	Need to invest money in better and other projects like the dingy of the town !
Shaded seating areas, Water play features for all ages, Fencing for safety	N/A
Shaded seating areas, Water play features for all ages, Restroom access nearby	None
Restroom access nearby	That it won't be kept up and there would not be infrastructure in place (bathrooms, lighting, seating, trash). I'm afraid it would look like the docks look when the shrimp run.
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Restroom access nearby	Yes. I think the one that we already have in town needs to be focused on.
Shaded seating areas, Fencing for safety, Restroom access nearby	I think if it's done you would need a full time attendant for safety and security. Keep adults out and rif-raf.

Shaded seating areas, Water play features for all ages, Lighting for evening use	I think it's a wonderful idea. The addition of the splash pad will bring more people to water from
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Just making sure it's not slippery
Water play features for all ages, Restroom access nearby, ADA accessibility	No concerns- enjoys at your own risk
Shaded seating areas, Fencing for safety, Restroom access nearby	Security and monitoring for children's safety; Maintenance and keeping clean; no entry without a child
Shaded seating areas, Fencing for safety, Restroom access nearby	I think this would be an amazing addition
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	None as long as there's a fence!
Shaded seating areas, Restroom access nearby, ADA accessibility, Lighting for evening use	We would lose green space and who is paying for this splash pad and who will maintain it and make sure nobody gets hurt or homeless people don't use it to bathe? I don't want trees cut down just for something like this when there are plenty of other parks in the city that it can be done at with less impact.
Shaded seating areas, Water play features for all ages, Fencing for safety	would be wonderful for the kids to have somewhere else to play
ADA accessibility, Lighting for evening use	Not a good idea. A playground is enough to have for children at the river front. Utilize the money for something else.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	We've been waiting for this!! Please do it. Our kids love this park and putting a splash pad would bring the park back to life.
Shaded seating areas, Water play features for all ages, Restroom access nearby	Let's do this!!
Shaded seating areas, Water play features for all ages, Fencing for safety	Not at all
Shaded seating areas, Water play features for all ages, Fencing for safety	N/a
Shaded seating areas, Water play features for all ages, Restroom access nearby	Upkeep and maintenance
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No

Water play features for all ages, Fencing for safety, ADA accessibility, Lighting for evening use	Very many. The park at the riverfront is not kept up with and the splash pad we already have in town breaks frequently. What would be the difference in this one? Is the county going to spend a lot of money on this to neglect it like it does everything else?
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Fencing for safety	It will trash up the riverfront. It will be dirty and broken and nasty in no time. Leave the riverfront alone.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Very good idea!!
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	The splash pad at triangle park is always broken and gross. My biggest concern adding another one in town would be is it going to be maintained and kept where the kids can use it.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, ADA accessibility, Lighting for evening use	Recent crime in the area seems to have increased. Would ongoing security presence be available?
Restroom access nearby	I believe the addition of a splash pad to the riverfront area will take away from the beauty and peacefulness of the area all the while drawing more trash and debris. I personally do not agree with the addition of this and if a vote is what you want my vote is a hard NO!
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility	I think it will be broken and unusable within the 1st month. Kids these days have no respect for any equipment anywhere for them to use and have fun with.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	We definitely need to make sure there are more things for the little little ones that are just now able to do things not just big kids as a mother with small children there's never anything for them to do
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Water play features for all ages, ADA accessibility	Vandalism
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	If there isn't fencing I won't go bc of the drowning risk with the river
Shaded seating areas, Water play features for all ages, Fencing for safety	No concerns! This would be wonderful for our youth and young families!
Water play features for all ages	No concerns

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Not sure it would be a good idea. We have a small park now that is in pretty bad shape. Could we maybe fix that first. Make it nicer maybe . New equipment more places to sit in shaded areas.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No I think it'll be a great addition!
Fencing for safety	None
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	How safe will it be ?
Shaded seating areas, Water play features for all ages, Fencing for safety	None
Shaded seating areas, Water play features for all ages, Restroom access nearby	I think it would be an amazing asset to the community. With the heat Florida gets, a splash pad would be incredible.
Shaded seating areas, Water play features for all ages, Fencing for safety	Nope. Bring it!
Shaded seating areas	Knowing how people are I doubt that the pad would actually stay clean and probably maintained for play use. I fear it would be a wait of time and resources. There are other things that could be added around town or fixed in general.
Water play features for all ages, Fencing for safety	N/A
Shaded seating areas, Fencing for safety, Lighting for evening use	Noo
Shaded seating areas, Fencing for safety, Restroom access nearby	The city keeping it properly maintained
Restroom access nearby	Yes
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns im all for it
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Flooding ruining the park
Shaded seating areas, Fencing for safety, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	None at all
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Hope everyone can care for it and not ruin it.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No I think it's a awesome idea
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	none , as long as the children are SAFE and laughing and having fun
Restroom access nearby	Yes. We need to stop building things on the riverfront and save the green space. A splash pad makes more sense if located in a shopping area as the one in Pittsburgh. Dad's and kids play while Mom shops. I understand Palatka is very different from Pittsburgh but the philosophy works - develop people centers.
Shaded seating areas, Fencing for safety, Restroom access nearby	The only concern that I would have would be that all children playing on the splash pad would have an adult nearby. I have seen many older siblings, maybe 10-12 years old supervising younger children, maybe 2 to 5 years old, at the playground.
Shaded seating areas, Water play features for all ages, Lighting for evening use	No. Great idea!
Shaded seating areas, Water play features for all ages, Restroom access nearby	No look up Unity Park in Greenville SC nice splash area.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None

Shaded seating areas, Restroom access nearby, ADA accessibility	If this is being sponsored By a grant by that could only be used for a splash pad then go for it, but make sure you keep it sanitized I think the money would be better spent expanding the playground that you already have on the riverfront. It's too small for the number of kids that want to play on it and it's the only area with the picnic table And it's on the inside of the playground fence. We need a few tables on the outside of that that someone with children with their takeout order from one of the local restaurants could eat at with their dog.. They removed all the other picnic tables.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	The homeless and ruthless people trashing it
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No concerns
Shaded seating areas, Water play features for all ages, Fencing for safety	That it will not be properly maintained
Fencing for safety, Restroom access nearby, ADA accessibility	The funds could be used for road work which is needed much more than this. There is already a splash pad at Triangle Park. The funds could also be used to fund Police to keep the block parties out of our local parks so families can use them instead of having illegal activity and shootings.
Shaded seating areas, Water play features for all ages, Fencing for safety	Not that I can think of
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	no, I believe it would be wonderful
Fencing for safety	Why would you add a splash park when the riverfront park is missing so many pieces it all keeps on getting broken and I haven't seen not one thing get replaced!!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	The city of palatka boy maintaining it. Similar to their approach when there are tournaments and they fail to empty garbage cans.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Crime drugs homeless people

Water play features for all ages, Fencing for safety, Restroom access nearby	I have serious concerns for this. To start, the city can't even keep up with the maintenance for the splash pad we already have. Last time I went to that splash pad, my child stepped on a used condom. Disgusting. Not to mention the upkeep of the Riverfront Park. The Riverfront park is swarmed with sex offenders, and drunk fishermen and just people up to no good. Why on earth would I allow my children to be in a bathing suit and play where there are sex offenders watching them? It sounds like an incident just waiting to happen. I refuse to take my children to the Riverfront park because of the amount of sex offenders that hang out there. If they put a splash pad there, it would be extremely dangerous. Not a good idea for Putnam County! We need to keep our children safe. Please DO NOT do this!
Shaded seating areas, Water play features for all ages, Fencing for safety	Yes the homeless
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No I think it is a wonderful idea for the kids to have something to do
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns. I think the kids need more things to do around this town there's nothing here.
Water play features for all ages, ADA accessibility, Lighting for evening use	The other splash pad is always filled with trash or not working
Shaded seating areas, Fencing for safety	I would LOVE this addition to our community
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	cleanliness and it being used by homeless in the area to bathe
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	NA
Shaded seating areas, Water play features for all ages, Fencing for safety	No

Shaded seating areas, Water play features for all ages, Restroom access nearby	My concern is keeping the homeless that have accumulated there on and off away from the splash pad so it can't be destroyed and ruined for the kids. I recommend having security or police monitor this area to prevent this problem. I also think evening lighting is equally as important for safety but could only choose 3 options and a nearby bathroom plus playing area for all ages is a MUST along with shaded seating for safety. I think this is a WONDERFUL idea and would be much appreciated if maintained once open.
Restroom access nearby	Please no. Leave open spaces open. And remember the pool at the Ravines? Please, just don't. * ..and, I said never so why are we forced to answer a section?
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	If the trees won't shed their leaves in the splash pad
Water play features for all ages, Fencing for safety, Restroom access nearby	Fencing for safety
Shaded seating areas, Water play features for all ages, Fencing for safety	Keeping it up and running. The one by triangle park always has issues or isn't running
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns
ADA accessibility	Destructive people and liability for injuries. BAD idea
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Should be supervised by adults
Fencing for safety	Current park is always littered and has broken things. This should be resolved before considering an addition.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I think this is much needed for the kids there's not much other than parks
Restroom access nearby	The splash pad on Hwy 19 is not taken care of. Why would Palatka invest in another one to be neglected?? The money could be spent better elsewhere.
Shaded seating areas, Water play features for all ages, Fencing for safety	Creeps

Shaded seating areas, Restroom access nearby, ADA accessibility, Lighting for evening use	Wildlife
Shaded seating areas, Water play features for all ages, Fencing for safety	The maintenance of it otherwise I think it's a great thing to add
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	No concerns. I think this would be a great addition to the community!!! This will need to be sanitized and maintained frequently. Does the city have the manpower to stay on top of this? There is also a homeless population in this area that will draw to the area, again, to use the water for bathing. I am all for utilizing our riverfront area. It's beautiful. But history shows, areas aren't maintained once they are built down there
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Over crowding
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Hope for regular maintenance and cleaning please
Shaded seating areas, Water play features for all ages, Restroom access nearby	None
Water play features for all ages, Fencing for safety, Restroom access nearby	My concern would be upkeep of the splash pad.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No, I think this would be an incredible add for children in Putnam county
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Safety
Water play features for all ages, Restroom access nearby, ADA accessibility	I have no concerns about the riverfront park finally being improved to an adequate, modern-day amenity for us citizens. I do not have young children, but have driven them to other towns years ago when they were little just for the feature of a splash pad. I enjoy how walkable downtown and the riverfront have become and hope that one day, ours will be a very walkable community!
Lighting for evening use	It'll be trashy
Shaded seating areas, Water play features for all ages, Restroom access nearby	No

	Yes, I fear it would take away from the aesthetic of the down town river front area. I also worry it would not be taken care of properly, would constantly be broken, and would be an eye sore in one of the few beautiful spots in town. I also have a young child that I would not feel comfortable with being in a bathing suit with all of the homeless people I see sitting down there every day. I am all for trying to get more things in place for the kids to enjoy, that just is not the spot to do it.
Restroom access nearby	
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Environmental, and homeless using the restrooms to sleep in
Shaded seating areas, Water play features for all ages, Restroom access nearby	City or county being able to maintain
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Nome
Water play features for all ages, Fencing for safety, Restroom access nearby	Security to keep unhoused out at night and cleanliness.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None whatsoever
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	No
Restroom access nearby	There shouldn't be a splash pad at the river front. There is to much in disrepair now. There would be to much to take care of.
Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas	Yes a major concern... DON'T destroy our beautiful park!
Shaded seating areas	No no no
Shaded seating areas	Don't waste our budget on this eyesore
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas	What a waste of riverfront property just NOOOO
Water play features for all ages	Can we fix the other one first
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	None

Shaded seating areas, Water play features for all ages	No
Water play features for all ages	I am old - but I think it would be great for the youth in the area.
Shaded seating areas	No splashpad
Shaded seating areas, Fencing for safety, Restroom access nearby	I think it would be wonderful!
Shaded seating areas	Yes don't do it!!!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Not really no think it would be a great asset
Shaded seating areas, Water play features for all ages, Fencing for safety	The splash pad water at Project Play smells horrible and can't be played in. Will the water be kept clean? Also, consider having ID cards for entrance....to keep the possibility for damage down. Also how would you keep the homeless from bathing in the splash pad?
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No so exciting!
Shaded seating areas, Fencing for safety, Restroom access nearby	Safe and clean, well-maintained splash pad is a high priority to my family. If precautions couldn't be taken to prevent vandalism or bathing in the splash pad, I'd rather it wasn't there at all.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	My main concern of course are the unsupervised children who would be using and possibly abusing the area also the fact that it should accommodate all ages would it have the facilities to do so? Handicapped people as well
Shaded seating areas	I have about 100 concerns and all are screaming no this is the worst idea ever!
Shaded seating areas, Water play features for all ages, ADA accessibility	No
Shaded seating areas	Hoping it would better maintained than the other one
Shaded seating areas, Water play features for all ages, Restroom access nearby	This would be amazing for our homeschooling kids here in putnam county too! Lol whoop whoop I hope it works out and gets built
Water play features for all ages, Restroom access nearby	There is already a water facility in Palatka. Promote it. An additional splash pad would take valuable space along the river front and interfere with other activities. It would be devastating to have Bass Masters tournament leave Palatka. The tournament brings millions to the community. Splash pad will bring nothing but problems.
Water play features for all ages, Fencing for safety, Restroom access nearby	Cleanliness and making sure it's enclosed

Restroom access nearby, ADA accessibility	Many. There is already difficulty with the city in maintaining current assets, keeping the park clean, and ensuring the proper permits have been secured for installing things. Utilizing funds to increase the number of employees and their pay would be better. Using funds to keep the current park functional and safe would be better. Putting picnic tables in the park would be better. The city has nothing to do with the County's splash pad, but it serves as a good example for the constant issues and upkeep that would be needed.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No concerns
Shaded seating areas, ADA accessibility, Lighting for evening use	Cleanliness, safety, maintenance
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No, it would be such an amazing idea. Palatka needs more things for the kids.!!!
Shaded seating areas	Yes the people that live in the area do not want to look at an eyesore on our beautiful riverfront.
Shaded seating areas, Water play features for all ages, Fencing for safety	Maintenance upkeep and safety
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	absolutely not! my kiddo would love it !! we can't wait
Shaded seating areas, Fencing for safety, Restroom access nearby	1. Upkeep, the splash pad at Hwy 17 &19 appears to break frequently. 2. Destroying the grassy areas of the park.
Shaded seating areas	Huge concern how are you going to fill in every grass space on the river front and call it a park? I enjoy sitting on the grass and overlooking the river. Best of all having a lawn area won't cost the tax payers a small fortune.
Fencing for safety	Sanitation
Shaded seating areas, Fencing for safety, Restroom access nearby, Lighting for evening use	Just that it stays clean
Shaded seating areas, Fencing for safety, Restroom access nearby	I just want to make sure it is maintained and cleaned and taken care of.
Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Yes the homeless
Shaded seating areas, Restroom access nearby, Lighting for evening use	Security
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns. Very excited to see this come together.
Shaded seating areas, Water play features for all ages, Fencing for safety	The problems Palm Coast had with the splash pad at Holland Park where the flooring kept coming up and apart. The city had to eventually sue the builder to fix the problem after it kept happening and causing closure of the park for 2years after it had already opened. Please research that problem to ensure Palatka does not use the same company, materials, and does not have to have the same problem.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	no
Shaded seating areas, Water play features for all ages, Fencing for safety	Definitely concerned about security
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas	Yes. It would entail tree removal. Festival (Azalea and Blue Crab) space would be taken away. The fishing tournaments would loose spaces for displays and river access. (As witnessed for the Mug race).
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No up keep and the funding.
Restroom access nearby	The other splash pad is not taken care of and the bathrooms at this park are rarely accessible
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	How do they plan to keep this safe AND make sure no wildlife from the river gets into the splash pad area. If it will be main properly because I have noticed the riverfront park itself is missing half of the equipment and has been over ran by the homeless population. I understand that it is a public space and should be used as exactly that, not a camping ground. We need a safe environment for the children, especially after the intoxicated homeless man that committed murder at the riverfront nearly 2 months ago.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Cleanliness due to homeless activity
ADA accessibility	Absolutely. I don't think this is a good idea at all! Please do not put a splash pad by the park at the riverfront!!

Shaded seating areas, Water play features for all ages, Restroom access nearby	I think it is a great idea...I hope they would consider it for younger and older kids..ages for all...it would be very useful an fun during summer hours,springtime an just for fun....
Shaded seating areas, Water play features for all ages, Fencing for safety	Cleanness and upkeep
Shaded seating areas, Water play features for all ages, Restroom access nearby	Only whether the city is capable of finding a company to do quality work and budgeting for maintenance needs.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Cleanliness.
Fencing for safety, Restroom access nearby	The riverfront is not exactly a safe place to be putting entertainment for small children. The homeless will take it over.
Restroom access nearby	Why add a splash pad? The City will never have it up and running. People can't even use the restrooms located at the River Front right now. What a waste of money and resources.
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I hope they consider a splash pad for all ages
Water play features for all ages, Fencing for safety, ADA accessibility	I feel like they need to first learn how to properly maintain the playground and the restrooms there. Also, relocate the homeless population away from the children's area.
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Cleanliness
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	There should be a part dor older kids kids that are age 16 17 18 there is nothing for anyone to do at this age do big water slides do a community pool why this dor little kids not older kids
Shaded seating areas, Water play features for all ages, Restroom access nearby	I think it's a wonderful idea
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Just that it's kept clean
Water play features for all ages, Fencing for safety, Restroom access nearby	That it is a decent size for all the lids to play as it would be the closest splash pad/water activity for kids in the area.

Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Yes. The splash pad we already have isn't maintained well enough for daily use in the summer time. Also, the park already at the river front is the most ran down, raggy, crappy, broken down park in the whole entire city (and not that old). You wouldn't be building a splash pad for the kids, you'd be building a shower for the homeless that hang out and live down there. It would always be nasty or broken, not to mention all the unnecessary crap being built along the river front....are we playing "how much shit can we build in one area"? Taking up all "events" space....not that we even have events worth going to anymore. Seems the more people that move here, the worse this town gets.
Shaded seating areas, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Make it pretty and pleasant for older people
Shaded seating areas, Water play features for all ages, Fencing for safety	The upkeep and making sure it's taken care of
Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Just worried that it would not be kept up with or watched over to keep criminal activity away.
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	homeless people peeing and bathing in it.
Shaded seating areas, Water play features for all ages, Fencing for safety	No I think it would be wonderful
Water play features for all ages, Fencing for safety	Homeless
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	No concerns
Fencing for safety	Would be an eye sore
Shaded seating areas, Water play features for all ages, Restroom access nearby	No i think it's a great thing that will benefit the community especially the children
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	N/A
ADA accessibility	This is a terrible idea. My main concern is, a a home owner in Palatka, this price point is outrageous and I certainly don't want my tax dollars going towards that. I am also concerned about space in the park and parking. Also, how much are you going to increase that tax due to maintance. Go get a grant for it!!
Shaded seating areas, Water play features for all ages, Restroom access nearby	i'm concerned it won't get the proper attention and become ran down like the one at triangle park

Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	We have 7 children and would LOVE a splash pad!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Predators
Shaded seating areas, Water play features for all ages, Lighting for evening use	Poor installation
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Im just concerned that it won't be properly maintained. Both parks and the water park we have are poorly taken care of. I would hate for it to be built, just for it to be trashed and no one ever able to use it because it's gross or broke.
Shaded seating areas, Water play features for all ages, Restroom access nearby	Maintenance is the #1 issue!!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Just make it fun for all ages if kids not just the younger ones. I would live to see things for pretty teens and teens to be able to use as well.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	I think it's a great idea if it is well-maintained
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	We need a grant that helps pay for more city park maintenance. Doesn't Jax have this? A splash pad would be neat, but look at Palm Coast and Green Cove before deciding what to do. There should be someone at all times nearby keeping our city clean. We need a skating rink and theatre. Breck has a great location at his big building downtown on Reid.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	The cleaning since there are homeless that could use it for other purposes
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Want to make sure it's safe and clean
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Water drainage and property security to keep child predators away.

Restroom access nearby	I think it should be located elsewhere .
Shaded seating areas, Water play features for all ages, Restroom access nearby	Just keeping it nice
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Restroom access nearby	Don't want to see it. Horrible use of funds. Too many homeless people. Not an ideal spot for it. There is already one at the park. The town doesn't need two. How about build a skatepark.
Water play features for all ages, Fencing for safety, Restroom access nearby	No concerns.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Just the upkeep
Shaded seating areas, Water play features for all ages, Restroom access nearby	Just make all safety measures including police patrol to make sure no shenanigans happens to ruin it
Shaded seating areas, Water play features for all ages	No.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Trash cans nearby and keeping it clean and safe.
Shaded seating areas, Water play features for all ages, Fencing for safety	Keeping it locked up at night and making sure it is kept nice
Shaded seating areas, Fencing for safety, ADA accessibility	No I think it's a wonderful idea.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None at all
Shaded seating areas, Fencing for safety, Restroom access nearby	Would love to have one!
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility	None
Shaded seating areas, Fencing for safety, Restroom access nearby	The safety of being so close to the River. Kids will be very excited running around. There needs to be a fence at minimum to ensure the kiddos can't easily escape the area and make it to the river.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No i think its a good idea
Shaded seating areas, Water play features for all ages, Restroom access nearby	No

Shaded seating areas, Restroom access nearby, ADA accessibility	The riverfront is poorly maintained, the park needs work enough as is. The city should use this money and put it to fixing up the place already there. Sadly the people here will not try to take care of the area.
Water play features for all ages	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Yes. Not just the homeless but anyone just wanting to bathe in the splash pad or use it as a bathroom. And what about the older kids are they going to enjoy it or it'll be to "that's for babies" kind of splash pad bc the one a triangle park is a joke. But all in all i like the idea I'm just not sure about it being on what should be our beautiful river front. To me the Hank Bryan park has a lot of potential for a bunch of cool things for all ages
Shaded seating areas, Water play features for all ages, Restroom access nearby	No...
Shaded seating areas, Restroom access nearby	Needs more privacy. Too many pedophiles and sketchy people in this area to allow my children to be half clothed. The splash pad should also be separate from a park. Keeping wet children off of dry things, like slides. Overall I love the idea of an unkept slash pad in another part of town.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Only the quality of the water and routine maintenance
Shaded seating areas, Lighting for evening use	This will make downtown even more trashy and not kept up with. Put this money towards the current park and making things cleaner. DO NOT DO A SPLASHPAD
Shaded seating areas, Water play features for all ages, Fencing for safety	the homeless. the trash. I rarely feel safe going down to the existing park now because of loiters so adding to an existing problem doesn't sound very appealing to me
Shaded seating areas, Water play features for all ages, Lighting for evening use	No
Water play features for all ages, Fencing for safety, Lighting for evening use	Just maintaining it....
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Making sure it's clean
Shaded seating areas, Fencing for safety, Restroom access nearby	None.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No

Shaded seating areas, Water play features for all ages, Restroom access nearby	No. I just would also like to see the playground repaired
Shaded seating areas, Restroom access nearby, ADA accessibility	Maintenance keep up
Shaded seating areas	Yes it's already over crowded for the events now.
Water play features for all ages, Fencing for safety	No concerns
Water play features for all ages, Restroom access nearby	No , I think it would be awesome
Shaded seating areas, Water play features for all ages	No concerns
Shaded seating areas	Not a good location
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns. WE NEED MORE STUFF COR KIDS TO DO!
Shaded seating areas, Water play features for all ages	We need more things for our youth to do in this county so I believe this is a great idea. We just need to make sure it is safe. Mainly fencing for safety's too many ages of kids could mistake the river as a swimming/playful area even if parents "pay attention".
Water play features for all ages, Fencing for safety, Restroom access nearby	
Water play features for all ages, Restroom access nearby	I'm all for something else for these kids to do!!! We don't have much. But 2 concerns, will it be maintained?! Most times the one we have isn't maintained. Moldy, park upkeep. Second, the homeless. There was already a stabbing at the riverfront area, I would just be worried it'd draw unwanted attention.
Shaded seating areas, Water play features for all ages, Restroom access nearby	Security and cleanliness
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I do not. I just hope it's a decent splash pad. Not something small. We have a town that's growing and we need to accommodate so it's not over crowded. ada accessibility is a must. however the homeless population at the riverfront needs to be under control first it's a safety hazard at this point. the splash pad is a great idea however it must have security because homeless people WILL use it as a shower and it will not be maintained properly on its own. if this is done it needs to be done correctly with ample safety precautions.
Fencing for safety, ADA accessibility	

Shaded seating areas	Yes waste of money. Shame on the City of Palatka for trying to spend money this way when the don't have the money nor will the City maintain it... Not for it at this location, there is already limited space for our vendors, festivals, activities and with the homeless at the park staying all day there and the church at night, and being by the river as well... just not a good place for a splash pad, and I wouldn't bring my children there, Palatka has better safer areas for a kid friendly space, and the riverfront park is not it. Thank you
Fencing for safety	Upkeep
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Possible slipping near the river
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Homeless people will be taking baths. People will be nasty in it. Poor kid will have to play in nastiness While I appreciate the idea of adding a splash pad to enhance our riverfront, I do not believe it is an appropriate investment at this time. Unfortunately, our city has a long-standing track record of struggling to properly maintain public spaces and amenities, which has led to the rapid decline of previous projects. In addition, we continue to face significant challenges with vandalism and misuse of community resources, making it unlikely that a splash pad would be kept in good condition for long.
Shaded seating areas, Fencing for safety	It's also important to consider the ongoing issues in that specific area, including a high rate of homelessness and drug-related activity. While these are complex problems that deserve compassion and long-term solutions, the reality is that a splash pad in that location would likely become a hub for unintended uses, such as bathing and loitering, rather than a safe and inviting place for families. Before we invest in new amenities, I believe our focus should be on addressing these foundational concerns and improving the existing park infrastructure to ensure any new projects have the best chance of success.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I think it would be better served at a park within the city limits.

Shaded seating areas, Water play features for all ages, ADA accessibility	No
Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No, i think would be so amazing!
Shaded seating areas, Fencing for safety, Restroom access nearby	The homeless, drug addicts, pervs
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Yes the restrooms are not set up for wet kids to run in and out.
Shaded seating areas, Fencing for safety	No concerns except upkeep so that it's available to use in the summer months especially.
Shaded seating areas, Fencing for safety, ADA accessibility	Visible Security presence at times.
Water play features for all ages, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No concerns. We parents need somewhere convenient to take our kids to play in the water
Shaded seating areas, Water play features for all ages, Restroom access nearby	None. Please use the Jacksonville Zoo splashpad as a model. We need lots of seating for parents to watch their kids and bigger water features for older kids.
Shaded seating areas, Water play features for all ages, ADA accessibility	I can't think of any concerns. I think it's a great idea, since Project Play is so far away from some folks
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	It sounds fantastic. My concern would be how often it would be out of service. I'm not sure if it's the same entity that constructed the one at Project Play but it seems to be out of service more than it's usable. Also what enforcement would be in place for those who would mistreat the splash pad.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Not at this momment
Water play features for all ages, Restroom access nearby	Hopefully it'll be bigger than the other one, it gets crowded easily
Shaded seating areas, Fencing for safety, Restroom access nearby	Unappealing
Shaded seating areas, Water play features for all ages, Restroom access nearby	No, I think it would bell great to have more recreational activities
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Water play features for all ages, Fencing for safety, Restroom access nearby	Yes. They need to take care and keep up with equipment already in the county, not bring in more to break down.
Shaded seating areas, Fencing for safety, Restroom access nearby	Not really

Shaded seating areas, Water play features for all ages, Fencing for safety	Concerns would be parking and a fence to keep the kids in and keep them out so the parent can watch them play with less worries of runners because let's face it, they are all runners and they can run fast. Wonderful idea!!! Have you looked at St. Johns counties? I haven't been there for a couple of years, but it used to be pretty good. Thank you for ideas for Putnam's youth.
Shaded seating areas, Fencing for safety, Restroom access nearby	It would be an eyesore. And safety issue too.
Restroom access nearby	It's ridiculous to put something else at the river that want be taken care of !
Shaded seating areas, Water play features for all ages, Restroom access nearby, ADA accessibility, Lighting for evening use	the homeless
Lighting for evening use	Homeless and sex offenders ! You're going to put kids in bathing suits .
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety	I wouldn't want my child to have access to the river itself while at splash pad. Also, wouldn't want trash (wet diapers/swimmies) to make their way into our beautiful river/land at the riverfront.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Will the city actually keep the water park maintained and clean? Broken equipment and low water pressure is a no go.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	I'm assuming there's been communication with other cities who have splash pads.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	The Homeless using it as a bath
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	I think this is not a good idea because we already have a splash pad in Palatka and it is not maintained on top of the park not being maintained. There is multiple problems with the splash pad we have now. It was not designed and built right as it seems to hold standing water which is not good for children between the bacteria and drowning.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	The Homeless using it as a bath
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Yes, the park that is already there is not well maintained. There are always homeless out sitting at the park that are loud and pushy when asking for money. I am definitely not comfortable taking my toddler & Baby there by myself.

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Cleaning maintenance (cleaning not frequently)
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	None!
	I think it would detract from the Riverfront. The area already gets too crowded during fishing tournaments and other festivals. Adding a splash pad to a memorial riverfront is incongruous with what is already there.
Restroom access nearby	With or without a splash pad: There are several homeless men who have taken up that space during the day. They loiter most of the day. Unless that gets under control ... not a good look and creates an awkward environment.
	There is already a splash pad at the John Theobald Park. It is there in conjunction with a large playground and pavilions. The splash pad continues to have problems mechanically. The obvious concerns is maintaining the splash pad. The city is struggling to keep up with the riverfront park. How about a smaller version that could then shift some of those allocated funds to the park to get it back up to a higher standard? Compromise?
Fencing for safety	
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Including fully ADA accessibility would be great for wheelchair users. Which means not including dirt/sand/mulch/grass/pebbles/stairs in the grounds plan.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Fencing for safety, Restroom access nearby, ADA accessibility	No concerns. Great idea
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	The existing playground isn't maintained well. Restrooms are not well kept. Work on those things to bring families down to the riverfront first.
Shaded seating areas, Water play features for all ages, Restroom access nearby	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No concerns, definitely want
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	A little with the homeless trying to possibly use it as a place to clean themselves I.
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Water play features for all ages, Fencing for safety, Restroom access nearby	Daily cleaning and maintenance
Water play features for all ages, Fencing for safety, ADA accessibility, Lighting for evening use	The safety and security of the children
Shaded seating areas, Water play features for all ages, ADA accessibility	No concerns - just make sure it has ADA accessibility
Shaded seating areas, Water play features for all ages, Fencing for safety	Na
Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Fencing for safety, ADA accessibility	Yes safety of children from predators
Water play features for all ages, Fencing for safety, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	No I do not have any concerns. A splash pad at the Riverfront would be a great addition.
Fencing for safety, Restroom access nearby, ADA accessibility	No
Fencing for safety, Restroom access nearby, ADA accessibility	Upkeep and weekly maintenance

Water play features for all ages	There are concerns that may be overlooked: water quality is much, much, much more difficult to maintain than people may think; pets, food, drink, babies, diapers, and lotions must be kept out; wind will blow sprays, and leaves, and trash; surfaces are slippery; injuries are certain; the area must be supervised at all times; a fence will be required; regular expert inspection is required; parents may drop off children and leave; there may be contamination from river water or runoff due to flooding, seepage, or other means; feet and kids carry diseases; disabled children will need accommodations; cleaning will be needed hourly/daily; kids will drink the water even if signs say not to do so; all features will be climbed on and swung from; older kids will interfere with toddler play; features will break and pumps will fail; and a splash pad is expensive; etc. I worked supervising a splash pad one season. You need certified lifeguards and expert maintenance and a team of lawyers and yet there will be problems. Please, please, keep it as simple and safe as possible. And higher ground may be better; placement is important.
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Fencing for safety	I believe the other water park near the jail NEEDS to be maintained for cleanliness and SAFETY before you consider building another park that is also never operational or safe
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	I think it would be a better idea to add onto the splash pad already located at project play.
Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Not really
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Safety
Water play features for all ages, Fencing for safety, ADA accessibility	No all children should be supervised at all time to prevent mishaps !
Shaded seating areas, Restroom access nearby, Lighting for evening use	Great idea
Shaded seating areas, Fencing for safety	That's not what the riverfront is for. Keep it natural
Water play features for all ages, Restroom access nearby	No, children in particular would love it! It would enhance the area and draw more people.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Age limits I feel like the teens might try to take over 🤖

Shaded seating areas, Water play features for all ages, ADA accessibility	That it would be maintained and properly taken care of.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None! I just hope that they build it for all ages & everyone else could enjoy. It would be perfect for all.
Shaded seating areas, Water play features for all ages, Fencing for safety	No, Palatka needs more things for kids
Water play features for all ages, Restroom access nearby, Lighting for evening use	No palatka needs more for kids to do in summer
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Fencing for safety, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Palatka needs this so bad!!! We've been traveling all the way to Palm coast at James holland park!!
Water play features for all ages, Fencing for safety, Restroom access nearby	Large homeless population that seems to frequent the riverfront area using it as a bathing area.
Shaded seating areas, Water play features for all ages, Fencing for safety	Wouldn't want homeless people intruding but it's a great idea and would be a fun addition! The only thing that should be a concern is making sure that there is like security cameras or something nearby And security as well. Because we need to be able to guarantee other people's safety that choose to use it whether they use it during the day or at night.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None
Shaded seating areas, Water play features for all ages, Restroom access nearby	None
Shaded seating areas, Restroom access nearby, ADA accessibility	Maintenance and year to year cost.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Homeless population Safety for women alone with children Cleanliness and maintenance
Shaded seating areas, Water play features for all ages, Lighting for evening use	How many individuals will be able to safely fit at once
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	None
Water play features for all ages, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	no
Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Please have kids-friendly and safe features only!!to begin with ☺ Not for an adult use. I think this can serve young families in our area wonderfully for at least 9 months during warm and hot weather.
Shaded seating areas	Palatka needs colors and happy vibes! Put in the north district

Water play features for all ages, ADA accessibility	Proper cleaning and timely repairs of the facility
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Would be great for family's
Water play features for all ages, Fencing for safety	Traffic
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Homeless population
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No I think it is an awesome idea!
Shaded seating areas, Water play features for all ages, Fencing for safety	No.
Shaded seating areas, Restroom access nearby, ADA accessibility	Up keep, cleanliness
Shaded seating areas, Water play features for all ages, Fencing for safety	If it's not going to be kept up with weekly there is no point in building it! I would not take my child to a dirty park, let alone one that doesn't work
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	None
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	I love the idea for others kids mine are much to old, my only concern is the upkeep, will it be better maintained then the other splash pad and parks?
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Safety and care
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I work close within a block away and I think Just keeping it a safe area as we see a lot of new homeless people showing up lingering around & young moms need to be able to feel safe taking their children out! I'm excited and hope this works out :)
Shaded seating areas, Fencing for safety, Restroom access nearby, Lighting for evening use	Upkeep is a big concern cause of the homeless. And the homeless using it to bath and everyone trashing it.
Shaded seating areas	Don't need a splash pad

Shaded seating areas	Major concerns Palatka doesn't need a splash pad on the river front.
Shaded seating areas	No no no to a splash pad
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	People using it to wash themselves or dogs. Allowing pets in the area.
Shaded seating areas, Fencing for safety, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Fencing for safety	Yes, we have one at triangle park that is always having issues. We need to spend time and money to take care of what we already have. Maintain the equipment at all of our parks. Keep the bathrooms clean and working. Besides, there isn't really enough space at the riverfront for a splash pad.
Shaded seating areas, Water play features for all ages, Restroom access nearby	None!
Shaded seating areas, Water play features for all ages, Restroom access nearby	None
Shaded seating areas, Restroom access nearby, ADA accessibility	Just here to say you should take care of the parks you have. The dog park is trashed and there's always issues with the current splash pad.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	no
Shaded seating areas, Water play features for all ages, Fencing for safety	Add a shower
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	No concerns
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Fencing for safety, ADA accessibility	How would you keep it from being vandalized?
Shaded seating areas, Water play features for all ages, Restroom access nearby	Keeping it clean and make sure no problems with the homeless people. Need full time employees to keep the kids safe
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	The splash pad at Triangle Park doesn't always seem clean.. sometimes it isn't working. I would just hate to have another great thing be wasted or ruined by lack of maintenance.
Restroom access nearby	The park needs repairs
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Keeping up with maintenance and cleanliness.

Water play features for all ages, Fencing for safety, Restroom access nearby	While I would love to see the splash pad at the riverfront, I am intensely concerned that it would not be kept up in terms of hygienic or safety standards, as the splash pad at Triangle Park has not. For that matter, the existing play area is in severe disrepair already, and the accessible bathrooms have no changing tables/stalls for small children, and are often in disrepair and/or very unsanitary. Also, I fear the homeless population 'resides' nearby (which reportedly includes sex offenders, and poses a threat to the residents and our children trying to enjoy the park, as is) also poses a problem, as they may use the splash pad inappropriately. Unfortunately, as a lifelong resident of Putnam County, it is my experience we cannot maintain anything nice (and free/ low cost) for children, which is why I take my children out of town as often as I can manage even for simple park days.
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas	We do not need to take away the beauty of the river. Too many children and probably no supervision by adults. let them go to the pool or use a water hose at home
Water play features for all ages, Fencing for safety, Restroom access nearby	No I do not I have lived here my whole life and I think this is awesome I go out of town at least twice a week to take my grandson to palm coast to their water park
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No, I believe this would be a great addition to the community
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	make what we have better
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Water play features for all ages, Fencing for safety, ADA accessibility	Just go be kept up with
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Maybe security for people who cannot treat the area properly

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Do this affect the ecology
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	It will not be taken care of by the public in turn will not be fixed and kept up.
Water play features for all ages, ADA accessibility, Lighting for evening use	Just to be sure to make it as safe as possible!
Shaded seating areas, Fencing for safety, Restroom access nearby	Are you going to do something about the homeless people first? I fear they would take showers in the pad if you don't keep them out.
Water play features for all ages, Fencing for safety, ADA accessibility	No
Water play features for all ages, Restroom access nearby, ADA accessibility	No
Fencing for safety, Restroom access nearby, ADA accessibility	Maintenance
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	None
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Upkeep and cleanliness
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Fencing for safety, Restroom access nearby	Proper maintenance
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No! Would be great for all the kids in the area!
Fencing for safety, Restroom access nearby, ADA accessibility	We live in welatka and would most definitely be using this at least twice a month.
Water play features for all ages, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Restroom access nearby, ADA accessibility	Safety
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No but it would be nice to have something near by that is fun for all children including wheel chair accessible.
ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	None
Shaded seating areas, Water play features for all ages, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
ADA accessibility	Bad location
ADA accessibility	No
ADA accessibility	Noi
ADA accessibility	No

ADA accessibility	Noi
Shaded seating areas, Water play features for all ages, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	My biggest concern about adding a splash pad to the Riverfront Park is the concentration of homeless in the area.
Fencing for safety, Restroom access nearby, ADA accessibility	May main concern is that some will misuse it or it being vandalized. Also, that it will not be maintained and be out of use. Make accessible for special needs children. My son is turning 11 and this town has nothing in this town for him including a daycare other then TCMS which he was denied for all others don't accept children like him. Also Walmart in St. Augustine have Carolina carts why don't our town at least have these.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	*April Hall is the equipment going to be secure for kids that are playing and there needs to be dancing to keep the kids in the area instead of letting it being open causing accidents
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Great idea
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, ADA accessibility	No
Shaded seating areas, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Restroom access nearby, Lighting for evening use	Na
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Water play features for all ages, Fencing for safety, ADA accessibility	safety for all including our special needs children
Fencing for safety, Restroom access nearby, ADA accessibility	space and safety
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I would like to see a splash pad for all kids for kids with or without disabilities
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	If we was aloud to vote on this I would vote NO
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Security
Shaded seating areas, Fencing for safety, ADA accessibility	Should be no pets allowed please

Shaded seating areas, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages	No
ADA accessibility	Sheri Moore
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Keeping the area maintained and safe!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Fencing for safety, Restroom access nearby, ADA accessibility	I don't believe it's a good investment
Shaded seating areas, Water play features for all ages, Restroom access nearby	It seems most amenities at the riverfront are locked up (restrooms, docks) and only open for special events for out of towners. I understand the reasoning behind that, but will this happen to the splash pad as well? How often will it be cleaned? Will it be locked up at night to prevent the vandalism that is prevalent in Palatka and the rest of Putnam?
Shaded seating areas, Restroom access nearby	Do not want
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Just proper fencing to keep the kids away from the river
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No, I think it's a wonderful idea!
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Would it stay clean and safe
Water play features for all ages, Fencing for safety, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages	No
Fencing for safety, Restroom access nearby, ADA accessibility	NA

Restroom access nearby	That it won't be running when we would use it. Because everytime we go to the other one it's broken and no one in this town keeps up with maintenance like it should be. I agree with this statement " While I appreciate the idea of adding a splash pad to enhance our riverfront, I do not believe it is an appropriate investment at this time. Unfortunately, our city has a long-standing track record of struggling to properly maintain public spaces and amenities, which has led to the rapid decline of previous projects. In addition, we continue to face significant challenges with vandalism and misuse of community resources, making it unlikely that a splash pad would be kept in good condition for long.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	It's also important to consider the ongoing issues in that specific area, including a high rate of homelessness and drug-related activity. While these are complex problems that deserve compassion and long-term solutions, the reality is that a splash pad in that location would likely become a hub for unintended uses, such as bathing and loitering, rather than a safe and inviting place for families. Before we invest in new amenities, I believe our focus should be on addressing these foundational concerns and improving the existing park infrastructure to ensure any new projects have the best chance of success."
Fencing for safety	Cost, maintenance, vandalism
Water play features for all ages, Fencing for safety, Restroom access nearby	No concerns
Water play features for all ages, Restroom access nearby, ADA accessibility	None
Shaded seating areas	Don't put anything else at the river front. There are several other places to put a splash pad that will be more convenient for parents and kids.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Lighting for evening use	None at all, I think that it would be great for the community!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	I think it would be great for the community
Shaded seating areas, Restroom access nearby, ADA accessibility	No these kids need something to do
Restroom access nearby	Upkeep
Shaded seating areas	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None I think we definitely need this
Shaded seating areas, Fencing for safety, ADA accessibility	I think it would be great.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	How soon would it be installed?
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	It's needed for Putnam County. Our kids need more summer fun. But my only concern is the homeless who do drugs down there.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	It's needed for Putnam County. Our kids need more summer fun. But my only concern is the homeless who do drugs down there.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Safety because it's by the water
Shaded seating areas, Water play features for all ages, Fencing for safety	None I think it's a great idea!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I don't feel it will be maintained properly. Also, the issue of the homeless by the riverfront is a concern for our children in bathing suits. This is not a big enough area to accommodate several children. Also, the playground there is only focused on small children. Not tweens or teens. There is nothing in the area for older children. The bowling alley is horrible. No skating rink. I think this could be put to better use, finding things for older children to participate in.
Shaded seating areas, Water play features for all ages, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Fencing for safety, Restroom access nearby	Security and safety with homeless people watching children. Keep them safe, only allow people with children that are playing in/near this area please.
Shaded seating areas, Fencing for safety, Restroom access nearby	That it won't be maintained. Much like the playground- people will abuse stuff- but it takes forever to get it repaired.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Keeping it maintained and clean
Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	n/a

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Na
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas	No splash pad at the riverfront!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	Safety is number one
Water play features for all ages	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Hopefully it works more than the one at triangle park
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No concerns at all
Water play features for all ages, Fencing for safety, Restroom access nearby	The amount of homeless people and drug activity needs to be addressed first at the riverfront or else the splashpad and any other improvements will be wasted money, unfortunately. We would love to enjoy the riverfront as a family but cannot currently because of the state that it's in.
Shaded seating areas, Water play features for all ages, Restroom access nearby	The only concern I have is making sure people follow the rules set up for a splash pad.
Shaded seating areas, Fencing for safety	Routine maintenance and cleaning would be my personal concern. The park and splash pad off 17 and 19 is quiet often in need of cleaning, specifically.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	None
Shaded seating areas, Water play features for all ages, Restroom access nearby	None

ADA accessibility	This does not fit harmoniously with the appeal of our riverfront. Our riverfront is growing but should maintain its historic charm. A colorful splash pad will stick out like a sore thumb amongst an otherwise serene, classy, environment. Yes build a splash pad, but don't put it in the city's most charming location.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Cleanliness of pad. The pad at the park near the sheriffs office is often neglected and has mold spots.
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I believe it wold be great
Water play features for all ages	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	The only concern I would have is the potential trash left behind and upkeep of the splash pad.
Water play features for all ages, Fencing for safety, Lighting for evening use	Children need to be accompanied by an adult
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Yes, this park has not felt like a safe place to take our children in quite some time & has not been kept up. I like the idea, but I wouldn't feel comfortable utilizing the facility at this park's location.
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	I fully support a splash pad, BUT we also need to address the issues with the park that currently exists at the river. Half of the equipment is broken, or has been removed. There is serious erosion happening around the hill where the slide is. The hill for the slide is way too steep for little ones. Not nearly enough equipment for toddler aged children. Most importantly, why do we have large BOULDERS for decorations on that hill? So that WHEN a child falls, a big rock stops their fall?? ALSO, and most importantly, the county needs to take action about the homeless community including sexual predators that now frequent this area. There needs to be an ordinance in place that they are not permitted within a specified distance of any public park.
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	No concerns my kids will love it

Restroom access nearby	No
ADA accessibility	No
Shaded seating areas, Water play features for all ages, Fencing for safety	NO DO IT
Shaded seating areas, Water play features for all ages, Restroom access nearby	No concerns
Shaded seating areas, Fencing for safety, Lighting for evening use	The one near the jail is never open. How are you going to keep a new one in working order? And is the city going to control the homeless, the druggies and the drunks and the sexual offenders in the area. As we ALL should want the children to be safe.
Shaded seating areas, Fencing for safety, Lighting for evening use	Dont allow anyone in with a child. No pedos allowed.
Fencing for safety, Restroom access nearby, ADA accessibility	Yes! Don't do it!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Fencing for safety, ADA accessibility	N/A
Shaded seating areas, Water play features for all ages, Restroom access nearby	I think it's a great idea to get families at the riverfront even tho we don't have little ones anymore!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	Not at this time
Shaded seating areas	Not a good idea let's fix up our town first
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Fencing for safety, ADA accessibility	No
Shaded seating areas	No no no!
Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	None
Shaded seating areas, Fencing for safety, Lighting for evening use	It's the wrong place. Should be in Hank Bryan Park.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Just that it is up kept properly because the one at the county park is not.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Make it big!!!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Just do it I think everyone would enjoy especially for summer !!!!
Shaded seating areas, Restroom access nearby	Yes fix the area. First

Shaded seating areas, Water play features for all ages	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Would be nice have something new in riverfront area a splash park for little kids and kids too play with something new in the area time for a change.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No just make sure there is fencing
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Maybe have a slide for older kids so they can have fun too
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Nope
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Safety and security
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No, just hope that they can keep it clean
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	no
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety	Nope
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No just keep it maintained
Shaded seating areas	Bass tournaments on weekends. Too congested for another project. River: Drownings; Street: kids getting hit; finish booker park projects 2020; put splash pad in old baseball field at booker park.
Fencing for safety	homeless situation and proximity to playground
	homeless shelter across the street, already one at Rt 17-19, high liability, does not match aesthetic, and expensive to maintain

I value efforts to make Palatka more family-friendly, but several issues merit serious reconsideration before any vote to move forward:

Escalating Capital & Operating Costs

The most recent workshop materials cite a \$600,000–\$750,000 construction price tag, plus annual operating costs that easily top \$50,000 once water, utilities, chemicals, parts and liability insurance are included. In a city where paved streets crumble, lift stations fail and drainage pipes date to the 1950s, it is difficult to justify diverting scarce General Fund dollars to a discretionary amenity instead of core infrastructure.

Maintenance & Mismanagement History

Palatka's track record with capital projects—Riverfront Park seawall repairs, the amphitheater shade structure and the long-delayed South 15th Street water-line upgrade—shows repeated cost overruns, change orders and missed deadlines.

Taxpayers have little confidence the splash-pad will be any different without a clear, itemized project plan and an independent construction manager.

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use

Fencing for safety

spreads infectious diseases, liability, urination/defecation, homeless will use it to bathe, damage from teens and young adults, takes up space needed for tournaments, maintenance, people will not leave the pad in STA Beach to visit this one, will not bring shopping downtown, noise from the church, will draw poisonous snakes from river, unnecessary use of tax dollars.

its a waste of taxpayer money! how about installing more lighting since it is too dark at night and very unsafe. also we have enough "trash" littering the area.

everything, the city is welcoming lawsuits

splash pad will destroy the river front. cost of maintenance. put it where more children live

It will bring more problems. People already vandalize the fountains, which were non-operational for very long time. Upgrade the riverfront playground instead of installing a splash pad.

	splash pad will block view of the water, one already exists and money should be saved. Homeless issue at the river front and liability,
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No concerns
	not an appropriate location for splash pad. homeless using it to bathe. it will be an eye sore.
	more important things to spend money on. fix curbs, landscaping, and homeless. hire police and code enforcement and maintain what we have.
	homeless population and health and safety issues
	safety and maintenance
	area does not need a splash pad, needs other things like code enforcement or animal control. waste of money. homeless will be gathering and unsafe area for children . put it at the park on crill
	waste of taxpayer dollars, spend funds on marketing for downtown and give tax and grants to new businesses
Shaded seating areas, Water play features for all ages, Restroom access nearby	No

	This questionnaire solicits a supportive tone that implies this is underway despite what citizens may say. This seems like a grant grab for funding an amenity we do not truly need. The placement is promoted as possibly anywhere along Riverfront Park when the limitations of greenspace leaves only one location as reasonable. The space south of the park and adjacent to the "ship store" is under contract with another entity, and not a viable solution unless there is intent to revise said agreement with the Palatka Boathouse Marina. This leaves the space between the fountains and the playground as the next viable location. The splash pad would require an ample amount of space, dwindling down the real estate available for festivals and other events. When you have 120,000 people visiting over a single weekend, the splash pad limits placement for event features and walkable space. The fencing would be an eyesore to the currently unobstructed view of the St. Johns River, but obviously necessary to accommodate safety. Once the space is taken up by a splash pad, you have reduced the shaded areas that people commonly picnic and lounge upon, using the greenspace. I would encourage staff to review the criteria of the grant for something OTHER than a splash pad at the riverfront. Depending on the City's goals which have claimed to be adding
Shaded seating areas, Water play features for all ages, Restroom access nearby	
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	Vagrants using it to bathe and drug addicts
Shaded seating areas, Water play features for all ages, Lighting for evening use	No
Shaded seating areas, Fencing for safety, Restroom access nearby	I don't think it will be maintained. I think they need to fix the playground up that we already have there and use the money to make it better.
Shaded seating areas, Water play features for all ages, Fencing for safety	No concerns, I think it would be great.
ADA accessibility	N/a
Shaded seating areas, Fencing for safety, Restroom access nearby	Just want to see it kept clean and safe for the kids and not get run down
Shaded seating areas, Water play features for all ages, Fencing for safety	None

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	fix the one that we already have at project play guys come on now
Water play features for all ages, Restroom access nearby, Lighting for evening use	I just hope it's built for all ages
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No.
Shaded seating areas, Water play features for all ages, Fencing for safety, ADA accessibility, Lighting for evening use	No, I think it should be next the playground and would be a great addition to the water front. Thank you for considering it! Maybe need to hire someone to stay there daytime hours and shut it off by dusk and lock the entrance.
	The splash pad will welcome unnecessary issues that are concerning when involving our children.
	I'm sure I have the same concerns as everyone else. Does the city really have the resources to maintain this project after it's finished? I know of many unfinished projects in palatka, like the bathrooms at Hank Brian, the big slide at project play? That was handled horribly. I'm concerned that this is just an attempt to make the riverfront look more attractive to visitors and it will get abandoned like the other parks until our community complains enough for it to be fixed. I'm sure I speak for a lot of the community when I tell you that we don't want new construction, we want the places we already love to be taken care of. If things were getting taken care of in a timely manner I don't think there would be any push back for building this splash pad.
Shaded seating areas, Fencing for safety, ADA accessibility	

While I appreciate the idea of adding a splash pad to enhance our riverfront, I do not believe it is an appropriate investment at this time. Unfortunately, our city has a long-standing track record of struggling to properly maintain public spaces and amenities, which has led to the rapid decline of previous projects. In addition, we continue to face significant challenges with vandalism and misuse of community resources, making it unlikely that a splash pad would be kept in good condition for long.

It's also important to consider the ongoing issues in that specific area, including a high rate of homelessness and drug-related activity. While these are complex problems that deserve compassion and long-term solutions, the reality is that a splash pad in that location would likely become a hub for unintended uses, such as bathing and loitering, rather than a safe and inviting place for families. Before we invest in new amenities, I believe our focus should be on addressing these foundational concerns and improving the existing park infrastructure to ensure any new projects have the best chance of success.

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use

No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use

Want it to be for all ages, safe and secure, and have a lifeguard on duty

Shaded seating areas, Water play features for all ages, Fencing for safety

No

Restroom access nearby

Please use that money elsewhere! You don't keep up with the things we have currently.

Water play features for all ages, Fencing for safety, Restroom access nearby

Keeping it clean and safe

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use

The only concern I would have is whether city can keep it clean. The homeless population uses drugs at this park and we've found used needles in the playground area. That's the only concern I have. Otherwise, it would be a great addition for the little ones.

Restroom access nearby	I have many concerns. For one, the already existing splash pad is constantly needing maintenance. The park that is already at the riverfront is always needing maintenance and it's always trashed and dirty. Two, there are many homeless/sex offenders at the park and I would be worried about children playing around in their swimsuits. Also, there was a murder there not too long ago. Three, not enough public restrooms. Four, it's going to add much more trash to the park. Five, there's not enough room at the already small riverfront area, and this will take away from it. Overall it's not a good idea. With the blue crab fest and azalea fest etc it will take away from the space needed for the festivals. The riverfront is fine just how it is.
Shaded seating areas, Water play features for all ages, Fencing for safety	That it's kept up
ADA accessibility	No
Shaded seating areas, Restroom access nearby, ADA accessibility	If this is where funding is going then at least hire people to come clean it everyday because water sitting not only grows slime, bacteria, & mold, but can turn into a major health hazard especially if mixed with urine or feces which I've seen happen at the splash pad at triangle park. Maintenance funding for this is a MAJOR NECESSITY. Terrible idea. The one at the triangle park doesn't even kept up with. Unless you plan on having someone there at all times signing people in and out which would be great, but if you don't then there's no point. Homeless taking baths where the kids would be playing.
Shaded seating areas, Restroom access nearby, Lighting for evening use	rules posted
	Due to all the functions that goes on at the riverfront, this park would not be easy access for parents and then you have to keep eyes on children due to the different out of towners that will be around. I think a different location would be great.
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Water play features for all ages, Fencing for safety, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	Clean up of the homeless and crime, too
Shaded seating areas, Water play features for all ages, Restroom access nearby	Just make sure there is lightning up there for evening use and seating with overhead for kids party or just lunch.

Shaded seating areas, Water play features for all ages, Restroom access nearby, Lighting for evening use	None
Shaded seating areas, Water play features for all ages, Fencing for safety	As much as I would love the splash pad I do have concerns about the amount of homeless that are in the park. Worried about it being used as a shower
Shaded seating areas, Water play features for all ages	N/A
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Fencing for safety, Lighting for evening use	Very concerned about drug usage and homeless hanging around the area. Don't feel law enforcement keeps the area safe enough.
Shaded seating areas, Water play features for all ages, ADA accessibility	Homeless people using it as a bathroom.
Lighting for evening use	Not ideal let's stop waste info money and fix what we already have buildings roads ect
Shaded seating areas, Water play features for all ages, Restroom access nearby	If you do this then you need additional bathrooms because people will use the bathrooms as changing stations. People who need to use the restrooms wouldn't be able to get in due to the congestion.
Shaded seating areas, Fencing for safety, Restroom access nearby	History says the City will struggle to maintain it. Terrible use of limited resources.
Lighting for evening use	Don't do it.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No concerns. I believe it would be well used and make many happy to use it!
Fencing for safety	This is not a good idea The up keep will be too much, the cost of water, chemicals and daily upkeep is too high for the city budget. To do well the city needs a full time employee whose only focus is to make sure it is clean, safe and well maintained. By safe I mean make sure parents are watching their children and making sure they behave and play well with others.
Shaded seating areas, Water play features for all ages, Fencing for safety	No
Water play features for all ages, Fencing for safety, Lighting for evening use	As long as safety is looked out for I think it would be a wonderful addition
Fencing for safety	Yes kids running thru traffic. Restrooms facilities, garbage, lack of parental supervision
Shaded seating areas, Water play features for all ages, Restroom access nearby	No these poor kids have nothing to do in Putnam county
Water play features for all ages	No
	We don't need this on the riverfront, put it at a park somewhere else but not on the riverfront!

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	PLEASE put an adult side or somewhere its got to atleast be 13-16+ !!! adults want fun safe places to get in the water too !!!
Shaded seating areas, Water play features for all ages, Restroom access nearby	It will probably become a hang out not an entertainment. It will not be maintained
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	The maintenance and being kept clean from homeless
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Restroom access nearby	None
Shaded seating areas, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility	No
Water play features for all ages, Fencing for safety, Restroom access nearby	Yes. The river front isn't the place. We have too many functions and too much foot traffic. Also too much car traffic. Park at the underpass would be a better option.
Shaded seating areas, Fencing for safety, Restroom access nearby	No
Shaded seating areas, Water play features for all ages, Fencing for safety	no
Shaded seating areas, Restroom access nearby, Lighting for evening use	Do it smartly
Shaded seating areas, Restroom access nearby, Lighting for evening use	I don't think we should take away our natural beauty from the riverfront. The space is often used for activities like festival set up and special events. Families use the space to picnic, individuals use it for creative endeavors that would be disrupted by the splash pad and visitors of it. It would be wiser to invest that money in the splash pad we have or in the parks we already have.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No
Water play features for all ages, Fencing for safety, Restroom access nearby	It's a no for me ...What happens if there is a bash tournament or blue crab festival down there what happens then
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Just that safety measures are in place
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	I have no concerns I hope it happens, me and my little family visits the riverfront everyday and would love a new improvement!
Shaded seating areas, Water play features for all ages, Restroom access nearby	No
Water play features for all ages, Fencing for safety, Lighting for evening use	No

Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	That it's clean because there other splash pad keeps mold and it's not got any child friendly amenities, like other slash pads with no splash pad flooring just concrete with mold on it. The new one and the old one should have some kind of chlorine to make sure it stays clean and sanitized!!!! Because my handicap slipped because of the mold and slime and it not getting taken care of or not having chlorine properly there and he hurt himself my main concern is cleanliness!!
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	Yes we need it
Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, ADA accessibility, Lighting for evening use	No, it's a wonderful idea
Water play features for all ages, Fencing for safety, ADA accessibility	Who will keepbit clean because the residences here does not take care of anything much less the city
Shaded seating areas, Fencing for safety, Restroom access nearby	The fist issue I think of is keeping the facility a safe place, from older kids interacting with young kids in a tough and tumble way. Only concern is how often it will be marinated and kept up with because the triangle park has one and it's not maintained and always broken
Shaded seating areas, Water play features for all ages, Fencing for safety	I think it would be perfect for families.
Shaded seating areas, Water play features for all ages	No
Shaded seating areas, Restroom access nearby, Lighting for evening use	For the love do not destroy the riverfront park with a splash pad.
Shaded seating areas	Would there be someone monitoring the splash pad? I feel like all of the homeless would use it.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	Better maintenance for the river front park because there's swings and things missing currently.
Water play features for all ages, Fencing for safety, Lighting for evening use	The only concern I have, is how to protect protective from vandalism.
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby, Lighting for evening use	I love the idea of a Nice spa lab pad like palm coast, but don't think there's enough funding for one so I think better play ground equipment would be more beneficial, one slide and a rode swing isn't sufficient
Shaded seating areas, Water play features for all ages, Restroom access nearby	no
Shaded seating areas, Water play features for all ages, Fencing for safety, Restroom access nearby	No

Shaded seating areas, Restroom access nearby	Maintenance upkeep
Shaded seating areas, Restroom access nearby, Lighting for evening use	The maintenance and upkeep will be a big concern especially with the homeless. This will be a haven to shower and wash their clothes is and will make it a prime location to camp out closer to. Will be an eyesore quickly and PCSO will have their handsfull.
Water play features for all ages, Fencing for safety, Restroom access nearby	No
Water play features for all ages, Fencing for safety	No
Shaded seating areas, Fencing for safety, Restroom access nearby	I would be concerned about people accessing it afterhours to use it or to vandalize it. Ensuring the water is kept clean at all times, Giardia can easily infect an improperly maintained water source.
Water play features for all ages, Fencing for safety, Restroom access nearby	Not really. We need more community area's for everyone to enjoy.
Water play features for all ages, Fencing for safety, Lighting for evening use	Just do it
Fencing for safety, Restroom access nearby, Lighting for evening use	No
Shaded seating areas, Water play features for all ages, Lighting for evening use	No
Shaded seating areas, Fencing for safety	This is a tototally a waste of money, there is not enough room for it and it will take up too much room. The first time there is an event it will be destroyed. What good is trying to improve the riverfront experience when you stick an amusement park right in the middle.
Shaded seating areas, Fencing for safety, Lighting for evening use	None
	It was considered years ago and was seen as a big legal and financial liability for the City and it would take up space utilized by people providing and attending festivals, fishing tournaments, and fireworks.

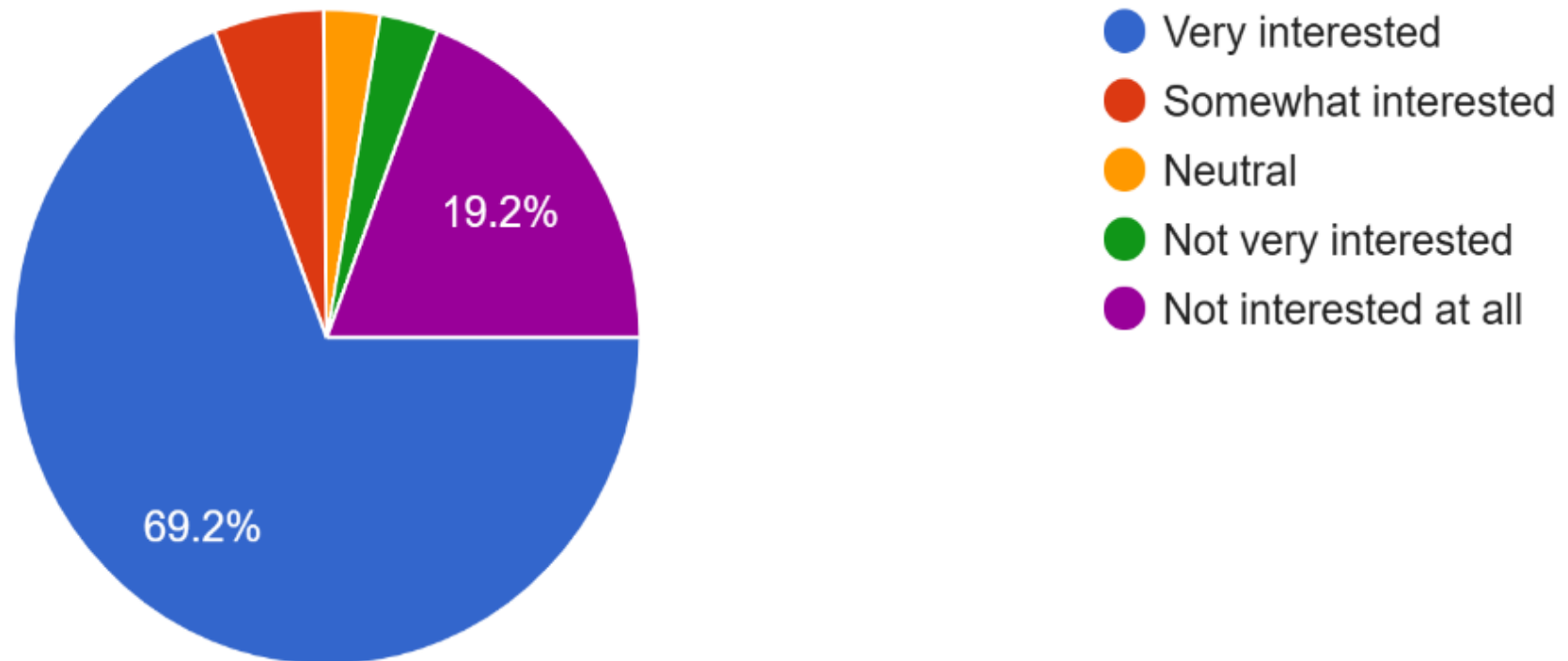
SPLASH PAD: SURVEY INSIGHTS, COMMUNITY CONSIDERATIONS, AND SITE EVALUATION

SURVEY INSIGHTS

2

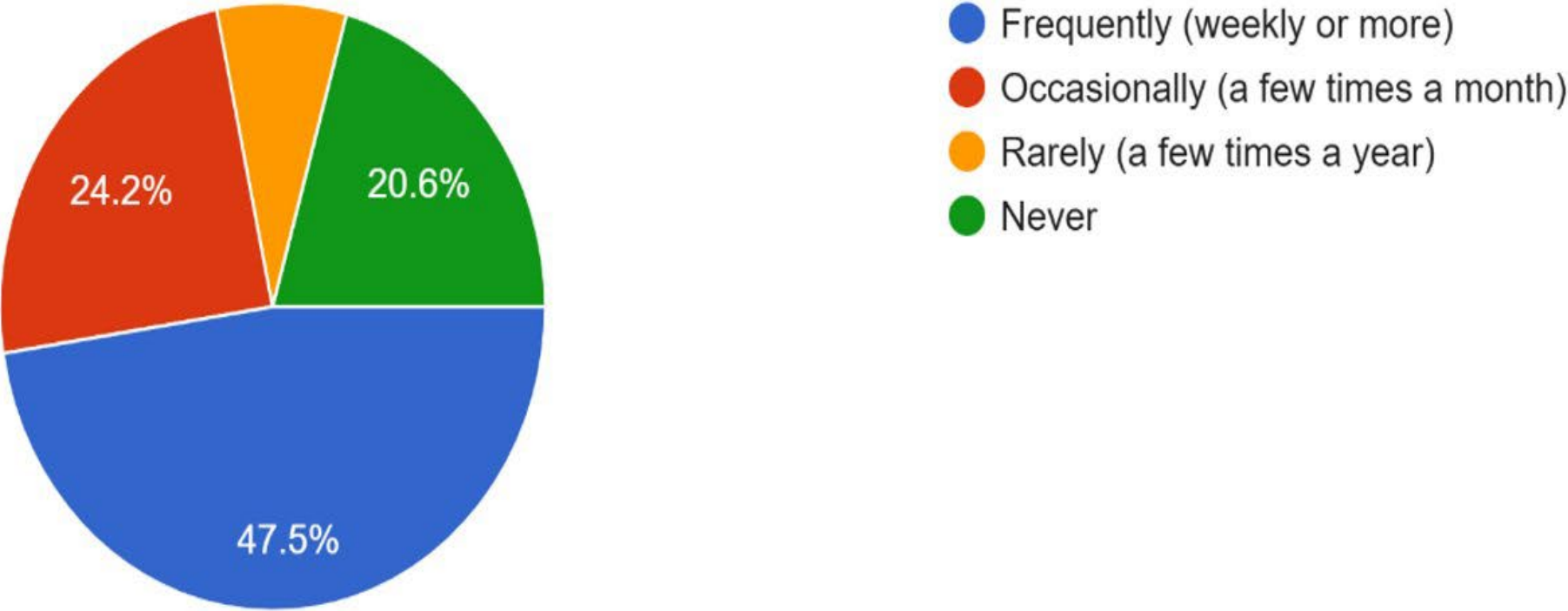
How interested are you in having a splash pad at the Downtown Riverfront?

795 responses



How often do you think you or your family would use the splash pad (weather permitting)?

795 responses

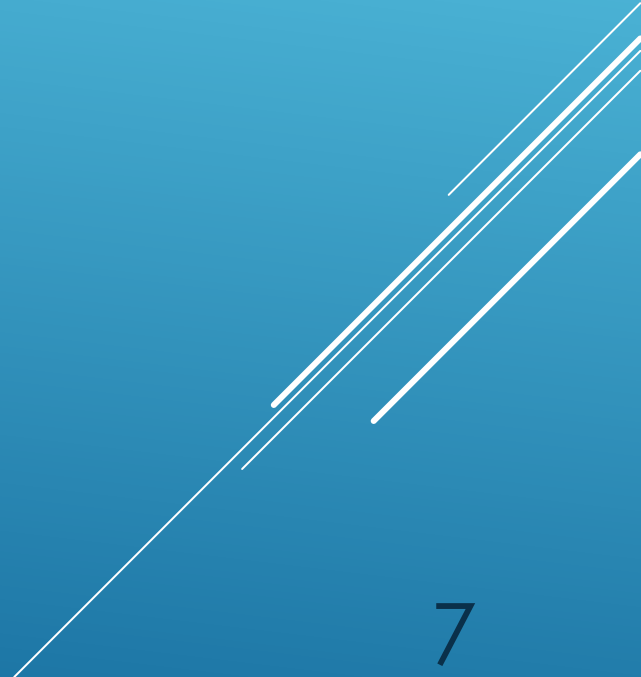


TOP 5 CONCERNS

6



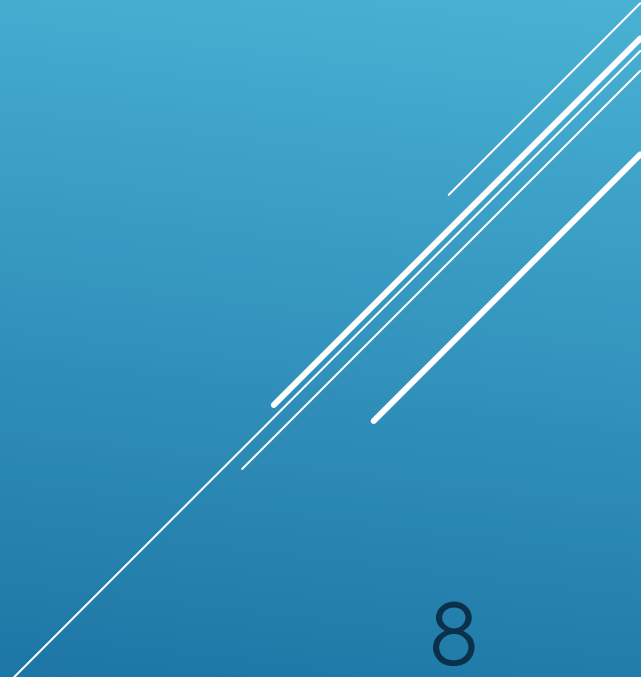
• SAFETY



7



• COST



8



SANITATION



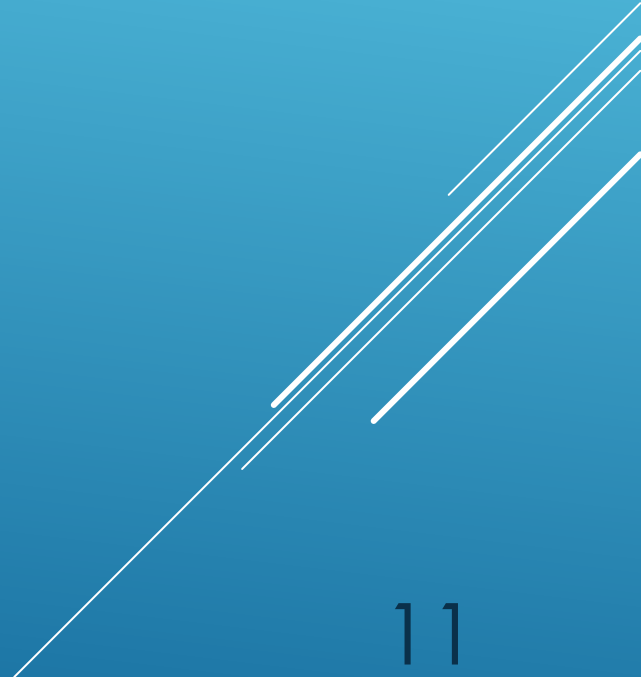


• MAINTENANCE

10



MISUSE



11

POTENTIAL SITES

River Front Park - Option 1



River Front Park - Option 2



Booker Park - Option 4



Tilghman House – Option 5



Questions

Grant of Easement 801 St. Johns Avenue - Palatka Burger
Address: 801 St. Johns Avenue
Parcel No.:
Applicant: Palatka RTG, LLC

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

The applicant, PALATKA RTG, LLC/BECK SLOAN PROPERTIES, INC., is requesting an easement.

BACKGROUND

The applicant is seeking a perpetual easement for a slice of city-owned property along S. 8th Street for "any and all lawful purposes necessary to, associated with, or ancillary to the use, repair, rebuilding, or maintenance of those structures and improvements located at 801 St. Johns Avenue" (Palatka Burger). The applicant is also seeking airspace to accommodate a canopy/awning that will extend over the area. The total area of the contemplated easement is 132 sq. ft. An appraisal has been conducted by the applicant at the City's request and the appraised value of the easement is \$750.

PROJECT ANALYSIS

Staff Recommendation

Grant the easement.

ATTACHMENTS

1.	Beck Perpetual Easement
2.	PBC Map from Surveyor
3.	PBC Warranty Deed
4.	Appraisal Easement St. Johns Ave

This instrument prepared by:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

GRANT OF EASEMENT

THIS INDENTURE made and entered into this ____ day of _____, 2025, by and between **CITY OF PALATKA**, a political subdivision of the State of Florida, whose mailing address is: 201 N. Second Street, Palatka, FL 32177, Grantor, to **PALATKA RTG, LLC**, a Florida Limited Liability Company, whose mailing address: 2000 Reid St., Palatka, FL 32177, Grantee

WHEREAS, Grantor has agreed in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to grant to Grantees and all other persons claiming by, through or under Grantors, their predecessors in title, or their successors and/or assigns, a perpetual easement over, above, and across the lands described within the attached Exhibit A (hereafter “easement land”) to be used for any and all lawful purposes necessary to, associated with, or ancillary to the use, repair, rebuilding, or maintenance of those structures and improvements located at 801 St. Johns Ave., Palatka, Fl., 32177, which real estate is more particularly described in that deed, copy of which is recorded at Book 1761, Page 1208, Official Records of Putnam County, Fl. (hereafter “801 St. Johns”). Among the uses this easement is intended to accommodate are any “airspace” encroachments or intrusion over and above the easement land by any portion of buildings, structures, or other improvements located at 801 St. Johns, with “airspace” being defined as that area over and within a vertical extension of the boundaries of the easement land from the ground to a height of 35 ft.

As Described in Exhibit “A”

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF PALATKA, a political
subdivision of the State of Florida

By: _____
ROBERTA M. CORREA
Mayor

Witness Signature

Printed Name

Address of Witness

Witness Signature

Printed Name

Address of Witness

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day before me, by means of () physical presence or () online notarization, an officer duly qualified to take acknowledgments, personally appeared, **ROBERTA M. CORREA, as MAYOR of CITY OF PALATKA**, a political subdivision of the State of Florida, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2025.

Notary Public - State of _____

Printed Name

My Commission Expires: _____

ID Produced: _____

Personally Known: _____

EXHIBIT "A"

CERTIFIED TO: BECK/SLOAN PROPERTIES INC

ST. JOHNS AVENUE
A 60' RIGHT-OF-WAY PER PLAT

WESTERLY 50' (REC)
N81°08'26"W 50.00' (ACT)

POINT OF COMMENCEMENT
NE CORNER BLOCK 63

POINT OF BEGINNING

S11°17'23"W 1.16' (ACT)
S80°24'41"E 1.93' (ACT)

S09°35'19"W
6.08' (ACT)

N80°24'41"W
0.41' (ACT)

801 ST JOHNS AVENUE
PALATKA, FLORIDA
32177
PARCEL 42-10-27-0850-0630-0050
CONTAINING 0.11± ACRES

PROPOSED VARIANCE
132 SQFT

N11°17'23"E 55.31' (ACT)

S09°35'19"W 49.20' (ACT)

8TH STREET
A 60' RIGHT-OF-WAY PER PLAT

N80°24'41"W
3.16' (ACT)

LEGEND

(ACT) - ACTUAL
RW - RIGHT-OF-WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE AS N81°08'26"W (ASSUMED).
2. DATE: APRIL 14, 2005
3. 1" = 10'
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

MAP SHOWING

A PORTION OF 8TH STREET AS SHOWN ON THAT COPY OF DICK'S MAP OF THE CITY OF PALATKA ON FILE IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

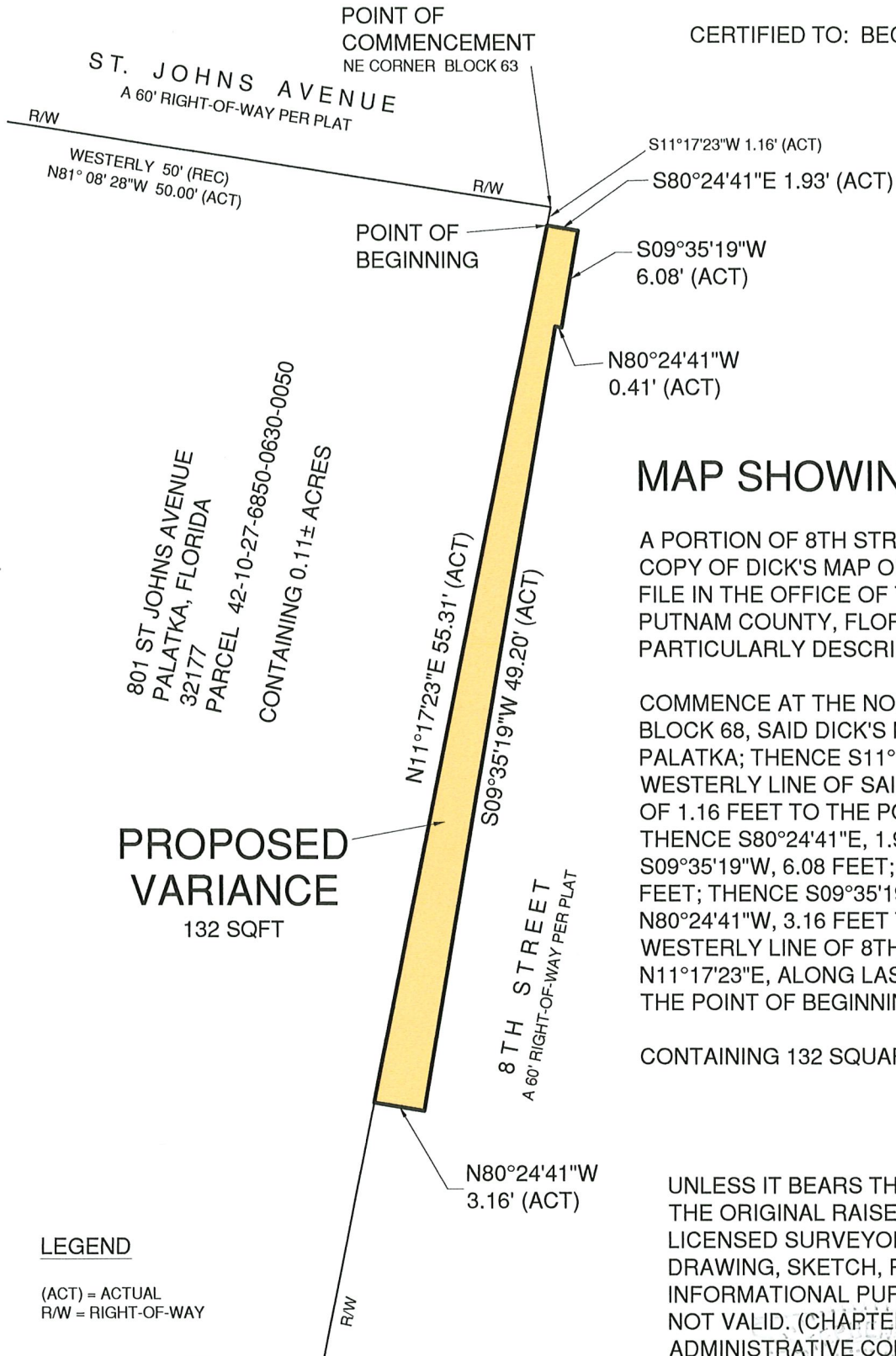
COMMENCE AT THE NORTHEASTERLY CORNER OF BLOCK 68, SAID DICK'S MAP OF THE CITY OF PALATKA; THENCE S11°17'23"W, ALONG THE WESTERLY LINE OF SAID 8TH STREET A DISTANCE OF 1.16 FEET TO THE POINT OF BEGINNING; THENCE S80°24'41"E, 1.93 FEET; THENCE S09°35'19"W, 6.08 FEET; THENCE N80°24'41"W, 0.41 FEET; THENCE S09°35'19"W, 49.20 FEET; THENCE N80°24'41"W, 3.16 FEET TO THE AFORESAID WESTERLY LINE OF 8TH STREET; THENCE N11°17'23"E, ALONG LAST SAID LINE, 55.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 132 SQUARE FEET, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543



MAP SHOWING

A PORTION OF 8TH STREET AS SHOWN ON THAT COPY OF DICK'S MAP OF THE CITY OF PALATKA ON FILE IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF BLOCK 68, SAID DICK'S MAP OF THE CITY OF PALATKA; THENCE S11°17'23"W, ALONG THE WESTERLY LINE OF SAID 8TH STREET A DISTANCE OF 1.16 FEET TO THE POINT OF BEGINNING; THENCE S80°24'41"E, 1.93 FEET; THENCE S09°35'19"W, 6.08 FEET; THENCE N80°24'41"W, 0.41 FEET; THENCE S09°35'19"W, 49.20 FEET; THENCE N80°24'41"W, 3.16 FEET TO THE AFORESAID WESTERLY LINE OF 8TH STREET; THENCE N11°17'23"E, ALONG LAST SAID LINE, 55.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 132 SQUARE FEET, MORE OR LESS.

LEGEND

(ACT) = ACTUAL
R/W = RIGHT-OF-WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE AS N81° 08' 28"W (ASSUMED).
2. DATE: APRIL 14, 2025
3. 1" = 10'
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

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PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

27-
20
3
(3)

This Instrument Prepared By:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

Inst: 202454015199 Date: 06/07/2024 Time: 11:21AM Doc Stamp-
Deed: 0.70 By: CH, DC, Matt Reynolds, Putnam, County Page 1 of
3 B: 1761 P: 1208

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
42-10-27-6850-0630-0050

THIS WARRANTY DEED made the 6th day of June, A.D. 2024, by
PRESTON B. SLOAN, a married man and BRADLEY C. SLOAN, a married man, conveying
their non-homestead property, hereinafter called the grantor to PALATKA RTG, LLC, a Florida
Limited Liability Company, whose mailing address is: 2000 Reid Street, Palatka, FL 32177,
hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of Ten (\$10.00) Dollars and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate
in Putnam County, State of Florida, viz:

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of
said land in fee simple; that the grantor has good right and lawful authority to sell and convey said
land, and hereby warrants the title to said land and will defend the same against the lawful claims
of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing
subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day
and year first above written.

Title Not Examined
No Opinion of Title Given
Holmes & Young, P.A.

Signed, sealed and delivered in
the presence of:

Burri
Witness #1

Brandie Price
Printed Name

2000 Reid St, Palatka, FL 32177
Address – Witness #1

[Signature]
PRESTON B. SLOAN
2000 Reid Street
Palatka, FL 32177

[Signature]
Witness #2

Stephanie Reems
Printed Name

2000 Reid St, Palatka, FL 32177
Address – Witness #2

[Signature]
BRADLEY C. SLOAN
2000 Reid Street
Palatka, FL 32177

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, by means of (☒) physical presence or
() online notarization, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PRESTON B. SLOAN and BRADLEY C. SLOAN, known to me to be the
person(s) described in and who executed the foregoing instrument, who acknowledged before me
he/she/they executed the same, that I relied upon the following form__ of identification of the
above-named person: Preston B. Sloan + Bradley C. Sloan and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 6th
day of June, A. D., 2024.

[Signature]
Notary Signature
Joan Tucker
Printed Notary Signature
My Commission Expires 7/22/25

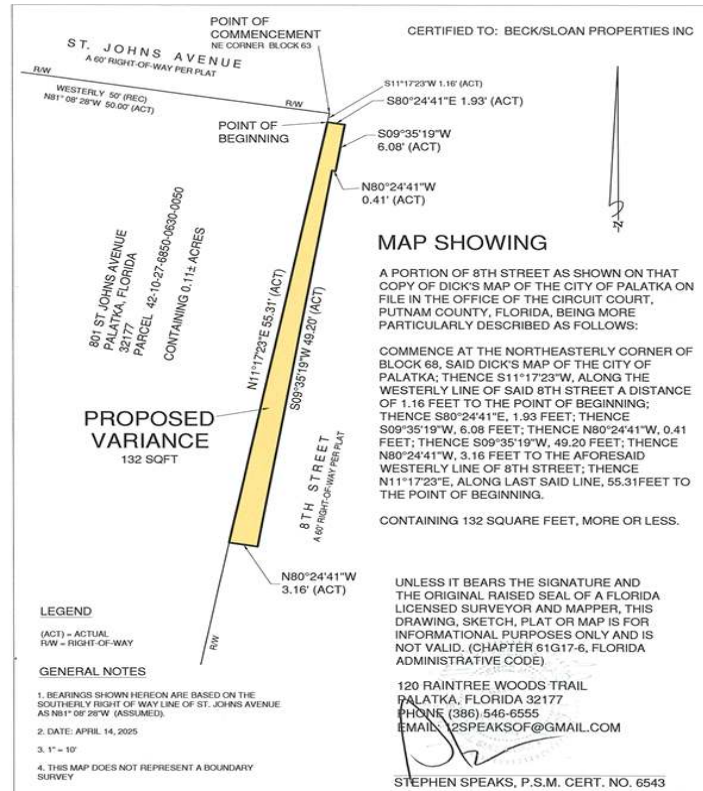


Joan Tucker
Notary Public
State of Florida
Comm# HH157023
Expires 7/22/2025

EXHIBIT "A"

The Northerly 100 feet of the Easterly 1/2 of Lot 5 in Block 63 of the City of Palatka, according to a copy of Dick's Map of said City on file in the office of the Clerk of the Circuit Court, Putnam County, Florida. The same being described as beginning at the Northeast corner of said Lot 5 in Block 63 and running thence Westerly, along the Southerly line of St. Johns Avenue, a distance of 50 feet; thence run Southerly, parallel with Eighth Street, a distance of 100 feet; thence run Easterly, parallel with St. Johns Avenue, a distance of 50 feet to the Westerly line of Eighth Street; thence run Northerly, along the Westerly line of Eighth Street, a distance of 100 feet to the Point of Beginning and to close.

**APPRAISAL REPORT
OF THE
PERPETUAL EASEMENT
LOCATED ALONG 8TH STREET,
PALATKA, PUTNAM COUNTY FL, 32177**



PREPARED FOR:

JIM TROIANO
COMMUNITY DEVELOPMENT DIRECTOR
BECK/SLOAN PROPERTIES

PREPARED BY:

Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser RZ 677
Pacetti Appraisal Services Inc.

PACETTI APPRAISAL SERVICES

Real Estate Appraisers and Consultants

Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser
RZ 677

April 22, 2025

Jim Troiano
Community Development Director
Beck/Sloan Properties
620 S. SR 19,
Palatka, FL 32177

Property Desc.: Appraisal of the perpetual easement containing 132± square feet.
Property Address: West side of 8th Street, just south of St. Johns Avenue. The street address is 801 St. Johns Avenue, Palatka, Putnam County, FL 32177.

Dear Mr. Troiano:

At your request, we have made an investigation and analysis of the above mentioned property. The purpose of this investigation and analysis was to provide the following opinions of value for the Subject Property:

- As Is Market Value of the Subject (Proposed Easement)

The property rights appraised are the rights of the Fee Simple Interest. It should be noted that in determining the market value of the Subject Site, we have first valued Parcel # 42-10-27-6850-0630-0050 (land for which the proposed easement abuts) as part of the *across-the-fence method* (see scope of work). Once a price per square foot land value is determined by the across-the-fence method (ATF), the diminished value of the Subject site due to the proposed easement is then evaluated. Parcel # 42-10-27-6850-0630-0050 will be referred to in the report as "Parcel B".

The Subject Property was inspected on April 8, 2025.

The Subject site consists of a 132± square foot perpetual easement which is attached to a larger parcel of land (Parcel B). The easement is to be used in conjunction with Parcel B which is planned to be developed with a restaurant. The easement, which runs above a sidewalk owned by the City of Palatka, is for an awning for the restaurant. The easement area is slightly irregular in shape. All site sizes and dimensions were taken from the survey provided.

Parcel B (The Restaurant Site) is rectangular shaped and contains 5,000± square feet. The site has 50 feet of frontage along the south side of St. Johns Avenue and 100 feet of frontage along the west side of S. 8th Street. The site is considered to be entirely usable. All site sizes and dimensions were taken from the survey provided.

Parcel B is zoned DB, Downtown Business, and the future land use is Commercial by the City of Palatka, FL. As the easement is located within a City of Palatka right-of-way, the easement itself does not have a zoning/land use designation.

Mr. Troiano
Page Two,

This Appraisal Report is in conformance with Standard Rule 2 Report Options of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2024. As such, the report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation has been retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

This appraisal was not made, nor was the appraisal rendered on the basis of a minimum requested valuation, specific valuation, or an amount which would result in the approval of a loan.

Therefore, subject to the assumptions and limiting conditions and to the definition of Market Value as set forth in this report, it is our opinion that the "as is" Market Value of the Fee Simple Interest in the Subject Property (proposed easement), as of April 8, 2025, is:

SEVEN HUNDRED FIFTY DOLLARS
(\$750)

Thank you for the opportunity to be of service to you in this matter.

Respectfully submitted,

PACETTI APPRAISAL SERVICES INC.

A handwritten signature in blue ink, appearing to read "Ronald N. Pacetti".

Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser RZ 677

File #2025-36

EXECUTIVE SUMMARY

PROPERTY TYPE	:	Perpetual easement containing 132± square feet
LOCATION	:	Parcel B is located at the southwest corner of St. Johns Avenue and S. 8 th Street. The address is 801 St. Johns Avenue, Palatka, Putnam County, FL 32177.
EFFECTIVE DATE OF VALUE	:	April 8, 2025
DATE OF APPRAISAL	:	April 22, 2025
PURPOSE OF APPRAISAL	:	To provide the following opinions of value for the above referenced property: • “As Is” Market Value - Fee Simple Interest
PROPERTY DESCRIPTION	:	The Subject site consists of a 132± square foot perpetual easement which abuts a larger parcel of land (Parcel B). The easement is to be used in conjunction with Parcel B, which is planned to be developed with a restaurant. The easement, which runs above a sidewalk owned by the City of Palatka, is for an awning for the restaurant. The easement area is slightly irregular in shape. All site sizes and dimensions were taken from the survey provided. The easement was valued using the ATF method. Parcel B is rectangular shaped and contains 5,000± square feet. The site has 50 feet of frontage along the south side of St. Johns Avenue and 100 feet of frontage along the west side of S. 8th Street. The site is considered to be entirely usable. All site sizes and dimensions were taken from the survey provided.
ZONING/FUTURE LAND USE	:	Parcel B is zoned DB, Downtown Business, and the future land use is Commercial by the City of Palatka, FL. As the easement is located within a City of Palatka right-of-way, the easement itself does not have a zoning/land use designation.
VALUE OPINIONS (As of 4-8-25)		
“AS IS” MARKET VALUE FEE SIMPLE INTEREST	:	\$750

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ADDENDA

QUALIFICATIONS OF THE APPRAISERS

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Ronald N. Pacetti has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Ronald N. Pacetti has completed the continuing education program for Designated Members of the Appraisal Institute.



Ronald N. Pacetti, MAI
State-Certified General Real Estate Appraiser RZ 677

LIMITING CONDITIONS

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. It is assumed that surveys and/or plat furnished to or acquired by the appraiser and used in the making of this report are correct. The appraiser has not made a land survey or caused one to be made and, therefore, assumes no responsibility for their accuracy. If a survey and/or plat is not furnished or acquired the local property appraiser's records were used and were assumed to be correct.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others. We have assumed that all information furnished by others is correct and complete, up to date and can be relied upon, but no warranty is given for its accuracy. We do not accept responsibility for erroneous information provided by others. We assume that no information that has a material effect on our appraisal has been withheld.
5. Unless otherwise stated, the opinion of value included in our report excludes any additional value attributable to goodwill, or to fixtures and fittings which are only of value, in situ, to the present occupier. We have made no allowance for any plant, machinery or equipment unless they form an integral part of the building and would normally be included in a sale of the building. We do not normally carry out or commission investigations into the capacity or condition of services being provided to the property. We assume that the services, and any associated controls or software, are in working order and free from defects. We also assume that the services are of sufficient capacity to meet current and future needs.
6. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
7. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
8. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
9. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired..

10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.
11. We may have reviewed available flood maps and may have noted in the report whether the property is generally located within or out of an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property. Any opinion of value we include in our report assumes that floodplain and/or wetlands interpretations are accurate.
12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether it is in compliance with the ADA. We claim no expertise in ADA issues and render no opinion regarding the compliance of the property with ADA regulations.
13. We assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in the report is based.
14. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
15. It is assumed that all water, sewer facilities, and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.
16. We have not made any investigation of the financial standing of actual or prospective tenants unless specifically noted in the report. Where properties are valued with the benefit of leasing, we assume, unless we are informed otherwise, that the tenants are capable of meeting their financial obligations under the leases, all rent and other amounts payable under the leases have been paid when due, and that there are no undisclosed breaches of the leases.
17. We are not required to testify or provide court-related consultation or to be in attendance in court unless we have agreed to do so in writing.
18. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
19. This appraisal/inspection is not a home/building inspection, structural inspection, or pest inspection. By preparing this report, the appraiser is not acting as a home/building inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised to have the structure inspected by an inspector that offers such warranties or guaranteed inspection if there is any concern regarding adverse or negative conditions

In addition to the general special assumptions and limiting condition outlined in this report, the above value is subject to the following extraordinary assumptions and hypothetical conditions:

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None.

Hypothetical Condition

A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.



**VIEW LOOKING AT THE EASTERN BORDER OF PARCEL B
FROM S. 8TH STREET
(The proposed easement is located along this sidewalk)**



VIEW LOOKING AT PARCEL B FROM ST. JOHNS AVENUE



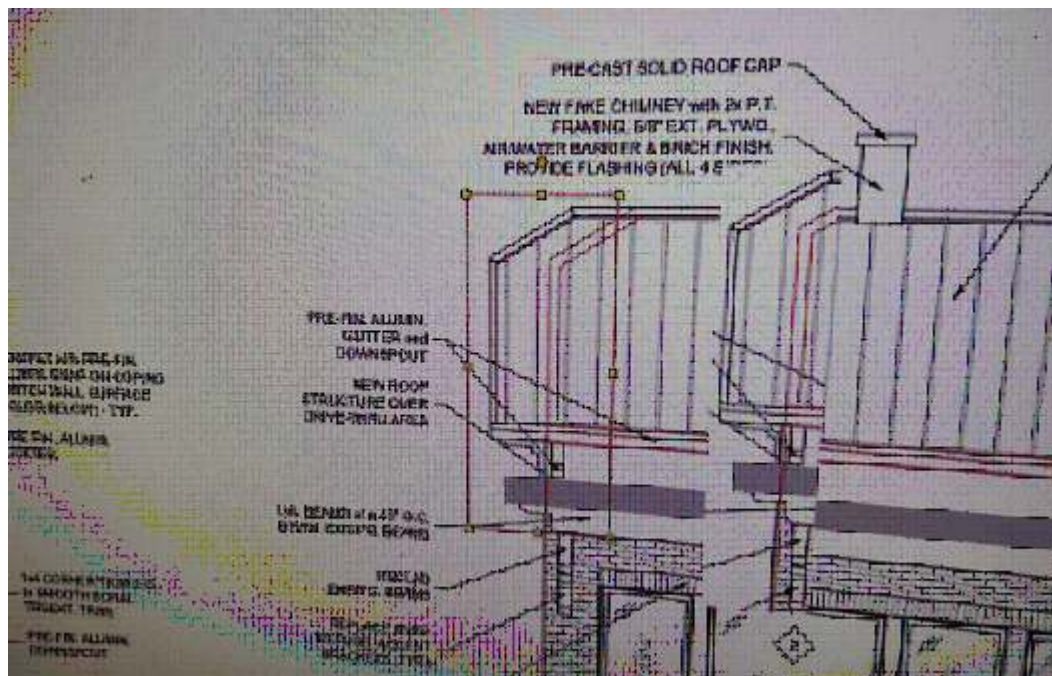
**VIEW LOOKING NORTH DOWN S. 8TH STREET
WITH PARCEL B AND THE SUBJECT EASEMENT ON THE LEFT**



**VIEW LOOKING WEST DOWN ST. JOHNS AVENUE
WITH PARCEL B ON THE LEFT**



AERIAL PHOTO OF PARCEL B



**PROPOSED BUILDING SPECS FOR THE AWNING WHICH
WILL BE LOCATED IN THE PERPETUAL EASEMENT**

Scope of Work – Information Analyzed

The Subject Site was inspected including on and off-site improvements, roadways, visible easements, site conditions, drainage, utilities available, and site accessibility.

Photographs taken during the site inspection include the following:

- The Subject Site
- Roadways, and site access

Market Data Analyzed

Gathered and analyzed social, economic, governmental and environmental data from the Putnam County area and the Subject's immediate submarket.

Data sources include: municipal Planning Departments, LoopNet, CoStar and the local MLS.

Specific Data

Specific data relate to the property being appraised and to comparable properties. These data include legal, physical, locational, cost and income and expense information about the properties and the details of comparable sales.

Data gathered and analyzed pertaining to the subject property included zoning information, building plans, and site plans. Competitive property data included purchase prices, site size, zoning information and intended use of property.

Competitive Supply and Demand

Competitive supply and demand data relate to the competitive position of the property in its future market. Supply data include inventories of existing and proposed competitive properties, vacancy rates, and absorption rates. Demand data may consist of population, income, employment, and survey data pertaining to potential property users.

Demand was analyzed using current and projected population figures and historic demand based on comparable properties. Supply was analyzed using primary data gathered and confirmed during the assignment.

Scope of Work - Appraisal Method and Techniques Employed

In developing the highest and best use of the Subject Property an analysis was made of the data compiled in the steps noted above. This information was analyzed to help determine the highest and best use of the Subject Site as vacant.

Given the physical characteristics of the subject site (perpetual easement containing 132± SF) the most recognized and reliable method of valuation is the *across-the-fence method* (ATF).

This valuation method is defined in The Dictionary of Real Estate Appraisal, 7th Edition, as:

“A land valuation method used in the appraisal of corridors. The across-the-fence method is used to develop a value opinion based on comparison to abutting land.”

The across the fence method is used to opine the value of a real estate corridor, including railroad or pipeline rights of way, highways or other corridor real estate. The price or value of land adjacent to the corridor (i.e. “across the fence”) is considered for the valuation.

The subject site lies adjacent to land zoned and permitted for commercial development. The process of developing land value using comparable sales is known as the Sales Comparison Approach. When using this approach, the appraiser uses transactions of properties comparable to the property that is being appraised. Various upward and downward adjustments are made for differing features. Once the appropriate adjustments are made, a value range is indicated.

The Cost Approach to value and the Income Approach to value were not developed in this report due to the fact the subject site comprises vacant land. Typically, these approaches are not applicable in this type valuation.

Reconciliation

The Sales Comparison Approach to value is the only approach utilized.

Report Type

This Appraisal Report is in conformance with Standard Rule 2 Report Options of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2024. As such, the report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation has been retained in the appraiser’s file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report.

GENERAL INFORMATION

Purpose of the Appraisal

The purpose of this investigation and analysis was to provide the following opinions of value for the Subject Property (proposed easement):

- Market Value "As-Is" - Fee Simple Interest

Effective Date of Value

The date of value of this appraisal is April 8, 2025, which is the date the property was inspected.

Date of the Appraisal

April 22, 2025

Intended User/Client of the Appraisal

The intended client and user of this appraisal is Beck/Sloan Properties and-or assigns.

Intended Use of the Appraisal

The intended use of this appraisal is for use in determining market value of the perpetual easement to transfer rights to Parcel # 42-10-27-6850-0630-0050 in perpetuity.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision use the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Exposure Time

According to The Dictionary of Real Estate Appraisal, 7th Edition, Exposure Time is:

“An opinion, based on supportive market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The estimate for exposure time in this report was based on statistical information from market data and interviews with market participants. From this analysis and discussion, it is estimated that the appropriate exposure time associated with the Market Value Opinion within this report would be 6-12 months.

Marketing Time:

According to The Dictionary of Real Estate Appraisal, 7th Edition, Marketing Time is:

“An opinion of the amount of time to sell a property interest at the concluded market value, or at a benchmark price during the period immediately after the effective date of an appraisal”

Marketing time differs from exposure time, which is always presumed to precede the effective date of appraisal. Considerations for estimating the marketing time are similar to that of the exposure time with the addition of any anticipated changes in market conditions. Since the market conditions are estimated to follow historical trends into the foreseeable future, it is estimated that the appropriate marketing time associated with the Market Value Opinion within this report would be 6-12 months. This estimate assumes that the appraised property is placed on the open market, aggressively marketed and competitively priced. This estimate is based upon discussions with real estate brokers active within the local market.

Interest Appraised

The interest appraised herein is the Fee Simple Estate of the Subject Property.

The fee simple estate is defined in The Dictionary of Real Estate Appraisal, 7th Edition, as:

"The absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Bundle of Rights Theory

Valuation of a Perpetual Easement is based on the bundle of rights theory. This theory is defined in The Dictionary of Real Estate Appraisal, 7th Edition, as:

“The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g., the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.”

A perpetual easement clearly diminishes the property owner's rights to use and occupy their property. For instance, an underground drainage pipe could limit the ability to install a fence along the roadway. A drainage culvert could prevent the installation of landscaping. The right to enter and use the area can limit how the owner uses and occupies the space in question. The value of the Perpetual Easement must reflect the *diminished value* of the owner's retained rights.

Perpetual Easement

Defined in The Dictionary of Real Estate Appraisal, 7th Edition, as:

"An easement that lasts forever."

LEGAL DESCRIPTION - Taken from the survey provided.

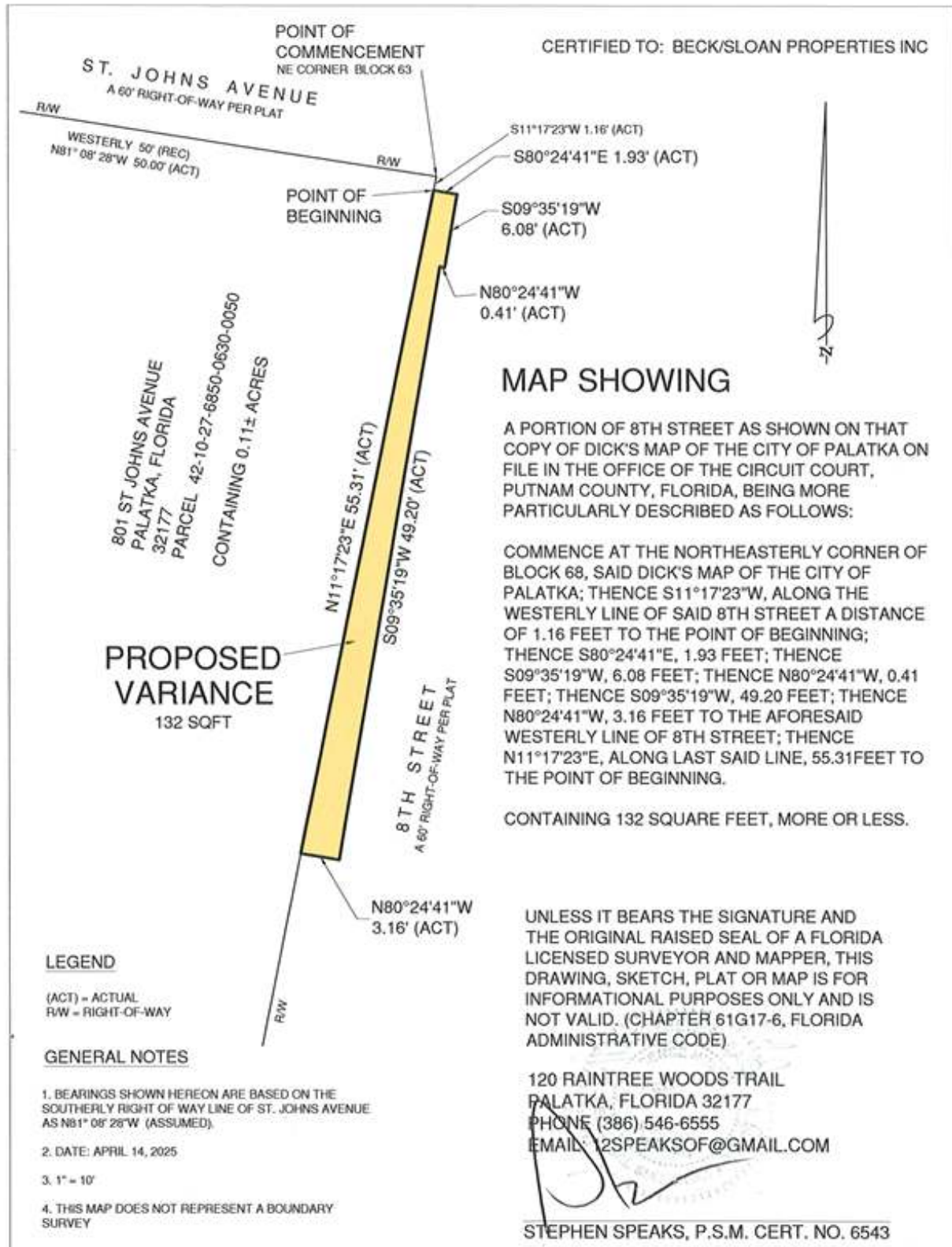
The following legal encompasses the perpetual easement.

A PORTION OF 8TH STREET AS SHOWN ON THAT COPY OF DICK'S MAP OF THE CITY OF PALATKA ON FILE IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF BLOCK 68, SAID DICK'S MAP OF THE CITY OF PALATKA; THENCE S11°17'23"W, ALONG THE WESTERLY LINE OF SAID 8TH STREET A DISTANCE OF 1.16 FEET TO THE POINT OF BEGINNING; THENCE S80°24'41"E, 1.93 FEET; THENCE S09°35'19"W, 6.08 FEET; THENCE N80°24'41"W, 0.41 FEET; THENCE S09°35'19"W, 49.20 FEET; THENCE N80°24'41"W, 3.16 FEET TO THE AFORESAID WESTERLY LINE OF 8TH STREET; THENCE N11°17'23"E, ALONG LAST SAID LINE, 55.31 FEET TO THE POINT OF BEGINNING.

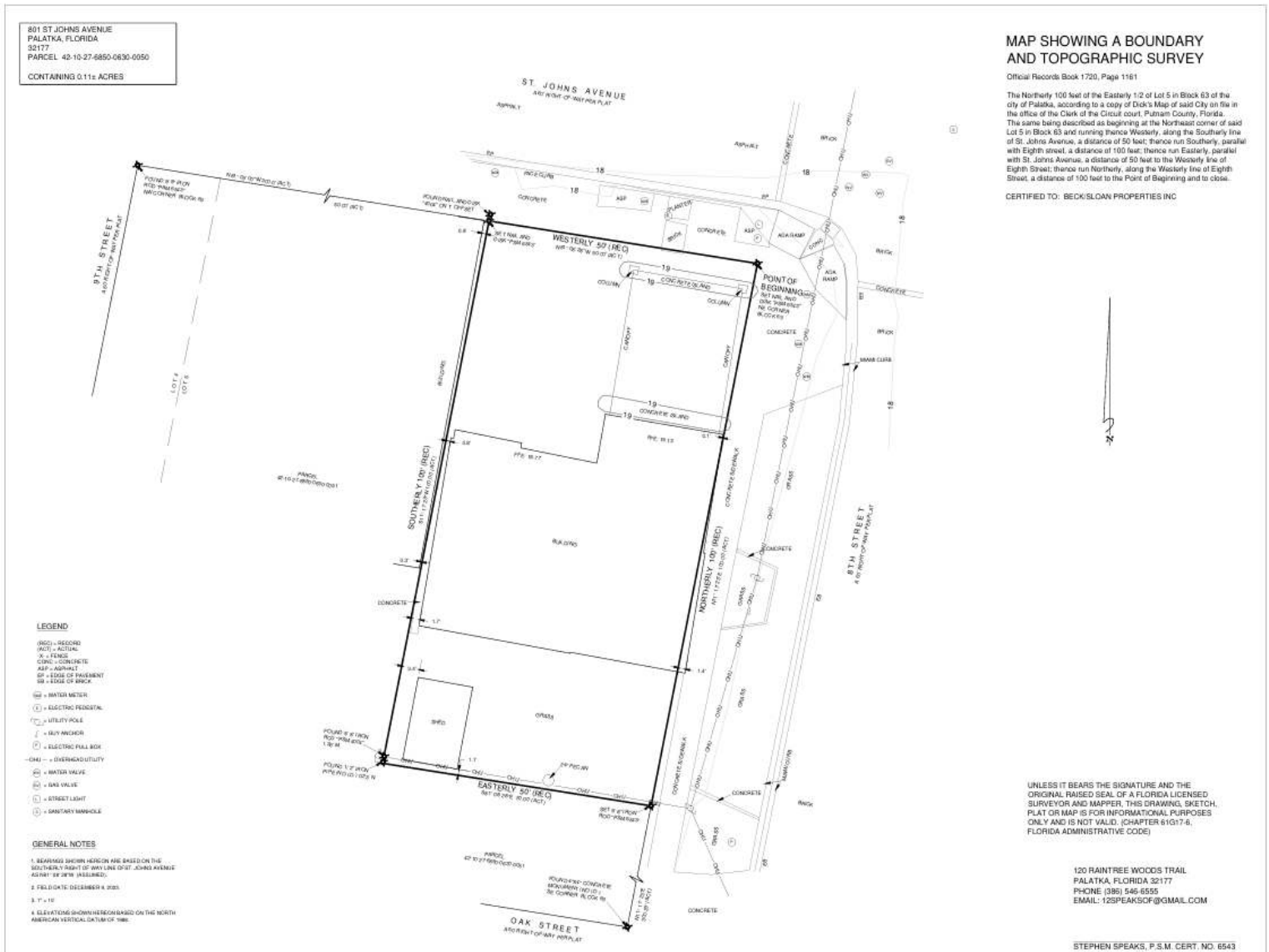
CONTAINING 132 SQUARE FEET, MORE OR LESS.

SURVEY OF EASEMENT



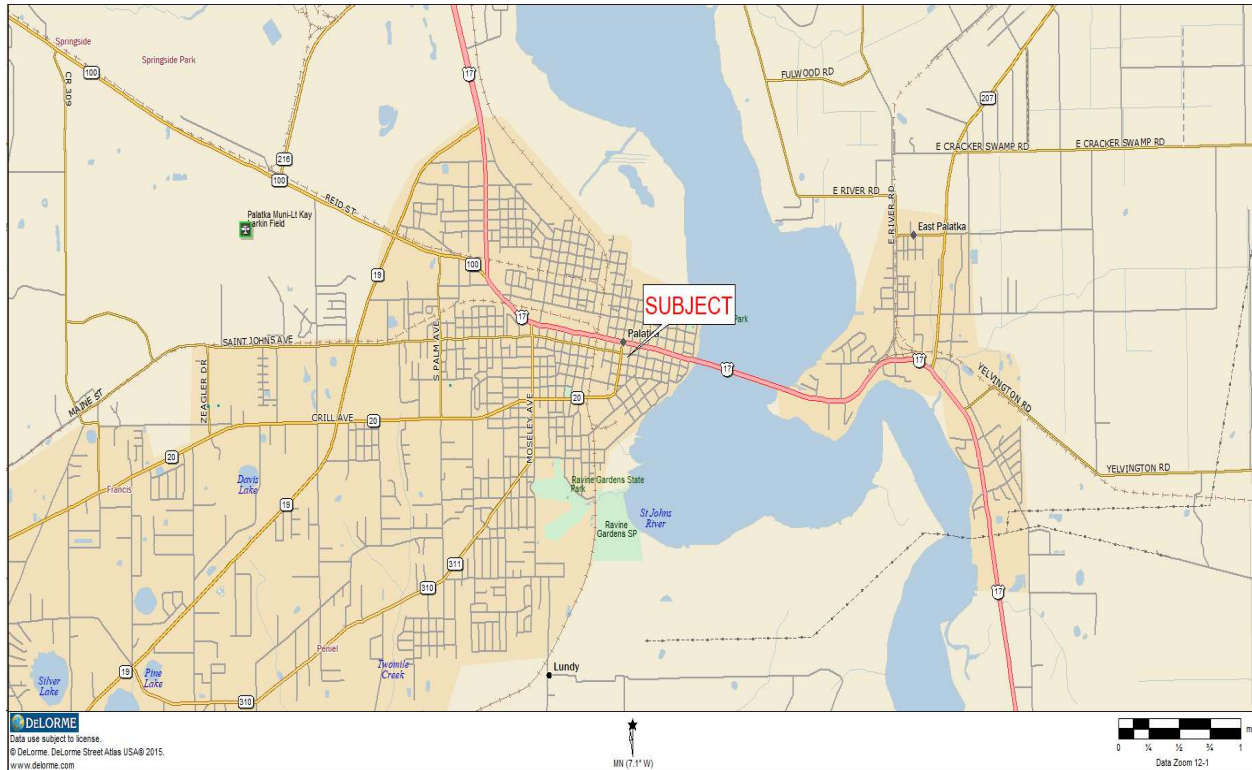
SURVEY OF PARCEL B

The Subject easement abuts the eastern border of Parcel 42-10-27-6850-0630-0050.



IMMEDIATE NEIGHBORHOOD INFORMATION

Parcel B is located at the southwest corner of St. Johns Avenue and 8th Street, within the Downtown District of Palatka, Putnam County, FL. This area is approximately 85% built-up.



Predominant Land Uses in Immediate Area

The Subject Property is located on the south side of St. Johns Ave., which is two lanes in the Subject's vicinity. The Subject is located within Downtown Palatka, west of the areas only hospital. The predominant uses along the Subject's immediate stretch of St. Johns Avenue are mostly retail and professional office buildings.

Surrounding uses are as follows:

North- Two office/retail buildings

South- Single family residence followed by the Putnam County baseball field

East- Office/retail buildings

West- Office building followed by a church and a single family residence

The City of Palatka is currently undergoing a redevelopment phase at the 1st Street (Memorial Parkway) and St. Johns Avenue terminus, which includes the construction of event areas, docks and a wetlands education center. On the north side of St. Johns Avenue a newly constructed St. Johns River Center was built. The purpose of this community center is to serve as an educational resource regarding the ecological significance of wetlands, the conservation and sustainability of these areas and the need for a balanced approach to usage among all communities. Across St. Johns Avenue to the South is a four-story Hampton INN hotel was recently completed. Also, to the west of the St. Johns River Center along 2nd Street are four buildings known as the

“Riverfront Square” which were constructed in the late 1800's to early 1900's and being extensively renovated for mixed use purposes. It was reported that the first floor of these buildings will hold nine commercial, retail and restaurant spaces, as well as eight residential units on the second floor and a penthouse suite on the third floor.

MARKET AREA DATA

The Subject property is located in the City of Palatka, Putnam County, Florida.

The Subject is in Putnam County Florida, which encompasses the entire Palatka Micropolitan Statistical Area (MiSA). The following analysis will discuss the economic, governmental, social and environmental categories that influence supply, demand and value.

LOCATION

The Palatka Micropolitan Statistical Area consists of Putnam County, Florida. This MiSA is located about 50 miles south of Jacksonville on U.S. Highway 17, thirty miles west of St. Augustine on State Road 207, forty-five miles east of Gainesville on State Road 20 and ninety miles north of Orlando on U.S. Highway 17. The county encompasses 733 square miles.

In 1849, Putnam County became the 28th Florida County. It was created from parts of Alachua, Orange, St. Johns, Marion, and Duval Counties. Putnam County was named in honor of Benjamin Alexander Putnam, who was a soldier, lawyer, Florida Legislator, and the first president of the Florida Historic Society.

CLIMATE

Putnam County has a mild climate with average temperatures ranging from 80.5 degrees in August to 48.0 degrees in January. The average annual rainfall for Putnam County is 54 inches.

LOCAL GOVERNMENT

Putnam County includes the incorporated communities of Palatka, Welaka, Interlachen, Pomona Park, and Crescent City. The Board of Putnam County Commissioners establishes policies and appoints a County Administrator to implement the policies and manage county operations.

Putnam County offers incentives for companies to relocate to the area, including tax incentives and an active economic development effort from the Chamber of Commerce.

COMMERCIAL DEVELOPMENT

The subject's immediate market area is predominantly commercial oriented and residential in nature with a mixture of single-family and commercial uses. The City of Palatka offers a variety of shopping destinations including Wal-Mart and a small local mall.

Larger scale commercial development is located to the north in Orange Park and to the northeast in St. Augustine.

INDUSTRY

Putnam County has a blended agricultural, timber and a manufacturing-oriented economy. The electrical energy grid includes the highest concentration of transmission and generation facilities in rural Florida.

The Putnam County Commission created an Economic Development Fund to be used to encourage business development within the area. Grants from the Economic Development Fund are made based upon new capital investment, number of new jobs created and wages paid for the new jobs. The grant award and term of the grant is based upon the total economic impact of the project. The amount of the grant cannot exceed the amount of new ad valorem taxes in any one year.

UNEMPLOYMENT DATA

The reported unemployment rate for Putnam County for February 2025 is 4.6% versus 3.6% for the State of Florida.

EDUCATION

All schools in the Putnam County School System are accredited through the Southern Association of Colleges and Schools. The school system also has a special school for students which physical or mental handicaps that are unable to function in a regular school setting. Several private schools are available.

Numerous colleges and universities are within an hour drive of Putnam County, including St. Johns River State College located in Palatka. The college is part of Florida's State University System and is fully accredited by the Southern Association of Colleges and Schools and the Florida State Board of Education.

SJRSC offers a wide range of degrees and certificate programs. Adult and Continuing Education programs are also offered.

Florida School of the Arts, a state supported school for professional training in art, dance, music and theatre for high school and college students is located on the SJRCC campus.

Vocational education is offered through the public school system and at SJRCC. In addition, the First Coast Technical Center provides vocational training for business and industry.

MEDICAL

Putnam Community Medical Center is a 161-bed acute care facility with a staff of 400 , including a physician staff of over 80. The Medical Center is a complete medical-surgical facility with OB short-stay program, outpatient service for surgery and diagnostic testing and a full-service emergency room.

The Florida Cancer Center offers patients total cancer treatment in its modern facility. It also has complete outpatient facilities for patients requiring chemotherapy or radiation therapy.

Other health care resources include Family Medical & Dental Centers, Putnam County Diagnostic Imaging Center, the Putnam County Health Department, nursing homes, walk-in clinics, numerous home health care agencies and several medical and dental clinics.

RECREATION

The St. Johns River flows through the center of Putnam County. The county markets the area as the "Bass Capital of the World". Boating is a popular recreational activity in the area, both on the river and the numerous area lakes. There are roughly forty fish camps and resorts with complete facilities on the St. Johns River. Several hunting preserves, including portions of the Ocala National Forest, are located in Putnam County.

Nature enthusiasts enjoy hiking along the Florida Trail which runs through the center of Putnam County. The county also includes the 85-acre Ravine Gardens State Park.

Two golf courses and a driving range are located in the area; the 18-hole Palatka Municipal Course and the 18-hole Live Oak Golf and Country Club in Welaka. Putnam Golf & Recreation Facility is a driving range with batting cages, game machines, and golf lessons available.

There are several area festivals and events, including the 42 nautical mile "Mug Race", a sailboat race from Palatka to Jacksonville on the St. Johns River.

Attractions within an hour's drive include St. Augustine, the nation's oldest city, Marineland, Daytona Speedway, Jai Alai, Greyhound Track, Silver Springs, Florida State Museum of Natural History and the Atlantic Coast beaches.

Tourist spots within a two hour drive include Walt Disney World, Sea World, Universal Studios, Kennedy Space Center, Cypress Gardens, Weeki Wachee Springs, Homosassa Springs and Cedar Key.

ROAD TRANSPORTATION

The closest interstate is I-95, which is approximately 20 miles to the east of Palatka and accessible via State Roads 207, 206 and 100. Interstate 75 is located 50 miles west of Palatka and Interstate 10 is located 50 miles north of Palatka.

The subject market area is accessible via a number of roadways and thoroughfares, as follows:

North/South Routes

- * US Hwy 17 - Provides access to Orlando to the south and Palatka / Jacksonville to the north, continuing northward into Georgia. U.S. Hwy 17, a north-south principal arterial roadway providing access to Jacksonville to the north. The road meanders along the west side of the St. Johns River, running south from Orange Park and bisects Palatka crossing the St. Johns River to East Palatka, then running south towards Orlando.
- State Road 19 - Begins at US Hwy 17 just north of Palatka and travels south through the Ocala National Forest providing access to Eustis and terminating at US Hwy 441 in Tavares.
- County Road 309 South - Winding south from Satsuma, this two lane paved county road meanders south through Welaka and terminates south of Georgetown near Lake George.
- State Road 207 - Begins at US Hwy 17 in East Palatka, running north on the east side of the river, provides access through Hastings in St. Johns County. It intersects Interstate 95 (full interchange) and terminates at US Hwy 1 in St. Augustine.
- State Road 13 - Begins at SR 207 east of Hastings, providing access along the east side of the St. Johns River, running northerly through St. Johns County and Duval County terminating in downtown Jacksonville.

East/West Routes

- State Road 100 - Extends from SR A1A in Flagler Beach on the east and provides access to Interstate 95 (full interchange) and US Hwy 1 in Bunnell and runs through Palatka (US 17) and turns northwest providing access to Keystone Heights in Clay County, Starke in Bradford County and terminating at US Hwy 90 in Lake City to the northwest.
- State Road 16 - Two-four lane roadway running west from St. Augustine, providing east/west access through the middle of Clay County between Green Cove Springs and Penney Farms, continuing west into Bradford County and the City of Starke.
- State Road 20 - Extends westward from Downtown Palatka through Interlachen and US Hwy 301 in Hawthorne and terminating at SR 26 in Gainesville.
- County Road 209 (Palmetto Bluff Road) - Two-lane roadway extending east from US Hwy 17 then following a loop along the western bank of the St. Johns River before rejoining US 17.

AIR TRANSPORTATION

The closest international airport is located in Daytona Beach, 50 miles east of Palatka.

Kay Larkin Airport is a publicly owned local airport that serves Palatka and Putnam County with multiple runways. The longest is a paved runway extending 6,003 feet. The facility is at an elevation of 49 feet, at a distance of about 2 miles from Palatka. With the earlier closure of the forth runway, Palatka now features an adjacent Industrial Park with attached Business Park.

RAIL TRANSPORTATION

CSX Transportation provides rail service to the county. Amtrak's Palatka rail station links southbound trains serving Orlando, West Palm Beach, Ft. Lauderdale, and Miami; and northbound trains with Savannah, Raleigh, Richmond, Washington, Philadelphia, and New York.

IMMEDIATE MARKET AREA

The Subject Property is located on the south side of St. Johns Avenue, within the heart of Downtown Palatka. St. Johns Avenue is two lanes in the immediate area. Use along this roadway, in the Downtown area, are predominately commercial with slight residential development.

Other major roadways within the Subject's area include Reid Street, SR 19 and Crill Avenue. Reid Street is a heavily traveled four lane thoroughfare that runs in an east-west direction and bisects the City of Palatka. This highway runs parallel with St. Johns Avenue throughout the city limits. S.R. 19 is a heavily traveled roadway that runs in a north-east to south-west direction through the Subject. This roadway begins at Highway 17 in Putnam County and travels south through several counties.

Crill Avenue is a highly developed commercial/residential thoroughfare that bisects the City of Palatka and runs parallel to St. Johns Avenue. This roadway travels in an east/west direction.

S.R. 19, in the Subject's general area, has become a major commercial area in recent years with the construction of several major restaurants and retail stores.

CONCLUSION

Putnam County is a rural riverfront community with access to the interstate system, major Atlantic ports in Jacksonville, and is positioned between the Gainesville MSA, Jacksonville MSA and the Daytona Beach MSA.

Major roadways through the immediate market area provide access to employment and distribution centers located in Jacksonville, Green Cove Springs and St. Augustine.

The area has a rural nature and a location outside of the path of development. Significant growth is unlikely in the medium term, with limited new residential development as market conditions continue to improve. The long-term outlook for Putnam County and the Palatka area is considered to be above average for a rural community.

PROPERTY DATA

Location	Parcel B is located at the southwest corner of St. Johns Avenue and S. 8 th Street. The address is 801 St. Johns Avenue, Palatka, Putnam County, FL 32177. The proposed Subject easement abuts Parcel B's eastern boundary.	
Zoning	Parcel B is zoned DB, Downtown Business, by the City of Palatka, FL. The downtown business (DB) district is established for the purpose of providing a transitional buffer between the downtown riverfront (DR) district and the more intensive uses which would be inconsistent with the intent of the downtown riverfront (DR) district. This district would provide a broader range of activities and uses that would support development within the downtown riverfront (DR) district. The boundaries of this district extend along St. Johns Avenue and Reid Street from 4th Street to the railroad tracks and Oak Street and Laurel Street from 4th Street to the railroad tracks. Permitted uses include but are not limited to: general retail (i.e art, bakeries, billiard parlors, department stores, gifts, jewelers, etc), general service establishments (i.e bars, coffee shops, fitness centers, health spas, restaurants, etc), professional establishments (i.e business offices, dental offices, medical offices, etc), and a variety of other uses.	
Future Land Use	Parcel B has a land use designation of Commercial, which is consistent with the DB zoning category.	
Site Size & Shape	The Subject site consists of a 132± square foot perpetual easement which is attached to a larger parcel of land (Parcel B) that contains 5,000± SF. The easement is to be used in conjunction with Parcel B. The easement area is slightly irregular in shape. All site sizes and dimensions were taken from the survey's provided.	
Access	Access to Parcel B is provided via St. Johns Avenue, a two-lane east/west commercial thoroughfare. Access is also available via S. 8 th Street, a secondary north-south roadway.	
Topography	It is assumed that the easement is for air rights only. Parcel B appears to be level and at road grade.	
Utilities	Water & Sewer	- Central available in the area
	Electric Service	- Florida Power & Light
	Law Enforcement	- Putnam County
Property History	Parcel B is currently listed under the ownership of Palatka RTG LLC.	

In May 2023, Beck/Sloan Properties, Inc purchased the property for \$103,000 (\$20.60 PSF of land area) as recorded in OR book 1720, page 1161. This was an arms length transaction and while the property was improved at the time of sale, the building improvements have since been razed.

Following the sale, two internal, non-arms length transactions took place. Each with a recorded price of \$100.

It should be pointed out that a complete title history of the Subject Property was not undertaken or conducted by the appraiser, nor was one provided. However, in conjunction with a cursory study of the public records of the Putnam County, FL, it appears that there has been no other ownership transfers over the previous five years from the effective date of appraisal.

Listings/Contracts

None to the best of our knowledge.

Property Taxes

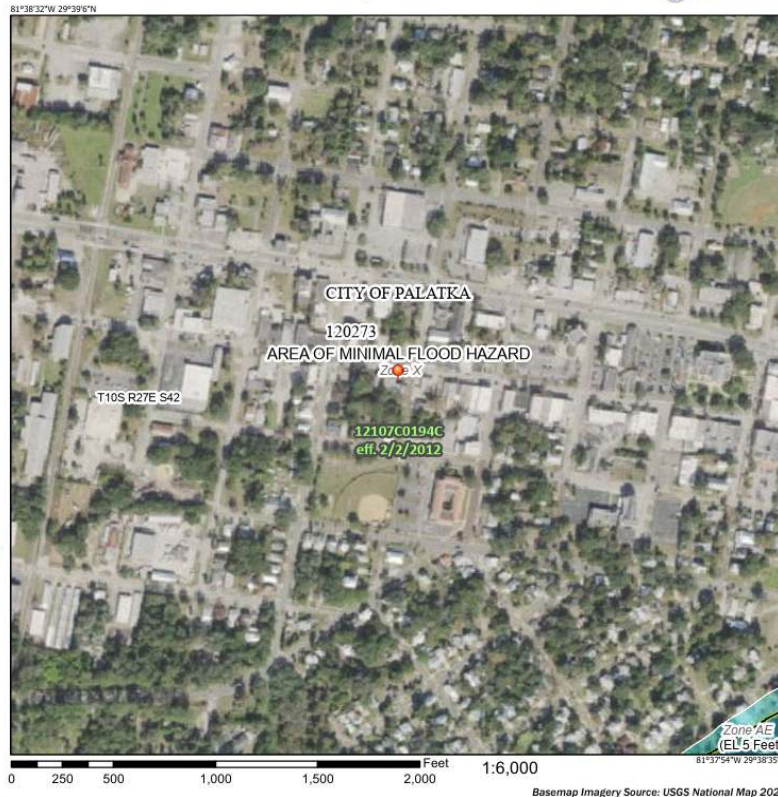
According to the Putnam County Property Appraiser's Office, Parcel B was assessed under tax parcel number 42-10-27-6850-0630-0050. The 2024 market value was \$81,140 and the assessed value was \$91,140, and the 2024 ad valorem taxes were \$1,748.85, based on the millage rate of 21.5534. There is a 2024 non ad valorem tax for Palatka Fire Protection of \$231.39.

No delinquent taxes were noted. Below is a copy of the tax assessment map for Parcel B.



Flood Zone

According to map panel 12107C0194C, dated 2/2/12, the Subject Property is located in Flood Zone X. Therefore, flood insurance is not required.

National Flood Hazard Layer FIRMette**Legend**

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AP With BFE or Depth Zone AE, AG, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
CROSS SECTIONS	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary
OTHER FEATURES	Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2025 at 3:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HIGHEST AND BEST USE

The market is the final arbiter of market value. One crucial determinant of value in the market is the highest and best use analysis. The market value of land/site and of an improved property are both developed under the assumption that potential purchasers will pay prices that reflects their analyses of the most profitable use of the land and the property as improved.

As per The Appraisal of Real Estate 15th Edition, Highest and Best Use is defined as:

“the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

The highest and best uses of land and improved properties are selected from various alternative uses. The highest and best use conclusions provide the basis for the market value analysis. Thus, the remainder of the valuation process is conducted in relation to these conclusions.

Consequently, it is essential that the highest and best use conclusions be related to the motivations of the market. In determining the highest and best use, it is necessary to study the following four factors:

1. **Physically Possible (adaptable uses):** The adaptability of the site and/or improvements to be used. The uses that are physically possible on the subject site or in the subject improvements, given the physical characteristics revealed by property analysis. Size, shape, area, terrain, utility, capacity and availability of public utilities, surrounding land use patterns, topography or subsoil conditions, and physical condition affect the uses to which land may be developed.
2. **Legally Permissible (allowable uses):** The uses that are permitted under existing zoning, private restrictions (long-term lease or deed restrictions), building codes, historic district controls, environmental regulations, etc.
3. **Financially Feasible (appropriate uses):** Among legally permitted and physically possible uses for the subject property, those considered appropriate and feasible, given the characteristics revealed by market, market area, and property analysis. Those uses that produce any net return to the owner, or a positive net present value.
4. **Maximally Productive (most profitable uses):** Among appropriate or financially feasible uses for the subject property, those that will produce the highest present value.

These criteria are often considered sequentially. The tests of physical possibility and legal permissibility must be applied before the remaining tests of financial feasibility and maximum productivity. A use maybe financially feasible but this is irrelevant if it is physically impossible to construct that use or if such a use is not legally permitted. Only when there is a reasonable possibility that one of the prior unacceptable conditions can be changed is it appropriate to proceed with the analysis.

Highest and Best Use as VacantPhysically Possible:

Parcel B contains 5,000+ usable square feet and directly fronts St. Johns Avenue. The Subject is not located in a hazardous flood zone. During the inspection we observed a variety of existing uses which have been developed on land with similar physical characteristics to that of the subject site, which is the best proof that the site can support development. It is our opinion that it is physically possible to develop the site with a variety of uses.

Legally Permissible:

As previously discussed, Parcel B has a land use designation of Commercial and is zoned DB, Downtown Business, by the City of Palatka. The legally permissible uses for Parcel B were concluded to include those as allowed under the DB zoning designation (see property data section).

Financially Feasible:

The third test is what is feasible and what will result in the highest total value. Feasible uses must meet the test of economic demand. As vacant, Parcel can be improved with a variety of commercial uses. Without an in-depth feasibility study and additional market data, which is beyond the scope of this appraisal report, it would be difficult to determine exactly which specific use would meet with the strongest market acceptance. The long-term outlook for Putnam County and Palatka area is considered to be above average for a rural community. As noted, the St. Johns County area has proven to be unaffordable for many working families, and a large influx of people are moving to the Putnam County area looking for more affordable housing, therefore increasing the demand for both residential and commercial properties. Therefore, any of the allowable uses listed under the DB zoning appear feasible.

Maximally Productive:

Parcel B is located directly along St. Johns Avenue (6,400 FDOT 2023), within Downtown Palatka. The predominant uses along the immediate stretch of St. Johns Avenue are mostly retail and professional office buildings. Based on the current uses in the area and the success they have achieved, as well as the location, it is our opinion that the highest and best use of this site as vacant, would be for future commercial development allowed under the DB zoning designation.

VALUATION ANALYSIS

Preface to Value

In estimating the Market Value of real estate, three Valuation procedures are typically utilized: the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. The Sales Comparison Approach is the only approach utilized as the Subject is vacant land. The easement was valued using the ATF method.

ESTIMATE OF LAND VALUE

The Sales Comparison Technique is the preferred method to estimate the value of land. The Principle of Substitution affirms that an informed buyer should pay no more for a given site than an amount which a substitute site with equal or similar amenities could be obtained.

By the gathering and analysis of land sales of similar properties, a confirmed record of the range of prices paid by informed buyers is obtained. From this record, adjustments can be made for differences in property characteristics which would have an effect on value, and an indication of the Subject's property value by common units of measurement can be made.

Units of measurement often used in buying and selling vacant land are Price per Acre, Price per Square Foot, Price per Front Foot and Price per Lot. The unit of measure most used by the market in buying and selling land parcels similar to the Subject is the Price per Square Foot.

All properties have their own unique features which relate to location, size, shape, zoning, development potential, date of sale, deed restrictions, financing, etc. In order to accurately isolate most of these differences to determine their relative importance in a sale would require the use of what is known as a "paired sale" technique. In that process, two properties which are identical except for **one** feature (say time, for example) are compared. The difference in the unit value of comparison selected for analysis would then indicate if a property's value had increased or decreased over the time period between the sales. It is obvious that as two, three, four or more differences are added, the ability to accurately isolate differences and compare sales is diminished. Appraisers are required, in those instances, to use their training and experience to input subjective analysis to relate the sale property to the Subject Property.

Where market supported adjustments could be extracted, the comparative adjustments to the comparable sale properties are quantitative. When market data indicates relationships which cannot be quantified, a relative comparison analysis is used to examine the comparable sales to determine whether their characteristics are inferior, superior or equal to the Subject's. Numerous land sales were located, analyzed and compared to the Subject Site, with the sales summarized below selected as reflecting the greatest comparability to the Subject Property. On the following pages a Land Sales Location Map and Land Sales Summary Chart can be found followed by a discussion of each land sale.

LAND SALE NO. 1**TRANSACTION DATA**

DATE: 6/7/24

GRANTOR: Kristy Pierce (1st deed)
James P. McMahon (2nd deed)

GRANTEE: The Thairapy Centre LLC

SALES PRICE: \$130,000 (1st deed)
\$120,000 (2nd deed)
\$250,000

O.R.BK/PAGE: 1764/1616 & 1764/1612

TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL # 42-10-27-6850-0550-0030 & 0021

LOCATION: North side of St. Johns Avenue, just east of S. 8th Street. The address is 714 & 720 St. Johns Avenue, Palatka, Putnam County, FL 32177.

ZONING: DB, Downtown Business

LAND USE DESIGNATION: Commercial

ELEVATION: Basically level and at the grade of the road.

SITE AREA: 10,685± square feet or 0.245± acres

UTILITIES: Central available

SALE ANALYSIS

Sale Price/Usable SF: \$23.40

COMMENTS

This was the sale of two adjacent parcels of vacant commercial land located along St. Johns Avenue. The site is irregular shaped and contains a total of 10,685± square feet. The site is cleared and considered to be entirely usable. There is 100± feet of frontage along the north side of St. Johns Avenue.

While the property had been razed of improvements at the time of sale, some masonry walls and a concrete pad were still onsite.

Confirmed with: Public record

LAND SALE NO. 2 (Parcel B)**TRANSACTION DATA**

DATE: 5/8/23

GRANTOR: Maria Corporation of Seminole

GRANTEE: Beck/Sloan Properties, Inc.

SALES PRICE: \$103,000

O.R. BOOK: 1720/1161

TERMS OF SALE: Cash to seller

PROPERTY DESCRIPTION

PARCEL #: 42-10-27-6850-0630-0050

LOCATION: Located at the southwest corner of St. Johns Avenue and S. 8th Street. The address is 801 St. Johns Avenue, Palatka, Putnam County, FL 32177.

ZONING: DB, Downtown Business

LAND USE DESIGNATION: Commercial

ELEVATION: Level and at the grade of the road.

SITE AREA: 5,000± square feet

UTILITIES: Central utilities

SALE ANALYSIS

Sale Price/Usable SF: \$20.60

COMMENTS

This is the sale of a marginally improved commercial site located along St. Johns Avenue. The site is rectangular shaped and contains 5,000± square feet. The site has 50± feet of frontage along the south side of St. Johns Avenue and 100± feet of frontage along the west side of S. 8th Street.

At the time of sale, the property was marginally improved with a former gas station containing 1,292± square feet. The improvements were in below average condition and it was reported that there was some deferred maintenance to the building structure as a car ran into the building.

The buyer purchased the property with the intent to raze all improvements and therefore they were given no value consideration.

Confirmed with: Grantee - Breck Sloan

LAND SALE NO. 3**TRANSACTION DATA**

DATE: 5/22/24
GRANTOR: JM Riverside LLC
GRANTEE: Keith & Jeannette Pierce
SALES PRICE: \$50,000
O.R.BK/PAGE: 1762/1398
TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL # 42-10-27-6850-0540-0010
LOCATION: Located on the south side of St. Johns Ave., just east of S. 8th Street. The address is 723 St. Johns Ave., Palatka, FL 32177
ZONING: DB, Downtown Business
LAND USE DESIGNATION: Commercial
ELEVATION: Basically level and at the grade of the road.
SITE AREA: 5,000± square feet

UTILITIES: Central available

SALE ANALYSIS

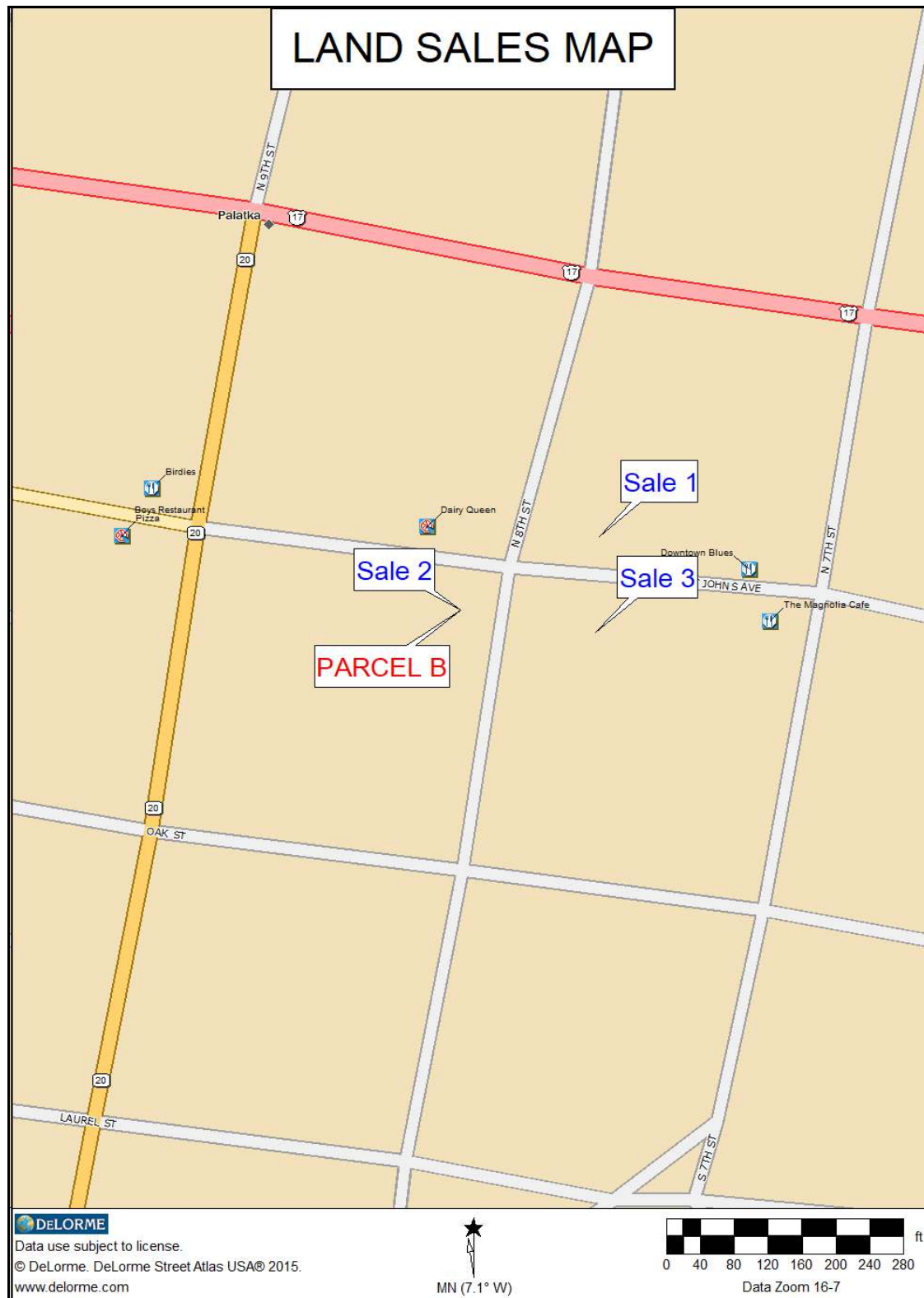
Sale Price/Usable SF: \$10.00

COMMENTS

This is the sale of a vacant commercial site located along St. Johns Avenue. The site is rectangular shaped and contains 5,000± square feet. The site has 50± feet of frontage along the south side of St. Johns Avenue.

The buyer also purchased the adjacent improved parcel in a separate transaction. Per a visual inspection, it appears the property was purchased for use as a parking lot.

Confirmed with: Public Record



Discussion of Vacant Land Sales

The sales used to value the Subject site are summarized below.

COMPARABLE LAND SALES ADJUSTMENT CHART				
Sale No.	Subject	1	2	3
Sale Date		06/07/24	05/08/23	05/22/24
Sale Price		\$250,000	\$103,000	\$50,000
Property Data				
Site Size	5,000	10,685	5,000	5,000
Zoning	DB	DB	DB	DB
Land Use	Com	Com	Com	Com
Sale Price Per SF		\$23.40	\$20.60	\$10.00

These sales were analyzed on a price per usable square foot basis and ranged in time from May 2023 to June 2024. The sales ranged in size from 5,000± to 10,685± usable square feet.

The unit value considered most appropriate and referred to in this analysis is the price per usable square foot. All sales are compared to the Subject and consideration has been given to differences in financing, market conditions, location, zoning/land use and physical characteristics such as size, shape and access.

Property Rights Conveyed

Each of the sales considered conveyed the right of the fee simple interest and no adjustments were necessary.

Adjustment for Financing

All of the comparables were purchased with conventional financing, cash or had financing which did not impact their sales prices. Therefore, no adjustments were made nor any cash equivalencies performed on the comparable sales.

Condition of Sale

All of the sales were arms length and did not require an adjustment for condition of sale.

Market Conditions

The next adjustment required is for changing market conditions over time. A number of factors were analyzed, including published statistical data, analysis of matched-pair sales (if available) and conversations with market participants.

Based on the above data sources, augmented by our knowledge of the local and extended market, it is our opinion that values within the subject's market segment have been increasing since the time of the first sale.

Historical increases from 3% to 8% per year were realized from 2018 through 2024 for this property type. The Federal Reserve Bank's policy of increasing the prime lending rate (to combat rapid inflation) has negatively impacted the rate of value increase in the market. An upward market conditions adjustment at the middle end of the historical range is supported for the subject due to the scarcity of supply and strong demand for commercial properties in the area.

Sales occurring since the first sale are considered inferior to current activity and have been adjusted upward at a rate of 5% per year (0.42% per month) based on the Subject's market area.

Location/Site Prominence

Parcel B is located along St. Johns Avenue, in the downtown area of the City of Palatka. Each of the sales are located along St. Johns Avenue, in the Subject's immediate area. However, Parcel B is a corner lot, which is superior to sales 1 and 3. Each of these sales warranted an upward adjustment.

The remaining sale was similar.

Site Size

The comparables ranged in size from 5,000 $\pm$ to 10,685 $\pm$ usable square feet. Based upon the economies of scale, smaller sites tend to sell for a higher price per square foot than larger sites, considering all other characteristics are equal. The sales were adjusted accordingly if necessary based on their size differences as compared to the Subject.

Road Access

Parcel B has access from both St. Johns Avenue and S. 8th Street.

Access was considered similar for sales 1 and 2.

Sale 3 is only accessible from one roadway and warranted an upward adjustment for inferior access.

Physical Characteristics: Site Utility

Parcel B has good site utility.

Each of the sales have a good shape for efficient commercial use and were considered similar.

Zoning/Development Potential

Parcel B is zoned DB, Downtown Business, and the land use is Commercial. Each sale has a similar zoning designation and no adjustments were necessary.

Miscellaneous

Sale 1 had site improvements in place which included masonry walls and a concrete pad. It is assumed that these improvements contribute value to future development of this property.

No other adjustments were necessary.

Conclusion - Parcel B

The sales discussed above are considered the most similar to the Subject overall, and reflect the best available market data on which to base our estimate of land value. After adjustments, the sales ranged in price per square foot from \$12.54 to \$25.55, with the average being \$20.22 per square foot and the median price being \$22.56 per square foot.

Therefore, based upon the above comparative analysis of the land sales set forth, and giving heavy weight to sale 2 which is the previous sale of Parcel B, it is our opinion that the Fee Simple Unit Market Value of Parcel B is **\$22.00 per usable square foot**. Thus, based on the ATF methodology, in the before situation, the underlying land of the parent tract was concluded at a fee simple unit value of **\$22.00 per usable square foot**.

COMPARABLE LAND SALES ADJUSTMENT CHART				
Sale No.	Subject	1	2	3
Sale Date		06/07/24	05/08/23	05/22/24
Sale Price		\$250,000	\$103,000	\$50,000
Property Data				
Site Size	5,000	10,685	5,000	5,000
Zoning	DB	DB	DB	DB
Land Use	Com	Com	Com	Com
Sale Price Per SF		\$23.40	\$20.60	\$10.00
Property Rights Conveyed		0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%
Market Condition Adjustment		4.00%	9.50%	4.50%
Adjusted Unit Price Range		\$24.33	\$22.56	\$10.45
Physical Adjustments				
Location/Site Prominence		10.00%	0.00%	10.00%
Site Size		5.00%	0.00%	0.00%
Access		0.00%	0.00%	10.00%
Site Utility		0.00%	0.00%	0.00%
Zoning/Development Potential		0.00%	0.00%	0.00%
Miscellaneous		-10.00%	0.00%	0.00%
Total Adjustment		5.00%	0.00%	20.00%
Adjusted Price Per SF		\$25.55	\$22.56	\$12.54
Avg. adjusted price Usable SF	\$20.22			
Med. Adjusted price Usable SF	\$22.56			

Discussion on the Fee Value of the Subject Easement

As previously discussed, in determining the market value of the Subject Site, we first valued Parcel B (which the Subject easement abuts) as part of the *across-the-fence method*.

The proposed easement is to be used in conjunction with Parcel B, which is planned to be developed with a restaurant. The easement, which runs above a sidewalk right-of-way owned by the City of Palatka, is for an awning for the restaurant. This easement is to contain 132± square feet.

The following chart was published by the International Right of Way Association (IRWA) and outlines the range of easement compensation rates as a percentage of the fee value. The chart is from May/June 2006.

EASEMENT VALUATION MATRIX		
Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	Severe impact on surface use Conveyance of future uses	Overhead electric Flowage easements Railroad ROW Irrigation canals Access roads
75% - 89%	Major impact on surface use Conveyance of future uses	Pipelines Drainage easements Flowage easements
51% - 74%	Some impact on surface use Conveyance of ingress/egress rights	Pipelines Scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines Cable line Telecommunications
26% - 49%	Location along a property line, location across non usable land area	Water or sewer line Cable lines
11% - 25%	Subsurface or air rights that have minimal effect on use and utility Location with a setback	Air rights Water or sewer line
0% to 10%	Nominal effect on use and utility	Small subsurface easement

Overall, it is our opinion that the proposed Perpetual Easement diminishes the value of the parent tract. Per the above chart, The International Right of Way Association easement valuations

matrix identifies the Subject easement as: subsurface or air rights that have minimal effect on use and utility. This type of easement ranges from 11% to 25% of the fee value.

For purposes of this appraisal, it is our opinion that the proposed easement rights are equal to 25% of the fee simple rights. The value allocation takes into consideration the loss of utility associated with the easement and its impact on future use of the area in question.

Land Valuation

The value of the land to be acquired is based upon the unit value as part of the whole. In the before situation, the underlying land of the parent tract was concluded at a fee simple unit value of **\$22.00 per usable square foot**.

Valuation of the Perpetual Easement at 25% of the fee simple level is equal to \$5.50 per square foot. In other words, the diminution in value is \$5.50 per square foot and the remaining value for the owner's interest in the area encumbered by the easement is \$16.50 per square foot. The less than fee value of the easement is calculated as follows:

$$132 \text{ square feet @ } \$5.50 \text{ per square foot} = \$726$$

\$750 Rd.

ADDENDA

QUALIFICATIONS - RONALD N. PACETTI

Resident of Florida since birth, licensed by Real Estate Commission, State of Florida since 1987.

Formal Education

Bachelor of Science in Business Administration, 1986 from
University of Florida, Gainesville, Florida.

Master of Arts in Real Estate, 1989 from University of
Florida, Gainesville, Florida.

Real Estate Education

University of Florida Courses, Sponsored by the Appraisal Institute:

Real Estate Analysis, 1986
Real Estate Law, 1988
Real Estate Feasibility, 1988
Real Estate Valuation I and II, 1987, 1989
Case Studies in Real Estate Valuation, 1989
Valuation Analysis and Report Writing, 1989
Real Estate Finance, 1988

Recent Courses and Seminars:

*3-Hour Florida Appraisal Laws and Regulations - October 2024
*7-Hour National USPAP Update Course - October 2024
*The Discounted Cash Flow Model - October 2024
*Using Your HP-12C Financial Calculator - October 2024
*Excel Applications for Valuation - August 2024
*Business Practices and Ethics - October 2022
*Cool Tools - New Technology for RE Appraisers - November 2022
*Comparative Analysis - November 2022

**Small Hotel/Motel Valuation - September 2020
*Appraising Automobile Dealerships - August 2020
*Appraisal of Medical Office Buildings - August 2020

QUALIFICATIONS - RONALD N. PACETTI - Continued

Memberships and Professional Affiliations

Member Appraisal Institute, MAI Designation 9277, 1992
Licensed Real Estate Salesman 0490317, State of Florida
State Certified General Appraiser Licensed No. RZ 677, State of Florida

Appraisal Experience

Started Pacetti Appraisal Services in July, 1994.
Appraiser, Clark, Hunter & Associates, March, 1992 to June, 1994.
Associate Appraiser, Callaway & Price, Inc., May, 1988 to February, 1992.
Staff Appraiser, Dub Clark & Associates, March, 1987 to August, 1987.

Types of Properties Appraised

Appraisals made on the following types of property throughout the State of Florida for individuals, attorneys, insurance companies, banks, corporations, government agencies, and mortgage companies.

Acreage	Medical Buildings
Apartment Buildings	Mobile Home Parks
Bed and Breakfast	Office Buildings
Commercial Buildings	Office Condominiums
Condemnation	Recreation Leases
Condominiums (Individual	Residences
Units and Discounted	Radio Towers
Sellouts of Total	Service Stations
Projects)	Shopping Centers
Country Clubs	Special Purpose
Duplexes	Store Buildings
Easements	Subdivisions
Farms	Vacant Commercial Land
Foreclosures	Vacant Industrial Land
Golf Courses	Warehouses
Industrial Buildings	R.V. Parks

APPRAISER LICENSES



ADOPT RESOLUTION 2025-R-70 awarding ITB 2025-06 – Well System Replacement to Putnam Well Drilling, LLC as the lowest responsive and responsible bidder in the amount of \$37,021.24. (100% City funds).

Address:

Parcel No.:

Applicant:

STAFF REPORT

DATE: May 22, 2025

TO: City of Palatka City Commission

FROM: City Staff

APPLICATION REQUEST

Adopt Resolution 2025-R-70 awarding ITB 2025-06 to Putnam Well Drilling, LLC, as the lowest responsive and responsible bidder in the amount of \$37,021.24, to be funded entirely by City funds (GL Line: 041-11-533-6-6400 – Capital Outlet).

BACKGROUND

The City of Palatka issued Invitation to Bid (ITB) 2025-06 seeking qualified contractors for the replacement and installation of a well pumping system. The project scope includes removing the existing turbine system and furnishing and installing a complete, modern well system including a 30 HP submersible pump, associated piping, wiring, electrical hookups, valves, and safety features.

The ITB was publicly advertised on April 24, 2025. Proposals were due by May 8, 2025. The City received bids in accordance with the advertisement and procurement requirements.

PROJECT ANALYSIS

After a thorough evaluation of the submitted proposals, Putnam Well Drilling, LLC was determined to be the lowest responsive and responsible bidder, submitting a total bid of **\$37,021.24**. Their submission met all material specifications of the ITB and included all required documentation.

The contractor will be responsible for all labor, materials, and permits required to fully replace and operationalize the well system. The project will improve the City's water system reliability and efficiency. All work must comply with federal, state, and local regulations.

Staff Recommendation

Staff recommends awarding the contract to **Putnam Well Drilling, LLC** in the amount of **\$37,021.24**, as they are the lowest responsive and responsible bidder that meets all the specifications outlined in ITB 2025-06. This procurement complies with all applicable City purchasing procedures and policies.

Funding for this project is available under GL Line: **041-11-533-6-6400** (Capital Outlet).

ATTACHMENTS

1.	ITB-2025-06 WELL SYSTEM REPLACEMENT AND INSTALLATION SERVICES
2.	Bid tab EXECUTED
3.	2025-R-70 AWARDING ITB 2025-06 – WELL SYSTEM REPLACEMENT TO PUTNAM WELL DRILLING, LLC AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF



ITB 2025-06

WELL SYSTEM REPLACEMENT AND INSTALLATION SERVICES

The City of Palatka hereby requests bids from qualified contractors to provide Well System Replacement and Installation Services at a designated location. Services shall include furnishing all necessary materials, labor, equipment, and permits to replace and install a new well pumping system, including motor, drop pipe, check valves, wiring, and full electrical hookup. The selected contractor shall be responsible for dismantling the old system, installing the new one, and ensuring complete operational capability. Work must meet all federal, state, and local codes.

This contract shall be a **non-exclusive** agreement for services.

The City reserves the right to enter into agreements with multiple respondents, waive any irregularities submitted, reject any and/or all submittals, re-advertise, and accept any submittals deemed to be in the best interest of the City. No fax or e-mail proposals will be accepted. The City of Palatka reserves the right to reject any and all proposals and waive any irregularities.

Advertisement Date: April 24, 2025

Deadline for Questions: May 1, 2025

Due Date: May 8, 2025 @ 3:00 p.m.

Pre-bid Meeting: n/a

Contact: Carlos Dominguez
201 North Second Street
Palatka, FL 32177
cdominguezbrito@palatka-fl.gov

Respondents are required to submit one (1) original and one (1) copy in a sealed envelope marked "**RESPONSE TO PALATKA ITB 2025-06**". All questions shall be emailed to the contact listed above and, all questions will be answered in writing. To facilitate effective evaluation by the City, responses shall be limited to no more than a total of twenty (20) pages. Forms required by this ITB, sectional dividers, and front and back covers will not be counted toward the total. All materials submitted pursuant to this ITB shall become the property of the City of Palatka. The City of Palatka supports Equal Opportunity Employment, Fair Housing

and Providing Handicapped Access.

The bid must be submitted in a sealed envelope or container stating on the outside the proposer's name, address, telephone number and ITB title-number and delivered to:

City of Palatka
Attn: City Clerk
201 North Second St.
Palatka, FL 32177

Hand-carried and express mail proposals may be delivered to the above address ONLY between the hours of **8:30 a.m. and 5:00 p.m.**, local time, Monday through Friday, excluding holidays observed by the City.

Bids will be opened and read aloud following the deadline for receipt.

Respondents are responsible for informing any commercial delivery service, if used, of all delivery requirements and for ensuring that the required address information appears on the outer wrapper or envelope used by such service.

Any proposal received after the deadline will not be considered and will be returned unopened. The City reserves the right to reject any and all submittals received in response to this ITB as determined to be in the best interests of the City. The City may not award an agreement(s) solely on the basis of this ITB and will not pay for the information solicited or obtained. Any information obtained may be used to determine the suitability of the proposal.

Proposals must be signed by an officer of the company who is legally authorized to enter into a contractual relationship in the name of the proposer, and proposer(s) must affix their company's corporate seal to the proposal. In the absence of a corporate seal, the Proposal must be notarized by a Notary Public.

Non-acceptance of any proposal will not imply any criticism of the proposal or convey any implication that the proposal was deficient. Non-acceptance of any proposal will mean that another proposal was deemed to be more advantageous to the City. All material submitted in response to the ITB becomes the property of the City and will be returned only at the option of the City.

Costs for developing proposals in response to this ITB are entirely the obligation of the respondent and shall not be chargeable in any manner to the City. Explanations desired by the submitter(s) regarding the meaning or interpretation of this ITB must be obtained from the contact person, in writing via email, as is further described below.

To ensure fair consideration and consistent and accurate dissemination of information for all proposers, the City prohibits communication to or with any department, employee, or agent evaluating or considering the proposals during the submission process, except as authorized by the contact person.

During the blackout period as defined herein, except as pursuant to an authorized appeal, no person may lobby, as defined herein, on behalf of a competing party in a particular

procurement process City officials or employees. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

The blackout period means the period between the time the submittals for invitation for bid or the request for proposal, or qualifications, or information, or the invitation to negotiate, as applicable, are received by the City of Palatka and the time City officials and employees award the contract. Lobbying means when any natural person, for compensation, seeks to influence the governmental decision making, to encourage the passage, defeat or modification of any proposal, recommendation or decision by City officials and employees, except as authorized by procurement documents.

Termination Clause The City of Palatka reserves the right to terminate the contract, in whole or in part, at its sole discretion under the following circumstances:

1. **Non-Performance** – Failure to perform the required work in accordance with the contract specifications or failure to meet agreed deadlines.
2. **Legal Violations** – Violation of any federal, state, or local laws, regulations, or ordinances applicable to the contract.
3. **Failure to Obtain Permits or Approvals** – If the contractor fails to secure the necessary permits or approvals required for the work.
4. **Breach of Contract** – Any failure to adhere to the contract terms, including pricing, insurance, safety requirements, or quality standards.
5. **Unsafe or Unacceptable Work** – Work that is determined to be unsafe, of poor quality, or that does not meet project specifications.
6. **Financial Insolvency** – If the contractor declares bankruptcy or is otherwise unable to complete the work due to financial instability.
7. **Convenience of the City** – The City may terminate the contract for its convenience, provided the contractor is compensated for work satisfactorily completed up to the date of termination.

In the event of termination, the City will provide written notice to the contractor specifying the reason and effective date of termination. The contractor shall cease work immediately upon receipt of notice, remove all equipment and personnel from the site, and return any City property. Any costs incurred due to the contractor's failure to perform may be deducted from payments owed or recovered through legal means.

TERM

1. **Contract Term:** The term of this Agreement shall be for a two (2) year period commencing on the date that service commences provided that the Agreement has been executed by both parties prior to such date. Service is expected to commence Service is expected to commence **within 20 days of contract award**; however, the City, at its sole discretion, reserves the right to modify the aforementioned commencement date should it deem necessary. The City shall not be responsible for any costs associated with such modification.
2. **Renewal Term and Compensation:** The City reserves the right to renew the terms of this Agreement for two (2) additional years in one (1) year increments pending a mutual agreement between the City and the Contractor and a review of the contractor's performance for the previous two-year period. Such review shall be done with a written notice to the Contractor by the City. Should City and Contractor choose to renew the Contract as provided for, Contractor may adjust rates, each

additional two (2) year period, upward or downward to reflect the cost of doing business measured by fluctuations in the Consumer Price Index (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics or its successor agency for all consumers in the Gainesville, FL district, for the latest available twelve (12) months, calculated by the percent change up or down as compared to the Bureau of Labor Statistics from the award period. Contractor shall notify the City not less than sixty (60) days prior to the expiration of the Contract should Contractor plan on adjusting rates as provided for in this paragraph. Such notification shall include the proposed new rates.

RIGHTS OF APPEAL

Participants in the ITB solicitation may protest ITB specifications in accordance with any applicable portions of the City of Palatka Code of Ordinances.

LAWS AND REGULATIONS

Bidders shall comply with all laws, ordinances, and regulations applicable to the services contemplated herein, including those applicable to conflict of interest and collusion. Respondents are presumed to be familiar with all Federal, State, and local laws, ordinances, codes, and regulations that may in any way affect the services offered. The proposals shall comply with the City's Comprehensive Plan, Land Development Code, Building Code, and other applicable regulatory requirements.

A. Project Scope/ Description:

Services will include but are not limited to:

- Pulling existing turbine from well
- Developing well with 750/150 compressor from 200'
- Supplying and installing 30hp 230/460 volt 6" motor
- Supplying and installing 30hp 500gpm 6" liquid end submersible pump
- Providing and installing 63 LF of 4" galvanized drop pipe
- Installing 4" stainless VFD check valve
- Installing 63 LF of #4 wire conductor
- Installing 4" galvanized T
- Installing 4"x2" galvanized bushing with 2" HD relief valve
- 10"x4" blind flange assembly & tie into existing plumbing
- Installing 30hp 230/460 3ph nema 3r square d starter overload/underload
- All electrical dismantle and hookup
- Labor to install system

All equipment and materials must meet standard specifications and be installed by qualified personnel. The contractor shall coordinate inspections and testing with City representatives.

Insurance & Licensing Requirements:

- Valid Florida business license.
- Proof of general liability, worker's compensation, and auto insurance.
- Must comply with all local permitting and regulatory requirements.

ATTACHMENT "A"
BID FORM & CERTIFICATION

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

Company Name: _____

Primary Contact Name: _____

Phone Number:(_____) _____ - _____

Email: _____

Mailing Address: _____
Street
City
State
Zip

The execution of this Form & Certification by the undersigned acknowledges the receipt of the City of Palatka's Invitation to Bid (ITB) other related documents identified in the ITB, and any and all Addenda(s) issued by the City regarding this ITB.

Location/Description	Unit	Unit Price	Total Price
Pull existing turbine from well	Lump Sum		
Develop well with 750/150 compressor	Lump Sum		
Install 30hp 230/460 volt 6" motor	Lump Sum		
Install 30hp 500gpm 6" liquid end	Lump Sum		
Install 4" galvanized drop pipe (63 LF)	Linear Foot		
Install 4" stainless VFD check valve	Lump Sum		
Install #4 wire conductor (63 LF)	Linear Foot		
Install 4" galvanized T	Lump Sum		
Install 4"x2" galvanized bushing + 2" HD relief valve	Lump Sum		
10"x4" blind flange assembly & plumbing connection	Lump Sum		
Install 30hp nema 3r starter overload/underload	Lump Sum		
All electrical dismantle and hookup	Lump Sum		
Labor to install complete system	Lump Sum		

Total Amount of the Proposal: \$

Reference

#1: _____ Phone/email: _____

Reference

#2: _____ Phone/email: _____

Basis of Payment shall be the unit pricing provided for actual field measured work performed with the asphalt adjustment.

On behalf of our proposal team, we agree to and accept the terms, specific limitations and conditions expressed therein. I certify that all information contained in the proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of my team as its act and deed and that the team is ready, willing and able to perform.

Signature

Date:

Name (Print)

STATE OF FLORIDA

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this ____ day of _____, 2017, and is personally known to me, or has provided _____ as identification.

Notary Public

My Commission expires:

ATTACHMENT "B"
CITY OF PALATKA, FLORIDA SWORN STATEMENT UNDER F.S. SECTION
287.133(3) (A), ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract for _____.
2. This sworn statement is submitted by (entity) _____ whose business address is _____ and (if applicable) Federal Employer Identification Number (FEIN) is _____ (If a Sole Proprietor and you have no FEIN, include the last four (4) digits of your Social Security Number: _____.)
3. My name is and my relationship to the entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(a) (g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a) (b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - ii. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The City of Palatka, Florida ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

- ☐ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order.)
- ☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)
- ☐ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

Name (Print)

Signature

Date

STATE OF FLORIDA
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this ____ day of _____, 2017, and is personally known to me, or has provided _____ as identification.

Notary Public

My Commission expires:

ATTACHMENT "C"
CITY OF PALATKA
DRUG-FREE WORKPLACE CERTIFICATION

The below-signed Proposer certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or services a copy of the statement specified in paragraph 1.
4. In the statement in paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee understands the terms of the statement and will notify the employer of any conviction of, or plea of nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.
5. Impose a sanction, require a fine or require satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I Certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: _____

—

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE
NUMBER(S): _____

SIGNATURE: _____

NAME (TYPED OR PRINTED): _____ TITLE: _____

EMAIL: _____

**ATTACHMENT “E”
E-VERIFY STATEMENT**

Bid/Proposal/RFQ Number: _____

Project Description: _____

Vendor/Consultant acknowledges and agrees to the following:

Vendor/Consultant shall utilize the U.S. Department of Homeland Security’s E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the Vendor/Consultant during the term of the Contract to perform employment duties within Florida; and
2. All persons, including subcontractors, assigned by the Vendor/Consultant to perform work pursuant to the contract with the Department.

Company/Firm: _____

Contact Name (Print): _____

Authorized Signature: _____

Title: _____

Date: _____

ROBERTA M. CORREA
MAYOR-COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

MARCIA G. CARTY, CPA,
CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

Bid Opening

Job Title: Invitation to Bid (ITB) 2025-06 City of Palatka WELL SYSTEM REPLACEMENT AND INSTALLATION SERVICES

Dept./ Water Treatment Plant
Date: 05/08/2025

Bidder name	Bid Amount	Addendum 1 - 2	1 original & 1 copy
Rowe Drilling	\$ 69,515.00	✓	✓
Putnam Well Drilling LLC	\$ 37,021.24	X	✓

Witness Signature: Karen Hayes, MMC Witness Printed Name: Karen Hayes

Witness Signature: Shawn Bruneau Witness Printed Name: Shawn Bruneau

Witness Signature: Carlos Dominguez Witness Printed Name: Carlos Dominguez

RESOLUTION NO. 2025-R-70

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, AWARDED ITB 2025-06 – WELL SYSTEM REPLACEMENT TO PUTNAM WELL DRILLING, LLC AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$37,021.24; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR SCRIVENER’S ERRORS.

WHEREAS, the City of Palatka issued Invitation to Bid (ITB) 2025-06 seeking qualified contractors to provide Well System Replacement and Installation Services at a designated location; and

WHEREAS, the scope of services includes the removal of the existing turbine pump, installation of a new submersible pump and motor, associated piping, valves, electrical hookup, and other appurtenances necessary to ensure full operational capacity in compliance with all applicable codes; and

WHEREAS, the City received bids in accordance with its procurement requirements, and Putnam Well Drilling, LLC was determined to be the lowest responsive and responsible bidder, submitting a total bid in the amount of \$37,021.24; and

WHEREAS, the project will be fully funded with City funds from GL Account No. 041-11-533-6-6400 (Capital Outlet); and

WHEREAS, it is in the best interest of the City of Palatka to proceed with awarding ITB 2025-06 to Putnam Well Drilling, LLC in order to address essential infrastructure needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF PALATKA, FLORIDA:

1. **Award** – The City Commission hereby awards ITB 2025-06 – Well System Replacement and Installation Services to Putnam Well Drilling, LLC as the lowest responsive and responsible bidder in the total amount of \$37,021.24.
2. **Authorization** – The City Manager is authorized to execute the contract and all necessary documents related to this award, including any required certifications, amendments, or authorizations to carry out the intent of this resolution.
3. **Scrivener’s Errors** – The City Manager is further authorized, without additional action by the City Commission, to correct any scrivener’s errors in this Resolution or associated documents, provided such corrections do not affect the intent or substance of this Resolution.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, on this 22nd day of May 2025.

CITY OF PALATKA, FLORIDA

By: _____
Its Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

ADOPT RESOLUTION 2025-R-71 awarding ITB 2025-05 – Oak Street Roadway Improvements to GPS Civil Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$524,000. (100% City funds, part of the North Side Resurfacing Program).

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Adopt Resolution 2025-R-71 awarding ITB 2025-05 to GPS Civil Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$524,000. The project is to be fully funded by City funds and is part of the North Side Resurfacing Program.

BACKGROUND

The City of Palatka issued **Invitation to Bid (ITB) 2025-05** on April 8, 2025, seeking qualified contractors to perform roadway improvements on Oak Street, between South 17th Street and South 15th Street. The improvements involve complete removal of the existing 16-foot-wide brick roadbed with asphalt overlay and replacement with two 10-foot-wide asphalt lanes and Miami-type curbs. Additional work includes limited stormwater drainage repairs and pipe replacements, consistent with the design aesthetics of recent resurfacing projects in the area.

The project is 100% City-funded and is a key component of the **North Side Resurfacing Program**, which seeks to enhance road quality, improve drainage, and ensure safe and accessible streets.

Bids were due on May 6, 2025, and opened publicly that same day.

PROJECT ANALYSIS

Following the bid opening and evaluation of all submissions, **GPS Civil Construction, Inc.** was determined to be the lowest responsive and responsible bidder, with a lump sum proposal of **\$524,000**. The contractor met all licensing, insurance, and E-Verify requirements and submitted all required documentation, including bid security and affidavits.

GPS Civil Construction has demonstrated experience with similar roadway projects and is properly qualified to perform the scope of work described in the contract documents.

The City of Palatka will be handling CEI (Construction Engineering and Inspection) services internally. The project is anticipated to begin upon contract execution and completion of the

pre-construction meeting.

Staff Recommendation

Staff recommends that the City Commission **adopt Resolution 2025-R-71**, awarding **ITB 2025-05 – Oak Street Roadway Improvements** to **GPS Civil Construction, Inc.** in the amount of **\$524,000**, as the lowest responsive and responsible bidder. This contract will be fully funded with City funds and represents a critical investment in the City's roadway infrastructure as part of the North Side Resurfacing Program.

ATTACHMENTS

1.	BID TAB EXECUTED
2.	2025-R-71 AWARDING ITB 2025-05 – OAK STREET ROADWAY IMPROVEMENTS TO GPS CIVIL CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN TH

ROBERTA M. CORREA
MAYOR-COMMISSIONER

ANNIE H. DAVIS
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JUSTIN R. CAMPBELL, SR.
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KAREN HAYES, MMC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

Bid Opening

Job Title: Invitation to Bid (ITB) 2025-05 City of Palatka Improvements to Oak Street
Dept./ Project Manager
Date: 05/06/2025

Bidder name	Bid Amount	Addendum 1 - 2	1 original & 1 digital copy
DB Civil Construction	\$598,850	yes	
* Copper Roads LLC	\$675,000	yes	✓
SPARKS Concrete & Asphalt	\$664,044.75	yes	ORIGINAL
JD Weber Construction	\$728,356.91	yes	✓
Halifax Paving INC	\$573,654.41	yes	✓
CGC INC	\$959,747.00	yes	✓
GPS Civil Construction INC	\$524,000	yes	ORIGINAL
MARC General Contractor INC	\$706,182.66	yes	✓

Witness Signature: Karen Hayes Witness Printed Name: Karen Hayes

Witness Signature: Carlos Dominguez Witness Printed Name: Carlos Dominguez

Witness Signature: Lana Khanachet Witness Printed Name: Lana Khanachet

RESOLUTION NO. 2025-R-71

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, AWARDBING ITB 2025-05 – OAK STREET ROADWAY IMPROVEMENTS TO GPS CIVIL CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$524,000; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR SCRIVENER’S ERRORS.

WHEREAS, the City of Palatka issued Invitation to Bid (ITB) 2025-05 for roadway improvements on Oak Street between South 17th Street and South 15th Street, as part of the North Side Resurfacing Program; and

WHEREAS, the project consists of the removal of existing pavement, installation of new asphalt travel lanes, Miami-type curbs, and limited drainage structure replacements, all within the existing right-of-way; and

WHEREAS, ITB 2025-05 was publicly advertised on April 8, 2025, and bids were received and opened on May 6, 2025; and

WHEREAS, after review and evaluation of the bids received, GPS Civil Construction, Inc. was determined to be the lowest responsive and responsible bidder, submitting a bid in the amount of \$524,000; and

WHEREAS, the project is funded 100% by City funds through GL Account No. 101-18-519-6-6455 (Resurfacing & Striping); and

WHEREAS, it is in the best interest of the City of Palatka to award the project and proceed with the improvements to support the City’s infrastructure and transportation goals.

NOW THEREFORE, be it resolved as follows:

1. **Award** – The City Commission hereby awards ITB 2025-05 – Oak Street Roadway Improvements to GPS Civil Construction, Inc. in the amount of \$524,000 as the lowest responsive and responsible bidder.
2. **Authorization** – The City Manager is authorized to execute the contract and all related documents necessary to complete the project, including certifications, change orders, and administrative actions required to carry out the terms of this Resolution.
3. **Scrivener’s Errors** – The City Manager is further authorized, without further action by the City Commission, to correct any scrivener’s errors in this Resolution or related documents, provided such corrections do not materially change the intent of this Resolution.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 22nd day of May 2025.

CITY OF PALATKA

BY: _____
Its MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

ADOPT RESOLUTION 2025-R-72 granting a special events permit to Community Affairs for the Annual Juneteenth celebration which will be held June 21st at Jenkins from 4pm-9m.

Community Affairs is requesting permits for the Annual Juneteenth celebration which will be held June 21st at Jenkins from 4pm-9m.

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Community Affairs is requesting a permit for amplified sound.

BACKGROUND

Juneteenth, observed annually on **June 19th**, commemorates the day in **1865** when Union General **Gordon Granger** arrived in **Galveston, Texas**, and announced the end of slavery—more than two years after President **Abraham Lincoln** had issued the **Emancipation Proclamation** on January 1, 1863.

The delay was due in part to the slow spread of information and the continued resistance of Confederate states. When Granger declared that “all slaves are free,” it marked a pivotal moment for over 250,000 enslaved people in Texas, symbolizing true freedom for African Americans in the last holdout of Confederate control.

Juneteenth—also known as **Freedom Day** or **Emancipation Day**—has been celebrated since the late 1800s through community gatherings, parades, and educational events. It grew into a broader recognition of African American freedom, culture, and progress.

In **2021 under the Biden administration**, Juneteenth was officially recognized as a **federal holiday**, affirming its national importance. Today, cities across the U.S. use this day to honor history, promote equity, and foster community reflection and unity.

This is the 2nd annual Juneteenth celebration hosted by the City of Palatka. This event will include a kids zone, amplified sound, food trucks and vendors.

PROJECT ANALYSIS

Special events team met and agreed upon request. Community Affairs will present it to the Commissioners for approval.

Staff Recommendation

The recommendation is that the Commissioners approve this event as it is an annual event that celebrates when slavery ended in the US.

ATTACHMENTS

1.	Juneteenth 2025 application
2.	Juneteenth 2025 resolution (1)

Verified



Date Received: 4/1

Permit Classification: C

APPLICATION FOR SPECIAL EVENT

1. Contact: Jessica Cruz
Address: 1900 Napoleon St. Palatka, FL 32177
Email: jcruz@palatka-fl.gov
Phone: 386-213-0948

2. Secondary Contact:
Address: _____ Email: _____
Phone: _____

3. Event Sponsor/Organization: City of Palatka
Attach a certificate of Tax Exemption if applicable.

4. Name of Event: Juneteenth Celebration

5. Description of Event (event activities, such as concerts, street dances, races, contests/competitions, regattas, arts/crafts displays, still motion picture production, etc.):
food truck, vendors, DJ, Kids zone,
3 fire-works
pal- cotton candy Porter potties
Fire truck

6. Event Location (911 Address): 1900 Napoleon St. Palatka 7.

Road Closures: ex. St. Johns Avenue from First Street to Second Street

NONE from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

_____ from _____ to _____

8. Onsite representatives during the event:

Name: _____

Cell Phone: _____

Name: _____

Cell Phone: _____

9. Please fill in below for each day within the event.

Date(s) of Event: **Hours:** **Amplified Sound:** **Alcohol:** **Attendance**

Setup:

6/21/25 : 1 pm to 4 pm : 4 pm to 9 pm : to : _____

100

Event:

6/21/25 : to : 4 pm to 9 pm : to : _____

/ / : to : to : to : _____

/ / : to : to : to : _____

/ / : to : to : to : _____

/ / : to : to : to : _____

/ / : to : to : to : _____

/ / : to : to : to : _____

to : _____

Breakdown:

6/21/25 : 9 pm to 10 pm : to : to : _____

10. Basis of estimated peak attendance (i.e. tickets sold, historical attendance, etc.)

100

11. Number and type of auxiliary vehicles/ equipment:

_____ Watercraft _____ Aircraft _____ Utility Vehicles/Golf Carts _____ Other:

12. Any special effects or pyrotechnics (i.e. explosives, hazardous materials, discharging weapons, incendiary devices)? If yes, please describe and list contractor contact information.

Yes - fireworks

Include date and time:

6/21/25 : 8:40 to 8:56 : to :

13. Will transport vehicles be utilized? If so, please describe.

No

14. Number of staff/ volunteer: _____ Uniform _____ identification: _____

REQUIRED ATTACHMENTS

☐ Site Plan (see checklist)

Parking

Number and location of food vendors

Number and location of arts and craft vendors, concessions and/or sponsor/promoter(s) stands

Street Closures/Barricades/Detours

Garbage Containers

Parade/Marching Route

Event Headquarters

Number and location of temporary signs/banners

Sound system(s) location

Location of temporary structures, fences, grandstands, bandstands, judges stands, bleachers, hospitality tents, booths, etc.

Main emergency vehicle access to site

Location of security and emergency vehicle parking on site

Carnival location (if any)

Number/location of portable toilets

☐ Tentative Schedule of Events

☐ 501(C) (3) Certificate of Exemption # _____

☐ Nonprofit articles of incorporation, charter and mission statement

☐ Consent letter (event property): property owners on which special event location is held if not city owned

☐ Fire resistive rating certificates (tents, fabrics, etc.)

☐ Example of special event vendor permits provided

- ☐ Special event certificate of insurance- city as "additional insured" (if carnival, aircraft or watercraft rides are planned,
need certificates from those vendors)

List certificates required:

-
- ☐ Alcohol liability certificate of insurance- city as "additional insured"
 - ☐ Alcohol license (copy)
 - ☐ Signed Conditions and Agreement Form

SPECIAL EVENTS FEES

All Special Event Application submittals must include deposit fee before dates can be secured. Submission of a Special Event

Application **does not** guarantee authorization for the event in question. Each application will require review by the Special Event Review Committee, where specific requirements, conditions and/or modifications, and additional fees (security, waste, etc.) may be applied.

15. ARTICLE IV SPECIAL EVENT ORDINANCE: FEES

Any private entity/ business(es) who are holding a function that impacts neighboring businesses/residents within the City limits and/or requires city services.

☐ **CLASS A:** \$300.00 per day (attendance: 1,001 and up per day) **Permit Filing Deadline: 60 days prior to event**

☐ **CLASS B:** \$100.00 per day (attendance: 101 - 1,000 per day) **Permit Filing Deadline: 60 days prior to event**

☒ **CLASS C:** \$50.00 per day (attendance: 1- 100 per day with limited impact on traffic and parking- events such as Weddings,

Fishing tournaments with less than 40 boats, etc.) **Permit Filing Deadline: 30 days prior to event**

Arrangements for police services are **REQUIRED** for fishing tournaments with 70 boats or more. Fishing Tournaments and other large event organizers are required to arrange for auxiliary vehicle/trailer parking per accompanying guidelines.

THIS FORM IS INTENDED FOR RESERVATION PURPOSES ONLY AND DOES NOT CONSTITUTE PERMISSION FOR USES DISALLOWED UNDER PALATKA'S MUNICIPAL CODE. PERMISSION GRANTED FOR USE OF PUBLIC PROPERTY

COVERS MUNICIPAL PARK AREAS AND OTHER AREAS WITHIN THE CITY LIMITS. IT **DOES NOT** INCLUDE PERMISSION TO CLOSE PUBLIC STREETS OR HINDER PRIVATE PROPERTY. **Organizers are required** to contact the City of Palatka Cultural Resources Department office at 386-326-2704 for pre-planning purposes. ORGANIZERS/APPLICANTS WILL BE

NOTIFIED WITHIN 30 DAYS OF ANY COMMENTS THEY MAY HAVE PERTAINING TO THIS EVENT'S ANTICIPATED IMPACT WITHIN THE CITY LIMITS.

Acceptance of your application should in no way be construed as final approval or confirmation of your request.

Sec. 50-145. Any person or organization granted permission shall be bound by all park/city rules and regulations and all applicable ordinances as fully as though the same were inserted in this document, except for such rules and regulations as may be waived by such document or the City Commission.

Sec. 50-146. The person or persons to whom permission for use of city property is issued shall be liable for any loss, damage or injury sustained by any person whatsoever by reason of the negligence of the person or persons to whom such permission shall have been issued. Event liability insurance, naming the City of Palatka as an additional insured, is required prior to public events. Event liability insurance naming the City of Palatka as an additional insured is also required if a private event is taking place that will impact the City and the use of City Services.

ARTICLE V NOISE CONTROL Sec. 30-101 – 30-109: Permission for use of city property does not grant an automatic exemption to exceed maximum allowable noise levels. Complaints of adverse effects upon the community or surrounding neighborhood may result in revoking permission for use of City property for this activity.

Sec. 50-222. Indemnification/insurance; liquor liability insurance.

- (a) Prior to the issuance of a special event permit the applicant(s) shall execute an indemnification form which provides that the applicant(s) agrees to hold harmless and indemnify the city, its officers, agents and employees against any loss, damage, or expense (including all costs and reasonable attorney's fees) suffered by the city for:
 - (1) Any breach of the terms of the permit or any inaccuracy in or breach of any representation, warranty, or covenant made by the applicant(s) to the city as an inducement to the granting of the permit.
 - (2) Any claims, suits, actions, damages or cause of actions for any personal injury, loss of life or damages to personal or real property sustained by reason of, result of, or by presence of the applicant on public property by applicant's agents, employees, invitee and/or any other persons.
- (b) At least seven days prior to the first day of any special event, the applicant shall furnish to the special events coordinator proof of liability insurance protection, in an amount of not less than \$1,000,000.00 per person for bodily injury or death, \$2,000,000.00 per occurrence for bodily injury or death and \$500,000.00 per occurrence for property damage, naming the city as "additional insured".
- (c) If alcoholic beverages are to be dispensed, served, sold or distributed at an outdoor event, the applicant(s) shall in addition provide liquor liability insurance in the amount of \$500,000.00 which shall name the city as additional insured.
- (d) Nothing in this section shall be construed to effect in any way the city's rights, privileges and immunities as set forth in F.S. § 768.28.

(Ord. No. 10-34, I(Exh. 1), 12-9-2010)

Special Events Vendor Requirements

1. A 12 foot clear area must be maintained in front of each vendor site. This clear area will allow for the passage of emergency response vehicles. Assure there is at least a 12 foot clearance for emergency vehicles to be able to pass. All streets must remain open at all times. Make sure an apparatus can have a straight path and not have to zig zag around tents. Barricades can be used to close traffic, but no permanent blockages such as tents, vehicles, concession trailers, pools, etc.
2. Temporary vendor tents and/or canopies of 200 square feet or less and without food preparation are exempt from fire retardant requirements. Tent stakes, guide ropes, etc. will be clearly marked with a visible warning, i.e. flag, barricade tape, or protective cap. Protect from injuries by making sure there is some highly visible tape or protection cover over tent stakes.
3. Temporary electrical cords and hoses will not cross any street and where crossing sidewalks, will be protected and pose no trip hazard. All electric will be GFIC protected. NFPA 70. Make sure all cord connections are off the ground and protected by GFCI. If they have a cord or hose crossing a sidewalk, they need to tape it down or cover with a carpet to prevent trip hazards. If possible, run the cord overhead.
4. A 44" accessible clear path maintained on all city sidewalks. FBC Ch.11. Sometimes vendors pile boxes behind their tent. Make sure the public has at least a 44" clear path on the sidewalks.
5. Generators will be located to the rear of a vendor space, have a fire extinguisher, and be sound deadened. Make sure the generator has a muffler and well away from public and combustibles. Must have extinguisher. Make sure the gas can is stored in a safe place away from an ignition source.

Food Vendors

1. All food vendors must have a minimum of a 2A-10BC fire extinguisher currently certified and tagged by a licensed extinguisher company (Tag showing inspection within 1 year of event date). Same as a regular inspection tag check.
2. Vendors deep frying, in addition to the ABC extinguisher, must also have a K-Class extinguisher currently certified and tagged by a licensed extinguisher company. In addition to the ABC, they must have a K class. No K, no frying.
3. Temporary vendor tents or canopies used for cooking or assembly must be fire retardant certified in accordance with NFPA 101, Sec. 10.3.1. Check fire retardant label on the tent and on the side curtains.
4. Concession trailers that are cooking food that produces grease laden vapors will also be required to have a hood and suppression system installed in accordance with NAPA 96. If they want to cook meats inside a concession trailer, they must have a hood and suppression system. No exceptions.
5. The Department of Business and Professional Regulation will inspect all vendors prior to opening for business. Event staff will coordinate the overall inspection time. Exceptions:
 - a. Non-profit organizations. The vendor must have a State of Florida Tax Exemptions Certificate, issued in the name of the vendor on site.
 - b. Vendors selling food items not prepared on site, i.e. pre-packaged. The exceptions a. and b. are only for state inspectors. All vendors must comply with the city's special event requirements.

Vendor RV Camping

1. Temporary camping with motor homes, 5th wheels, and travel trailers is permitted in coordination with the event staff. No tent camping is allowed.

personally known to me, or who has/have produced FD as
identification.

NOTARY SEAL

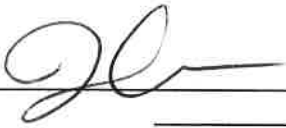


C. James
Signature of Notary Public, State of Florida

The applicant(s) agrees to hold harmless and indemnify the City of Palatka, its officers, agents and employees against any loss, damage, or expense (including all costs and reasonable attorney's fees) suffered by the City of Palatka for:

- 1.) Any breach of the terms of the permit or any inaccuracy in or breach of any representation, warranty, or covenant made by the applicant(s) to the City of Palatka as an inducement to the granting of the permit.
- 2.) Any claims, suits, actions, damages, or cause of actions for any personal injury, loss of life, or damages to personal or real property sustained by reason of, result of, or by presence of the applicant(s) on public property by applicant's agents, employees, invitee, and/or any other persons.

CERTIFICATION: I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS UNDER WHICH THE CITY OF PALATKA HAS GRANTED PERMISSION FOR USE OF THE AREA DEFINED ON PAGE ONE OF THIS APPLICATION FOR THE PURPOSE STATED HEREIN, AND AGREE TO BE BOUND BY SAME.



Signature of Applicant

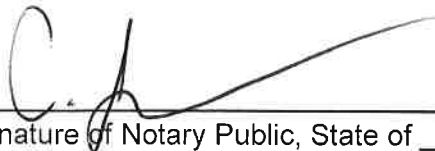
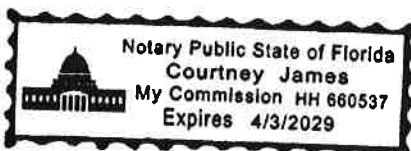
Date

5/14/25

State of Florida County of Putnam

The foregoing application is acknowledged before me this 14th day of May, 2025, by Jessica Cruz, who is personally known to me, or who has/have produced ID as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

APPLICATION APPROVED

Special Events Coordinator

Date

Chief of Police

Date

2. Under NO circumstances will any gray or black water be dumped, except into a proper disposal facility (At this time, the City of Palatka does not have a disposal facility within the city). Unauthorized dumping will be met with stiff penalties and expulsion from the event.
3. Parking of RV campers will insure that no driveway, street, or parking lot is blocked or obstructing traffic.
4. Campers will be locked when not occupied.
5. Permission to connect to utilities will only be authorized by event staff.
6. A placard issued by the event staff will identify vender RVs.

City of Palatka Indemnification & Hold Harmless Agreement

The BUSINESS and/or INDIVIDUAL agrees to indemnify and hold the City and its officers, agents, and employees harmless from any and all liability, damages, actions, claims, demands, expenses, judgments, fees and costs of whatever kind or character, arising from, by reason of in connection with the use of the facilities described herein. It is the intention of the BUSINESS and/or INDIVIDUAL that the CITY and its officers, agents, and employees shall not be liable or in any way responsible for injury, damage, liability, loss or expense resulting to the user and those it brings onto the premises due to accidents, mishaps, misconduct, negligence or injuries either in person or property.

The BUSINESS and/or INDIVIDUAL expressly assume full responsibility for any and all damages or injuries which may result to any person or property by reason of or in connection with the use of facilities pursuant to this agreement, and agrees to pay the CITY for all damages caused to the facilities resulting from the user's activities hereunder.

The BUSINESS and/or INDIVIDUAL represents that its activities pursuant to this agreement will be supervised by adequately trained personnel, and that user will observe, and cause the participants in the activity to observe, all safety rules for the facility and the activity. The BUSINESS and/or INDIVIDUAL acknowledge that the CITY has no duty to and will not provide supervision during the activity.


 _____ Signature of Applicant Name of
 Facility being used
Jessica Cruz 5/14/25
 Print Name of Applicant Date of Use

State of Florida County of County

The foregoing application is acknowledged before me this 14th day of May, 2025, by Jessica Cruz, who is

RESOLUTION NO. 2025-R-72

**A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, GRANTING
A SPECIAL EVENTS PERMIT TO COMMUNITY AFFAIRS FOR THE
ANNUAL JUNETEENTH CELEBRATION WHICH WILL BE HELD ON
SATURDAY JUNE 21ST; SETTING FORTH THE PROVISIONS OF THE
PERMIT; AND PROVIDING FOR SCRIVENER’S ERRORS**

WHEREAS Community Affairs is requesting permits for the annual Juneteenth Celebration, which will be held on June 21st, 2025, from 4:00 pm until 9:00pm.

WHEREAS, the City of Palatka’s Special Events Committee has met to review the submitted application to assess any additional services necessary for the Special event to provide public safety and/or assistance for the function; and

WHEREAS, the Palatka City Commission finds that the approval of the Special Events Permit, as stipulated and described herein, is in the best interest of the event organizers, the City of Palatka and its citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
PALATKA, FLORIDA:**

Section 1: That Special Events Permit for the annual Juneteenth Celebration, which will be held on June 21st, 2025, is hereby granted to City of Palatka Community Affairs with the following provisions and stipulations:

- a.** A Class “C” Special Events Permit is hereby granted for the event to be held on 07/21/2025, during the hours provided in the application
- b.** **Section 2:** The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener’s errors, which do not affect the intent of this resolution. A corrected copy shall be posted in the public record by the City Clerk.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, on this 22nd day of June 2025.

CITY OF PALATKA, FLORIDA

By: _____
Its Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

ADOPT RESOLUTION 2025-R-73 approving an Extension and Addendum to the Master Consulting Services Agreement with Passero Associates, LLC for an additional one-year term.

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Approval of a one-year extension and addendum to the Master Consulting Services Agreement with Passero Associates, LLC, originally executed on May 9, 2019, and set to expire on May 24, 2025. This extension will continue Passero's contractual engagement through May 24, 2026, under the same terms and conditions, with added provisions for compliance with state laws including E-Verify and scrutinized company certifications.

BACKGROUND

The City of Palatka entered into a Master Consulting Services Agreement with Passero Associates, LLC on **May 9, 2019**, for professional engineering, planning, and design services on an as-needed basis. The original five-year term is scheduled to expire on **May 24, 2025**.

Over the past several years, Passero has played a key role in supporting the City's infrastructure and capital improvement needs, particularly **aviation-related projects at Palatka Municipal Airport (28J)**. These include ongoing efforts in hangar development, taxiway rehabilitation, and FAA/state-funded initiatives.

As of this date, the City continues to advance several active and upcoming airport projects in coordination with FDOT and FAA funding partners. Due to their extensive experience in aviation engineering and regulatory compliance, Passero remains uniquely positioned to assist the City without delay or re-procurement.

PROJECT ANALYSIS

This addendum and one-year extension is necessary to ensure continuity of service and uninterrupted support for critical infrastructure projects. It also incorporates updated compliance requirements regarding:

- Scrutinized companies and business operations in countries listed under Florida Statutes
- Certification of non-engagement in boycotts of Israel, Cuba, Syria, Iran, and Sudan

- Mandatory E-Verify usage for both Passero and their subcontractors
- Acknowledgement that funding beyond September 30, 2025, is subject to the City’s annual budget and TRIM approval process

By extending the agreement now, the City avoids gaps in support and ensures that federally and state-funded projects remain in compliance and on schedule.

Staff Recommendation

Staff recommends that the City Commission **adopt Resolution 2025-R-73**, authorizing the execution of an extension and addendum to the Master Consulting Services Agreement with Passero Associates, LLC through **May 24, 2026**. Passero continues to be a valuable and qualified partner for the City, particularly for ongoing and anticipated aviation infrastructure projects. Maintaining their services under this agreement is in the City’s best interest.

ATTACHMENTS

1.	2025-R-73 APPROVING AN EXTENSION AND ADDENDUM TO THE MASTER CONSULTING SERVICES AGREEMENT WITH PASSERO ASSOCIATES, LLC FOR AN ADDITIONAL ONE-YEAR TERM
----	--

RESOLUTION NO. 2025-R-73

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, APPROVING AN EXTENSION AND ADDENDUM TO THE MASTER CONSULTING SERVICES AGREEMENT WITH PASSERO ASSOCIATES, LLC FOR AN ADDITIONAL ONE-YEAR TERM; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR SCRIVENER'S ERRORS.

WHEREAS, the City of Palatka entered into a Master Consulting Services Agreement with Passero Associates LLC on May 9, 2019, for the provision of engineering, planning, and consulting services; and

WHEREAS, the Agreement is set to expire on May 24, 2025, upon completion of its initial five-year term; and

WHEREAS, the Agreement allows for extensions in one-year increments, and the City and Passero Associates, LLC desire to extend the term by one additional year, through May 24, 2026; and

WHEREAS, the City is currently engaged in multiple airport infrastructure projects requiring specialized aviation engineering expertise, and Passero Associates, LLC has demonstrated its qualifications and effectiveness in delivering these services; and

WHEREAS, the proposed addendum also incorporates provisions for compliance with Florida law, including E-Verify registration, scrutiny of company activities as outlined in Florida Statutes Sections 287.135 and 215.473, and a funding contingency clause tied to the City's annual budget and TRIM approval process; and

WHEREAS, it is in the best interest of the City of Palatka to continue its professional relationship with Passero Associates, LLC under the terms of the original agreement, as modified by the extension and addendum.

NOW THEREFORE, be it resolved as follows:

- 1. Approval** – The City Commission hereby approves the extension and addendum to the Master Consulting Services Agreement with Passero Associates, LLC for an additional one-year term through May 24, 2026.
- 2. Authorization** – The City Manager is authorized to execute the extension and addendum, as well as any and all related documents, certifications, or authorizations necessary to carry out the intent of this Resolution.
- 3. Scrivener's Errors** – The City Manager is further authorized, without additional action by the City Commission, to correct any scrivener's errors or typographical errors in this Resolution or associated documents, provided such corrections do not alter the substantive intent of this Resolution.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 22nd day of May 2025.

CITY OF PALATKA

BY: _____
Its MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

Adopt Resolution 2025-R-74 awarding ITB 2025-02 – Bronson-Mulholland House Porch Restoration to ESX Construction, LLC as the second lowest responsive and responsible bidder in the amount of \$424,000. (DOS Grant + City matching funds).

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Approve the award of ITB 2025-02 to ESX Construction, LLC in the amount of \$429,000 for the restoration of the front porch and related historic features of the Bronson-Mulholland House, utilizing funding from DOS Historic Preservation Grant No. 23.h.sm.100.079 and City matching funds.

BACKGROUND

The City of Palatka received funding from the Florida Department of State – Division of Historical Resources (DOS) under Historic Preservation Grant No. 23.h.sm.100.079 to support the structural and architectural restoration of the front porch of the Bronson-Mulholland House, a registered historic property.

To complete this project, the City issued Invitation to Bid (ITB) 2025-02, which was publicly advertised in accordance with procurement procedures. The scope includes removal and replacement of deteriorated porch components, reconstruction of handrails, ceiling, and columns, along with historic preservation standards compliance.

Bids were received and opened publicly, and the apparent lowest bidder was found to have submitted a non-compliant and unviable proposal.

PROJECT ANALYSIS

Three bids were received in response to ITB 2025-02. The lowest bid submitted was significantly below both the engineer's estimate and market-based expectations for historic preservation construction. Additionally:

- Follow-up efforts to obtain clarification indicated that the bidder was not prepared to meet all contractual obligations in a timely manner.
- The pricing raised serious concerns about the contractor's ability to complete the scope of work in compliance with historic standards, potentially risking project delays, change

orders, or grant noncompliance.

As a result, the City has determined that the lowest bidder is non-responsive and not responsible.

The second lowest bidder, ESX Construction, LLC, submitted a complete and responsive bid in the amount of \$424,000. The firm submitted all required documentation, including the bid bond, affidavits, and licensing credentials. Their bid was reviewed and found to be reasonable and aligned with the project scope and funding requirements.

Staff Recommendation

Staff recommends that the City Commission adopt Resolution 2025-R-74, awarding the Bronson-Mulholland House Porch Restoration Project to ESX Construction, LLC as the second lowest responsive and responsible bidder in the amount of \$424,000.

This recommendation is made based on the following:

- ESX Construction, LLC has met all bidding requirements, provided a complete bid package, and demonstrated adequate experience.
- Awarding to ESX Construction ensures compliance with DOS grant requirements and the successful preservation of a key historic asset.

Funding will be provided through the DOS Historic Preservation Grant with matching contributions from the City of Palatka as required.

ATTACHMENTS

1.	Bronson House Award Package
2.	2025-R-74 AWARDING ITB 2025-02 – BRONSON-MULHOLLAND HOUSE PORCH RESTORATION TO ESX CONSTRUCTION, LLC AS THE SECOND LOWEST RESPONSIVE AND RESPONSIBLE B
3.	Bid Tab

PASSERO

architecture engineering

May 15, 2025

Marcia Carty, City Manager
City of Palatka
201 N 2nd Street
Palatka, FL 32177

Reference: **Recommendation of Award**
Bronson-Mulholland House Porch Restoration
City of Palatka
City ITB No. 2025-02
PA Project Number 20213160.0007

Dear Mrs. Carty,

Passero Associates (PA) has reviewed the three (3) bids that were received and publicly opened on May 8th, 2025, for the Bronson House Porch Renovations project in the City of Palatka. This letter serves as Passero Associates recommendation for award to (ESX Construction), LLC of Tavares, FL.

A Bid Tabulation showing a summary of the bids received at the bid opening, (May 8th, 2025), is enclosed for your review.

BIDDER'S LIST SUMMARY

Company Name	Bid Amount
MIE Inc.	\$299,592.74*
ESX Construction LLC.	\$424,000.00*
The Tradesman Group	\$641,084.00

*MIE Inc. and ESX construction LLC. bids were both found to have mathematical errors in their individual bid totals. The amounts shown above reflect the corrected total base bid per item cost provided by each bidder.

Although MIE Inc. submitted the lowest bid, they were not recommended for award due to concerns over the viability of their pricing. The bid was significantly lower than those of other competitors, raising questions about whether key project components may have been underestimated or omitted. Such discrepancies often lead to an increased risk of change orders, delays, and potential disputes during project execution. To mitigate the risk of cost overruns and ensure project success, it was determined that selecting a bidder with a more realistic and substantiated proposal would be in the best interest of the project.

Based on the above information, Passero Associates performed a detailed review of (ESX Construction), LLC. responsibility by researching the following:

- A detailed analysis of the proposal submitted by (ESX Construction), LLC. revealed no irregularities. The proposal appears to be fair and reasonable.
- (ESX Construction), LLC. is a licensed Certified General Contractor L:CGC055236 in the State of Florida. (Expires 8/31/2026)
- (ESX Construction), LLC. did not appear on the U.S. System for Award Management's (SAM) List of Debarred, Suspended, or Voluntarily Excluded Firms Ineligible for Federal Aid.

- (ESX Construction), LLC. did not appear on the U.S. Department of Labor's H-1B Debarred/Disqualified List of Employers or on the Willful Violators List.
- (ESX Construction), LLC. does not have a history of violations or current (open) violations with the U.S. Department of Labor, Office of Safety and Health Administration (OSHA) for safety violations.
- (ESX Construction), LLC. has been licensed with the State of Florida since 1992, and has successful experience with similar projects.

Passero Associates recommends the City of Palatka award a construction contract to (ESX Construction) LLC. for (Bronson House Porch Renovation) in the amount of four hundred and twenty-four thousand dollars and zero cents (\$424,000.00) per the attached.

If you have any questions or require additional information, please contact me at 904-224-7082 (office) or 904-624-4211 (mobile).

Sincerely,



Christopher Nardone, AIA
Senior Project Architect

Enclosures: Bid Tabulation
(ESX Construction), LLC. Construction Contract
Notice of Award

CC: Carlos Dominguez Brito, Projects/ Grants Manager
Brad Wente, Passero Associates
Katie Kmiecik, Passero Associates

BASE BID - BRONSON-MULHOLLAND HOUSE PORCH RESTORATION						
				MIE INC.	ESX CONSTRUCTION	Tradesman Group
ITEM	DESCRIPTION	QUANTITY	UNIT COST	TOTAL COST	TOTAL COST	TOTAL COST
1	Mobilization.	1	LS	\$22,392.33	\$45,000.00	\$78,778.00
2	Shoring	1	LS	\$11,576.00	\$48,000.00	\$77,449.00
3	Foundations	1	LS	\$18,074.70	\$11,000.00	\$26,080.00
4	Masonry Piers	1	LS	\$20,681.50	\$14,000.00	\$10,267.00
5	Wood Framing	1	LS	\$106,498.42	\$100,000.00	\$64,716.00
6	Steel Columns and connections	1	LS	\$32,186.00	\$52,000.00	\$80,679.00
7	Second Floor Guardrails	1	LS	\$4,655.00	\$23,000.00	\$48,272.00
8	Wood Trim Column Box-outs	1	LS	\$2,213.12	\$35,000.00	\$55,181.00
9	Stairs/Stoops and Handrails	1	LS	\$13,566.00	\$12,000.00	\$29,947.00
10	Painting	1	LS	\$3,990.00	\$17,000.00	\$49,067.00
11	Electrical	1	LS	\$19,471.20	\$35,000.00	\$57,824.00
12	Demolition	1	LS	\$44,288.47	\$32,000.00	\$62,824.00
BASE BID SUBTOTAL				\$299,592.74	\$424,000.00	\$641,084.00
CONTRACTOR ADJUSTMENTS				\$0.00	\$0.00	\$0.00
				MIE INC.	ESX Construction	Tradesman Group
GRAND TOTAL				\$299,592.74	\$424,000.00	\$641,084.00

CONTRACT

THIS AGREEMENT, made this _____ day of _____, 20__

by and between the City of Palatka herein called the "owner" through its _____ and

The Company _____ ESX Construction LLC.

STRIKE OUT (a corporation) (a partnership) (an individual)

IN APPLICABLE

TERMS

doing business as _____ ESX Construction LLC.

of _____ Lake County _____, City of _____ Tavares _____, and State of

Florida, hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

Bronson-Mulholland House Porch Restoration

hereinafter called the project, for the sum of Four Hundred and Twenty-four Thousand dollars and Zero cents (\$424,000.00), and all extra work in connection therewith, under the terms as stated in the General and Special Conditions of the Contract; and at the CONTRACTORS' own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, General Conditions, Supplemental General Conditions and Special Conditions of the Contract; the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof; the specifications and contract documents therefore as prepared by _____ Passero Associates _____, herein entitled the Architect/Engineer; and as numbered in Paragraph 1 of the Supplemental General Conditions, all of which are made a part hereof and collectively evidence and constitute the contract.

The Contractor hereby agrees to commence work under this contract on a date to be specified in written "Notice to Proceed" of the Owner and to fully complete the project within one hundred eighty (90) consecutive calendar days thereafter. The Contractor further agrees to pay, as liquidated damages, the sum of \$ 500.00 for each consecutive calendar day thereafter as hereinafter provided in Paragraph 11 of the General Conditions.

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the contract, subject to additions and deductions, as provided in the General Conditions of the

Contract, and to make payments on account thereof as provided in Paragraph 12, "Payments to Contractor," of the General Conditions.

IN WITNESS WHEREOF, the parties to these presents have executed this contract in three (3) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

(Seal)

ATTEST:

City of Palatka
(Owner)

(Secretary) By _____

(Witness) (Title) _____

(Seal)

ESX Construction LLC.
(Contractor)

(Secretary) By: _____

(Witness) (Title) _____

(Address and Zip Code)

Note: Secretary of the Owner should attest. If Contractor is a corporation, Secretary should attest.



NOTICE OF AWARD

TO: ESX Construction LLC.

Date:

Project: Bronson- Mulholland House
Porch Restoration

The Owner has considered the Bid Proposal submitted by you for the above described project in response to its Advertisement for Bids dated April 8, 2025 and Instructions to Bidders.

You are hereby notified that your bid has been accepted for items in the amount of \$ 424,000 .

You are required by the Instructions to Bidders to execute the Agreement and furnish the required Contractor's Performance Bond, Payment Bond, and certificates of insurance within 7 calendar days from the date of this Notice of Award to you.

If you fail to execute said Agreement and to furnish said Bonds within 7 calendar days from the date of this Notice of Award, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid Proposal as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law. You are required to return seven duplicate original acknowledged copies of this Notice of Award to the Owner.

Dated this _____ day of _____, 2025, _____, Florida.

OWNER

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the Notice of Award is hereby acknowledged by _____ this _____ day of _____, 20____.

By: _____

Title: _____

RESOLUTION NO. 2025-R-74

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, AWARDDING ITB 2025-02 – BRONSON-MULHOLLAND HOUSE PORCH RESTORATION TO ESX CONSTRUCTION, LLC AS THE SECOND LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$424,000; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR SCRIVENER’S ERRORS.

WHEREAS, the City of Palatka issued Invitation to Bid (ITB) 2025-02 for the Bronson-Mulholland House Porch Restoration Project, funded in part by the Florida Department of State, Division of Historical Resources under Historic Preservation Grant No. 23.h.sm.100.079; and

WHEREAS, the project involves the structural and architectural restoration of the front porch and associated historic features of the Bronson-Mulholland House, a recognized historic site; and

WHEREAS, multiple bids were received and publicly opened in accordance with the City’s procurement policies; and

WHEREAS, the lowest bid, although responsive, was determined to be unreasonably low compared to industry standards and the anticipated scope of work, raising substantial concerns regarding the contractor’s ability to successfully complete the project within the constraints of the submitted price; and

WHEREAS, the City has determined that awarding the project to the lowest bidder would pose a significant risk to the successful and timely completion of the project and could jeopardize compliance with the terms of the State grant; and

WHEREAS, the second lowest bidder, ESX Construction, LLC, submitted a complete, responsible, and reasonable bid in the amount of \$424,000, including all required documentation and demonstration of relevant qualifications; and

WHEREAS, staff recommend awarding the contract to ESX Construction, LLC to ensure the quality, feasibility, and integrity of the historic restoration work.

NOW THEREFORE, be it resolved as follows:

- 1. **Award** – The City Commission hereby awards ITB 2025-02 – Bronson-Mulholland House Porch Restoration to ESX Construction, LLC, as the second lowest responsive and responsible bidder, in the amount of \$424,000.
- 2. **Authorization** – The City Manager is authorized to execute the contract and all related documents necessary to complete the project, including any certifications, budget adjustments, or amendments required by the State grant.
- 3. **Scrivener’s Errors** – The City Manager is further authorized, without further action by the City Commission, to correct any scrivener’s or typographical errors in this Resolution or any associated documents, provided such corrections do not affect the substantive intent of this Resolution.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 22nd day of May 2025.

CITY OF PALATKA

BY: _____
Its MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY



PASSERO
architecture engineering

[illegible]

Witness Signature:

Witness Name:

Witness Signature:

Witness Name:

Policy for funding non-profit requests

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Approve of policy for funding requests.

BACKGROUND

In the past, the City has been faced with funding requests from a variety of entities that were considered on an ad hoc basis. This policy, drafted at the request of the Commissioners, seeks to establish a consistent format so that the public understands what is expected when seeking funds. In addition, the policy dovetails with the fiscal budget workshop sessions so that the Commissioners will be able to make informed decisions on the impact of the requests on the City's budget. Revisions have been made to allow for funding requests from religious organizations in a manner that is consistent with federal and state law.

PROJECT ANALYSIS

Staff Recommendation

Adopt the policy.

ATTACHMENTS

1.	Policy for funding non-profit requests revised 050925
----	---

ROBERTA M. CORREA
MAYOR-COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

MARCIA G. CARTY, CPA, CGFO
INTERIM CITY MANAGER
FINANCE DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

City of Palatka Funding Request Policy **February 13, 2025**

Purpose

This policy establishes guidelines and procedures for evaluating funding requests submitted by nonprofit organizations seeking financial support from the City of Palatka. The objective is to ensure that all requests are assessed fairly, equitably, and align with the City's mission of promoting community well-being and enhancing the quality of life in Palatka.

Scope

This policy applies to ALL requests for funding from nonprofit organizations, whether for general operational support, specific projects, or special programs, and outlines the criteria and procedures for evaluation, approval, and disbursement of funds.

Eligibility Criteria

1. Nonprofit Status:

The requesting organization must be a registered Nonprofit Corporation registered with the State of Florida's Secretary of State for at least the last 18 months. Proof of nonprofit status must be provided with the funding request. The City shall not consider funding requests from for-profit corporations.

A. Religious organizations.

Religious organizations (churches) automatically qualify as tax-exempt under section 501(c)(3) of the Internal Revenue Code without the need to apply for recognition of exemption. They don't need to file Form 1023 to obtain tax-exempt status from the IRS, therefore, they are eligible to apply for funding. Religious organizations will be asked to present a copy of the Florida Consumer's Certificate of Exemption.

The City of Palatka recognizes the valuable contributions of faith-based organizations in delivering essential social, educational, and community services. In support of these efforts, the City permits the allocation of public funds to religious organizations for the purpose of advancing non-religious, community-benefiting programs and services. However, in alignment with constitutional principles and the City's commitment to maintaining a clear separation between government and religious endorsement, no public funds shall be used to support activities that include or promote evangelism, proselytizing, or religious worship. Religious organizations receiving public funds must ensure that the services provided are available to all

201 N. 2nd STREET • PALATKA, FLORIDA • 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106

individuals regardless of religious belief and are not conditioned upon participation in religious activities.

This policy shall be administered in accordance with all applicable local, state, and federal laws, including the Establishment Clause of the First Amendment to the United States Constitution.

Specifically, City funding shall not be used for:

1. The dissemination of religious doctrine or texts;
2. Activities intended to convert individuals to a particular faith;
3. Worship services, prayer meetings, or religious instruction.
4. Religious organizations seeking funding from the City of Palatka must submit written verification acknowledging the above criteria.

Eligible uses of funds include but are not limited to:

Food distribution;
Homeless outreach and shelter services;
After-school tutoring and youth development programs;
Health and wellness services;
Job training and workforce development.

2. Benefit to the City of Palatka:

The project or program for which funding is requested must provide a tangible benefit to the residents, economy, or community of Palatka. The request must demonstrate how the funding will directly improve or serve the public good within the City. If the request benefits Putnam County at large, the requestor must demonstrate efforts to secure funding from Putnam County and other county-wide entities, such as the Putnam County School District or the Putnam County Chamber of Commerce. Failure to demonstrate funding requests from county entities will render the request incomplete and will not be considered by the City Commission.

Funding Request Process

1. Submission:

All funding requests must be submitted to the City Clerk's office in writing using the standard application form provided by the City of Palatka. The request must include the following:

- A detailed description of the project or program.
- The specific amount of funding requested.
- A budget outlining how the requested funds will be allocated.
- Proof of nonprofit status.
- Documentation demonstrating the impact of the project or program on the City of Palatka.
- A timeline for the project, if applicable.
- Verification that the requestor has not received funds from the City of Palatka within the past three (3) years.

2. Deadline:

Requests for funding must be submitted between May 15th to June 30th to be considered for

review in the following year's fiscal budget cycle. At the July Commission Budget workshop, presentations will be made by the non-profit organization. Emergency requested submitted during the next fiscal year shall be limited to \$1,500 and the requestor must indicate in the application the basis for the emergency. Allocation of funding in all instances is wholly within the discretion of the City Commission, based on availability of funds.

3. Review and Evaluation:

The City Manager and Finance Director (the review committee) will evaluate all funding requests based on the following criteria:

- Alignment with the City's priorities and strategic goals.
- Potential benefit to the community of Palatka, including economic, cultural, environmental, or social impacts.
- Feasibility and sustainability of the project or program.
- Organizational capacity and track record of the applicant organization.
- Clear and measurable outcomes.

4. Approval Process:

The review committee will make recommendations based on the evaluation of each funding request. The City Commission will make the final decision on the approval and disbursement of funds during a public meeting.

Funding Conditions

1. Disbursement:

If approved, funding will be disbursed in accordance with the terms outlined in the funding agreement between the City of Palatka and the nonprofit organization. Funds may be distributed as a lump sum or in installments, based on the nature of the project.

2. Reporting Requirements:

Organizations receiving funding must submit a report to the City of Palatka within thirty (30) days after completion of the funded project or program. The report must include:

- A summary of the project or program.
- A breakdown of expenditures.
- Evidence of the project's impact on the City of Palatka, including any measurable outcomes.
- Any challenges faced and lessons learned.

3. Use of Funds:

Funds must be used exclusively for the purposes outlined in the approved request. Any deviation from the approved project or budget requires prior written approval from the City.

4. Audit and Oversight:

The City of Palatka reserves the right to audit the use of funds at any time to ensure compliance with the terms of the funding agreement.

Conclusion

The City of Palatka is committed to supporting nonprofit organizations that contribute to the enhancement of the community and the public good. By providing a transparent, consistent, and equitable process for funding requests, the City aims to foster positive, long-term impacts that benefit all residents.

Effective Date:

This policy shall be effective as of _____. 2025.

**Discussion/Direction: Playground Equipment
Design options for consideration**

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

We are presenting three (3) design options for consideration, each accompanied by its respective proposal.

BACKGROUND

This funding was allocated in last year's budget to address aging equipment.

PROJECT ANALYSIS

Selection should be made solely based on design, rather than cost, as all three choices fall within the pre-budgeted amount of \$107,000.

Staff Recommendation

We are requesting the Commission to select one of the three (3) design options, each accompanied by its respective proposal.

ATTACHMENTS

1.	Kompan
2.	Estimate_3167_from_Safe_4_Play_LLC
3.	Estimate_3167_from_Safe_4_Play_LLC
4.	Sales_Proposal_SPKompan 150903

Kompan

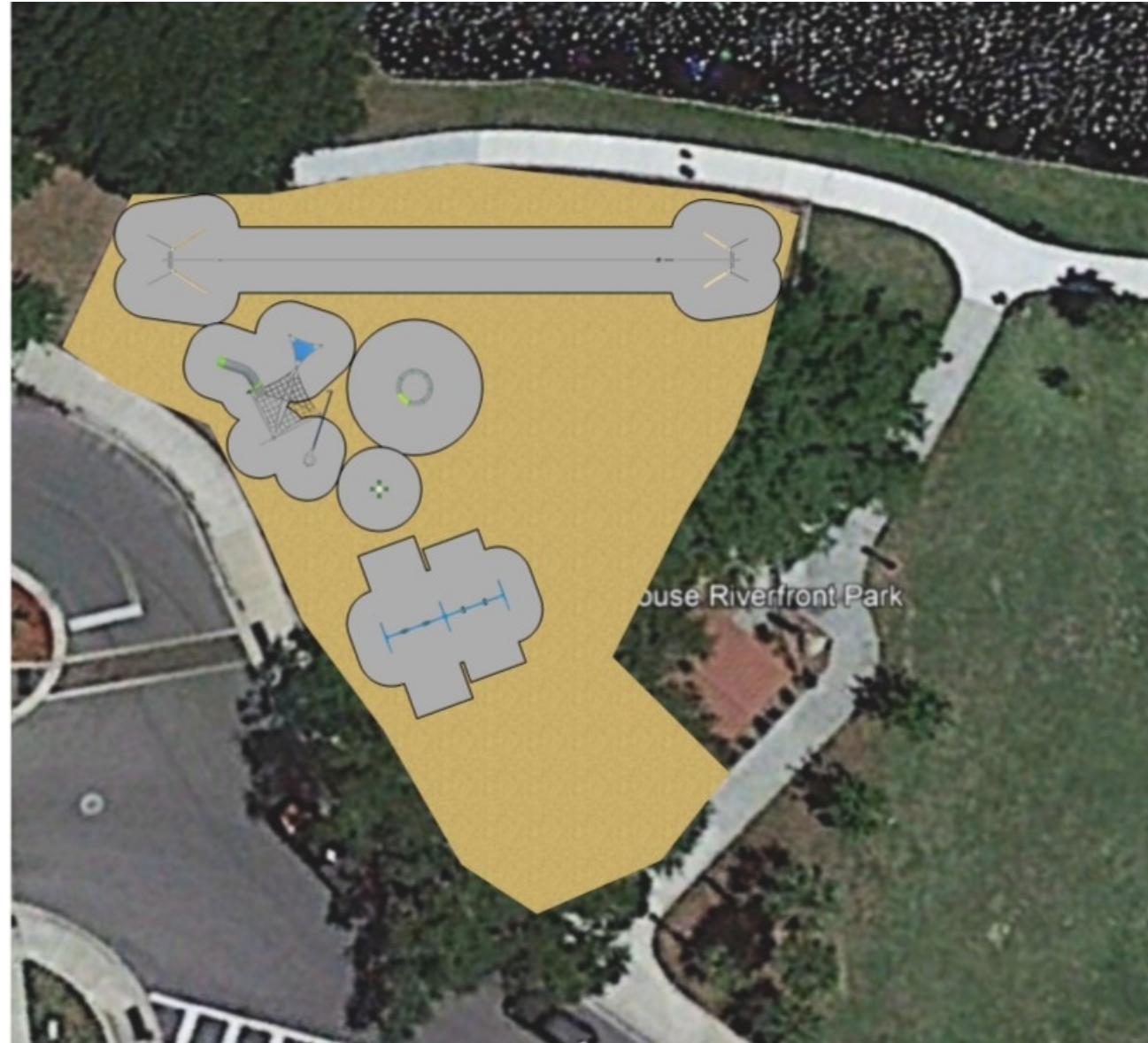
Riverfront play equipment.











Safe 4 Play LLC
303 E Woolbight Rd #271
Boynton Beach, FL 33435
+15615778999
josh@safe4play.net
www.safe4play.net



Estimate

ADDRESS

City Of Palatka
1010 Ocean St
Palatka, FL 32177

SHIP TO

Boathouse Riverfront Park
100 Memorial Pkwy
Palatka, FL 32177

ESTIMATE # 3167

DATE 05/09/2025

ACTIVITY	QTY	RATE	AMOUNT
Playground Equipment Little Tikes Playground Equipment	1	81,685.37	81,685.37
PANEL REACH SILLY FACE F/KB 200203632			
BALANCE BEAM 8' INGROUND ONLY 200201034			
INCLUSIVE SPINNER 200203413			
3.5" 2 SEAT ARCH SWING (Belt Seats) LT0930 3.5" 1 SEAT ARCH SWING ADD-A-BAY (Inclusive Seat) LT0936			
Price for Equipment, Engineer Drawings and Freight			
Playground Equipment Installation Installation of all Playground Equipment within this estimate.	1	22,900.00	22,900.00

Please note- City to removal all existing equipment and footers. Safe 4 Play to pull back mulch as need to install playground equipment.

New additional mulch to be handled by City**

Installation Warranty of 24 Months.

Note: This estimate is not a contract or a bill, it is our best guess at the total price to complete the work stated above, based upon our initial inspection, but may be subject to	SUBTOTAL	104,585.37
	TAX	0.00

DISCLAIMER: Turf does get hot in direct sunlight, although it does not retain or radiate much heat. Safe4Play LLC does not guarentee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiney surfaces, or glass top tables can create a magnifying affect and melt the turf. Compression, laying down of fibers are considered normal wear & tear.

change. If prices change or additional parts and labor are required, we will inform you prior to proceeding with the work.

TOTAL

\$104,585.37

A 50% DEPOSIT required on all orders including installation.

100% PAYMENT due on Material only order.

Accepted By

Accepted Date

DISCLAIMER: Turf does get hot in direct sunlight, although it does not retain or radiate much heat. Safe4Play LLC does not guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf. Compression, laying down of fibers are considered normal wear & tear.

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Sales Proposal

City of Palatka
Joe Verrechio
201 N 2nd St
Palatka, FL 32177

Quote No. SP150903-2
Customer No. 510074
Document Date 04/21/2025
Expiration Date 06/20/2025

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US330908 Riverfront Park redesign

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
	OMNIA Partners Contract #2017001135 <u>EQUIPMENT: 2-5 & 5-12</u>				
M12871-01P 	Daisy - Greenline In-ground 40cm Total CO ₂ Emission 282.8 LB (282.8 LB/Pieces)	1 Pieces	1,450.00	15.00	1,232.50
KSW924-CUSTOM 	Custom Swing : 2 Baby, 1 ADA, 1 Basic In-ground 90cm 20364037	1 Pieces	8,190.00	15.00	6,961.50
CRP250802-CUSTOM 	Custom Mountain Trail In-ground 20364038	1 Pieces	41,420.00	15.00	35,207.00
ELE400024-3717LG 	Spinner Bowl - Lime Green In-ground 90cm Total CO ₂ Emission 121.8 LB (121.8 LB/Pieces)	1 Pieces	1,260.00	15.00	1,071.00
GXY960010-3717 	Supernova - Night Sky Blue In-ground 90cm Total CO ₂ Emission 967.2 LB (967.2 LB/Pieces)	1 Pieces	9,450.00	15.00	8,032.50
FREIGHT	Freight <u>INSTALLATION & SITEWORK</u>	1 Pieces	4,055.15		4,055.15
INSTALL SPECIAL	Installation of Kompan Equipment	1 Pieces	24,952.83	5.00	23,705.19

Sales Proposal

City of Palatka
Joe Verrechio
201 N 2nd St
Palatka, FL 32177

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No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
-----	-------------	-----	------	------------	------------	-----------

NOTES

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.
Client will remove/dispose all existing equipment except zipline. Existing borders will remain.
Please allow 9 to 11 weeks for product delivery upon order placement.

Equipment is as per Palatka Riverfront Renovation - dated 04/15/25
No surfacing is included on this SP.

Description	Qty	Retail Price	Discount	Net Price
No. of Products	5			
Subtotal - Products		61,770.00	9,265.50	52,504.50
Subtotal - Installation		24,952.83	1,247.64	23,705.19
Subtotal - Freight		4,055.15		4,055.15
Total USD				80,264.84

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Palatka Riverfront Park
100 Memorial Parkway
Palatka, FL 32177

Sales Proposal

City of Palatka
Joe Verrechio
201 N 2nd St
Palatka, FL 32177

Quote No. SP150903-2
Customer No. 510074
Document Date 04/21/2025
Expiration Date 06/20/2025

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Phone No. 904-716-7605 / 800-426-9788

Project Name US330908 Riverfront Park redesign

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability. Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn. Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

An Airport Advisory meeting was held in December 2024 where the lease termination for an occupant in the Old Terminal was issued by the Interim City Manager, based upon discussions with both the Airport Manager and City Attorney. The Airport Advisory Board disagreed with the action taken, particularly since the tenant expressed that this request had not been discussed or verbalized before the issuance of a written request. At the meeting, the interim City Manager withdrew the request to terminate the lease and instead requested more time for due diligence on the part of the City. Over the past five months, much time has been spent, conducting a due diligence procedure and holding several meetings. Please see the attached Airport Needs and Non-Aeronautical Usage.

During the City Charter Review process, it was discovered that one person held more than one commission or board position. The City Attorney researched the matter and has advised that this situation be remedied (please read the attached memo to the City Manager).

PROJECT ANALYSIS

Staff Recommendation

Regarding airport space usage, based on several discussions with the Commissioners, as City Manager, the recommendations, after discussions with the Airport Manager and City Attorney, are the following:

- Extend to the aviation school the choice to move to the “Old Terminal”, as stated in the correspondence, since it is an FAA-approved activity.
- Any alternative or guidance the Commissioners recommend

Based upon the legal research conducted by the City Attorney, the Commission is being asked to determine if and how an Airport Advisory board should exist (a resolution may be issued).

ATTACHMENTS

1.	Airport space usage
2.	Daniel Rust request to be placed on agenda 07-09-2019
3.	Terminal W4 FAP Lease City Commission 2019
4.	Airport Lease Assessment
5.	Terminal Building - Jeff Nations
6.	daniel rust and john youell email
7.	Notice of termination 12-3-24
8.	Florida Aviation Professionals - growth narrative Daniel Rust
9.	JW memo to CM re Boards and Committees 4-23-25

AIRPORT SPACE NEEDS AND NON-AERONAUTICAL USAGE

An Airport Advisory meeting was held in December 2024 where the lease termination for an occupant in the Old Terminal was issued by the Interim City Manager, based upon discussions with both the Airport Manager and City Attorney. The Airport Advisory Board disagreed with action taken, particularly since the tenant expressed that this request had not been discussed or verbalized before the issuance of a written request. At the meeting, interim City Manager withdrew the request to terminate the lease and instead requested more time for due diligence on the part of the City.

There are two issues which led to the Notice of termination letter – FAA compliance issue with the current occupant of the Old Terminal, and a FAA-compliant tenant which had been offered the right to occupy the Old Terminal if certain growth conditions were met.

The primary issue is that the Lease Assessment study completed by Kutchins & Groh, an airport consultant, which contains a statement on page 5 of the report (attached) that the uses and rates associated with properties that are used for non-aeronautical purposes must be approved by FAA per the FAA's Airport Compliance Manual. Additionally, it states that "any airport land must be utilized for its "highest and best use."

The secondary issue is that Daniel Rust, owner of Florida Aviation Professional, LLC requested to be placed on the City Commission agenda on August 8, 2019 requesting a lease be extended to his company. The item was tabled and was never heard again.

A more important issue is that the Airport Manager says "he needs more space to effectively operate the airport, and he has more employees.

The prior Airport Manager gave a lease on an interim basis to Jeff Nations on August 7, 2020, with conditions indicating that a formal lease would be issued once they were met. However, a formal lease has not been issued as of today.

On October 7, 2020, The prior Airport Manager was sent an email from Daniel Rust, requesting that he confirm that he has first right of refusal to W4 (the Old Terminal,), and how they planned to move ahead with the specifications of increased activity and revenue.

Since the December 2024 meeting, several meetings were held with all parties – City manager Carty, City Attorney West, Airport Manager McNair, Attorney Charlies Douglas, Mr. Jeremy Alexander, Mr. Daniel Rust, in an effort to come to a conclusion which would be beneficial to all concerned.

The following is a synopsis of all information secured:

1. Mr. Rust has a lease, and Mr. Nations does not
2. Both are paying for the use of the premises
3. Mr. Rust have met the stipulations in the letter extended to him which he feels gives him the right of refusal for the "Old Terminal".

AIRPORT SPACE NEEDS AND NON-AERONAUTICAL USAGE

4. I met with the Airport Manager to understand the dynamics further and requested that Public Works be contacted to consider reconfiguration and possible expansion of the new terminal. Public Works' preliminary cost exceeded \$500,000.
5. The Interim City Manager met with the City Attorney and Jeremy Alexander to discuss the matter.
6. Mr. Alexander posed an alternative of setting up a modular building for the aviation school and indicating he could secure a modular building from the School Board. It was indicated that the cost to perfect the building would be assumed by Mr. Nations (still in negotiation phase)
7. A visit was scheduled at the "Old Terminal" to see the usage and determine if it is compliant with FAA.
8. No obvious aviation usage was observed during the visit made by myself, Airport Manager, and City Attorney.
9. Legal researched to determine if there was an entity recorded with Sunbiz or FAA-registered, etc. for usage stated – this was also requested from Mr. Alexander (nothing received thus far).
10. Airport Manager and I met with Mr. Rust to discuss the matter. I discussed with him on the phone. He simply wants to be able to accommodate the growth and need a larger space. He indicated that he did not need to be in the "Old Terminal", but did need space, so he would consider the modular option. He understood the Airport Manager need for more space operationally. He subsequently changed his mind and does not want the modular building.
13. Airport master plan does not include a modular building could be placed on site. Inventory of the buildings are maintained and reported to FAA.
14. Engineer was contacted to request where to place modular building – he provided three (3) possible locations.
15. Lease with Airport and Jeff Nations is being developed by City Attorney, with guidance from Airport Manager to use the same lease format as Mr. Rust's lease, which is standard. A draft lease was prepared by Douglas firm. Airport Manager would not approve the use of the land in a "non-aeronautical manner which is not the highest and best use.
16. Airport Manager was given the task of securing quotes and options for a modular building. Preliminary quotes are \$75,000 for new one and \$48,000 for a used one.

Daniel Rust and John Berry

462 Sevilla Dr. St. Augustine, FL 32086
Phone: 904-315-7749

► **Ms. Betsy Driggers, Palatka City Manager**

201 N. 2nd St. Palatka, FL 32177

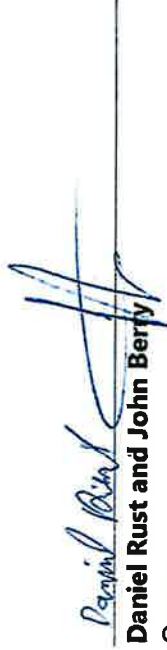
Dear Ms. Driggers,

I am writing to formally request placement on the City Commission meeting agenda Thursday, August 8th. My partner, John Berry and I would like to operate a flight school at the Palatka Municipal Airport utilizing Building W-4 as our base of operation along with half of one of the bulk hangers.

Our presentation to the City Commission will be similar to what we presented to the Airport Advisory Board last month but in a much shorter format. We think our flight school will be an added asset to the airport and to the community as well.

Please do not hesitate to contact us with any questions or concerns. We look forward to hearing from you and meeting with the commission.

Best Regards,


Daniel Rust and John Berry

Owners
Florida Aviation Professionals, LLC
July 9, 2019

Florida Aviation Professionals LLC Proposal

Highlights of FAP's business plan:

- (1) Open part 61 Flight School at the Kay Larkin Airport using the old FBO building.
- (2) Attract new student pilots to the Kay Larkin Airport along with advanced training to experienced pilots such as Instrument, Commercial, and the Certified Flight Instructor ratings.
- (3) Establish FAA testing center for written exams.
- (4) Aircraft sales and rental aircraft services. Possible "refreshment" sales of light food and drink items to encourage visitors to the airport via automobile and aircraft.
- (5) Help contribute to the safety of the airport through continuing aviation education such as group ground schools and seminars onsite.
- (6) Grow the school to enable foreign students to enroll beginning with primary training through Commercial and Instructors licenses.
- (7) Become engaged in all events held at the Kay Larkin Airport and becoming a "good neighbor", partner and steward of the property.
- (8) Long range plans for a 135 Charter operation once the flight school is operational and successful.

Benefits for the Kay Larkin Airport and Palatka/Putnam County area:

- (1) Creates income from rent from the facility.
- (2) Increases fuel sales from flight school and rental aircraft.
- (3) Creates other spending in the area from students that use the airport facilities, i.e. food, lodging, sales taxes etc.
- (4) Contribute to the financial stability of maintenance facilities on the field with maintenance of the school's fleet.

What we ask of the City of Palatka:

- (1) A move in date of September 1st in order to prepare for the launch of the flight school.
- (2) A rent concession in order to help us launch a very expensive front end start up. (aircraft, insurance, avionics, furniture, fixtures, computers, flight school study materials, building prep)
- (3) Rent concession- Half rent for the first 6 months and full rent in the 7th month.

- (4) A concession of reduced rent for a bulk hanger that can hold 2-3 aircraft.
- (5) Your help in promoting the flight school and airport in the community.

What we will do:

- (1) Repair and paint the building at our expense.
- (2) Add signage to the front of the building approved by the airport.
- (3) Work diligently to make this business successful.
- (4) Be a good neighbor and steward of the building.

Remarks:

We will be investing a great deal of money, time and effort into this venture in order to make it a success. We hope that you will consider us "partners" in the successful launch of the business and look not only to the short term benefits but long term benefits as well.

Florida Aviation Professionals bios

John Berry- John earned a B.S. in Business Administration and a Masters of Theology. He is also a veteran of the United States Army Reserves. John has been in business for over 40 years and has been flying for more than 30. He holds a commercial pilot certificate with single and multi-engine ratings. John was previously in the airshow business with a ground level aerobatic waiver for formation and solo flight. His airshow experience included right wingman and solo performer for "Team America", a 3 and 4 ship aerobatic airshow team. He flew many solo airshows as well. As a flight instructor, John taught fighter combat tactics (Team America Air Combat), aerobatics, tailwheel, upset recovery training as well as primary flight instruction.

Daniel Rust- Daniel holds a bachelor's degree in Aeronautical Science with an emphasis on commercial aviation and business, as well as a minor in psychology. Daniel is a commercial pilot with multi and single engine ratings, and holds an instructor's certificate with instrument rating. Daniel has logged over 1,000 hours teaching students to fly, and taught in more than 15 different models of aircraft. He has also served as an instructor and pilot examiner at Embry-Riddle Aeronautical University where he was awarded for his dedication to safety and high pass rates.



PALATKA MUNICIPAL AIRPORT

Lt. Jasper Kennedy "Kay" Larkin Field (28J)

4015 Reid Street, Highway 100
Palatka, Florida 32177

386-329-0148 office
386-329-0106 fax

From: John E. Youell, Airport Manager
4015 Reid Street
Palatka, FL 32177

Aug 7, 2020

Re: Letter of Agreement

To: Mr. Jeff Nations,

As previously discussed, you are approved to rent building W4 at Palatka Municipal Airport on an interim basis until your background investigation is complete and found to be acceptable to the City of Palatka. At that time, a formal lease can be completed.

A monthly rent in the amount of \$827.40 plus tax, for a total of \$885.32, is to be submitted before taking occupancy of the facility.

Signed,


John E. Youell, Manager,
Palatka Municipal Airport

Agreed: Date: 8/10/, 2020

Jeff Nations



Attach. Blank Copy of Commercial Lease (1 ea.)



CITY COMMISSION AGENDA ITEM - 2.

SUBJECT:

PROPOSAL AND REQUEST FOR LEASE on Bldg W-4 (Old Terminal Building) and one-half of Hangar W-9 at Palatka Municipal Airport for operation of a flight school - Daniel Rust and John Berry, Owners, Florida Aviation Professions, LLC - *Tabled on August 8, 2019 to Time Certain*

SUMMARY:

Daniel Rust and John Berry, owners of Florida Aviation Professionals, have made a request for concessions on a lease on Building W-4 and one-half of Hangar W-9 at the Palatka Municipal Airport for the purpose of operating a flight school. Their proposal follows this Summary.

This matter was discussed at the Commission's regular meeting on August 8, 2019 and the matter was tabled to a time certain. A special meeting has been called to take up the matter. Draft minutes of the 8/8/19 discussion follow:

4. **PROPOSAL AND REQUEST FOR LEASE** on Bldg W-4 (Old Terminal Building) and one-half of Hangar W-9 at Palatka Municipal Airport for flight school operation - Daniel Rust and John Berry, Florida Aviation Professions, LLC - Daniel Rust, 462 Sevilla Drive, St. Augustine, said their company is asking for help in starting up their flight school at the Palatka Municipal Airport. They are upgrading their airplanes so they can have the most modern equipment. They've asked for a 50% rent concession for building W-4 & hangar W-9 for the first 6 months of a one-year lease, and normal rent going forward. They hope to be good tenants and hope to work with the school system in the future on STEM education projects.

Commissioner Brown said these gentlemen made this presentation to the AAB; the Board members believe this will be an asset for the Airport, Palatka and Putnam County. They are excited about bringing a flight school to Palatka. This will draw commerce to the area.

Airport Manager John Youell provided credentials for the applicants; both are respected professionals in their field. The rent concessions of \$3,900 will be made up by half in increased fuel sales for the school, which cuts the actual concession request down to around \$2,000. This is a great opportunity to rent the "old terminal building" which has been vacant for a year. Discussion ensued regarding rent for the first six months of the lease. Monthly rent on ½ of the hangar is \$238.14 for the first six months; this would double after first six months. There are two leases; one for the ½ of the hangar to store the aircraft, and one for the old terminal building for the school. Mr. Holmes said "concession" assumes that the full rental is a 'market rate.' Considering the proposed rate, the terminal building would lease at a rate of \$1.70 psf at ½ the rate; it would rent a \$3.39 psf at full rate. Market rate in Palatka is around \$9 psf/month. They are already giving them a concession at \$3.39 per sf. He is not advocating for or against this, but the value isn't going to be in rental proceeds. According to the lease, the City will have to repair the a/c unit at a cost of \$7,000 up front. With no other repairs, this provides negligible cash flow. Per the question, Mr. Youell confirmed that they are paying all of the hangar utilities. The rest of the hangar is being used by a gentlemen who is restoring a MIG-21. Current rental rate for Building W-4 is \$827/month; half would be \$414. Per the question, Mr. Youell said most of the other buildings and hangars are rented. The Terminal Building has been empty for about a year. Mrs. Becker said the total "concession" is \$3,909. As to maintenance on the facility, Mr. Youell said the City would have to replace the a/c unit to be able to rent it to anyone.

Commissioner Campbell suggested they vet the lease provisions further; he supports STEM related activities. There are other entities who can "come to the table." Per the question, Mr. Rust said he flies with students six hours per day; he has a current student base. They already fly out of Palatka. They are currently based in four different airports. They want to consolidate their base to just Palatka. He needs a building for the flight school.

Commissioner Brown moved to draw up a lease with (applicant) for Building W-4 and ½ of Hangar W-9 at ½ rent for first six months, to be entered into provided lease concerns are addressed to the satisfaction of the City. Commissioner Borom seconded

the motion. Mayor Hill said they need to raise their level of insurance coverage; theirs is insufficient for a flight school. They need to insulate themselves. The City needs to vet out several clauses in the contract and give it more legal "teeth." He supports the idea of a flight school. Per Mr. Holmes' questions, the applicant agreed to a prohibition on repair activities on the airport grounds. Mr. Garner said they will research the insurance requirements. Commissioner Borom suggested Mr. Holmes, Mr. Garner and Mayor Hill put together a lease that protects the City. Further discussion took place concerning indemnification/insurance limits and the 1-year proposed term. Mr. Rust said they are open to a multi-year lease. Discussion ensued regarding catastrophic events insurance, i.e. due to a crash. The current proposed lease speaks to premises liability. Mr.

Holmes said he would need to research insurance for operations as it relates to the City.

Following further discussion, Commissioner Brown withdrew her motion, and moved to table the matter to a time certain of the 9/12/19 regular meeting or sooner at a called special meeting. Commissioner Borom seconded the motion. Per discussion, premises liability should also cover the operation. Mr. Holmes will contact St. Johns County to find out what they require. They need to determine if the current insurance applies to a flight operation at the airport. There being no further discussion the question was called and the motion passed unopposed. Because Mr. Rust said they want to open by September 1, there was consensus to call a special meeting on Monday, 6/12/19 at 6:00 p.m. or immediately following the CRA Meeting, which is scheduled for 5:00 p.m.

RECOMMENDED ACTION:

Discussion and possible action to grant a modified lease agreement to Florida Aviation Professionals for Building W-4 and 1/2 of Hangar W-9 at the Palatka Municipal Airport for operation of a flight school.

ATTACHMENTS:

Description	Type
□ Letter of Proposal	Presentation
□ Draft Lease	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Driggers, Betsy	Approved	8/9/2019 - 3:41 PM

Daniel Rust and John Berry

462 Sevilla Dr. St. Augustine, FL 32086
Phone: 904-315-7749

► **Ms. Betsy Driggers, Palatka City Manager**

201 N. 2nd St. Palatka, FL 32177

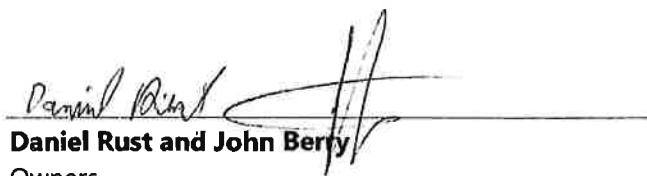
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I am writing to formally request placement on the City Commission meeting agenda Thursday, August 8th. My partner, John Berry and I would like to operate a flight school at the Palatka Municipal Airport utilizing Building W-4 as our base of operation along with half of one of the bulk hangers.

Our presentation to the City Commission will be similar to what we presented to the Airport Advisory Board last month but in a much shorter format. We think our flight school will be an added asset to the airport and to the community as well.

Please do not hesitate to contact us with any questions or concerns. We look forward to hearing from you and meeting with the commission.

Best Regards,


Daniel Rust and John Berry

Owners

Florida Aviation Professionals, LLC

July 9, 2019

Florida Aviation Professionals LLC Proposal

Highlights of FAP's business plan:

- (1) Open part 61 Flight School at the Kay Larkin Airport using the old FBO building.
- (2) Attract new student pilots to the Kay Larkin Airport along with advanced training to experienced pilots such as Instrument, Commercial, and the Certified Flight Instructor ratings.
- (3) Establish FAA testing center for written exams.
- (4) Aircraft sales and rental aircraft services. Possible "refreshment" sales of light food and drink items to encourage visitors to the airport via automobile and aircraft.
- (5) Help contribute to the safety of the airport through continuing aviation education such as group ground schools and seminars onsite.
- (6) Grow the school to enable foreign students to enroll beginning with primary training through Commercial and Instructors licenses.
- (7) Become engaged in all events held at the Kay Larkin Airport and becoming a "good neighbor", partner and steward of the property.
- (8) Long range plans for a 135 Charter operation once the flight school is operational and successful.

Benefits for the Kay Larkin Airport and Palatka/Putnam County area:

- (1) Creates income from rent from the facility.
- (2) Increases fuel sales from flight school and rental aircraft.
- (3) Creates other spending in the area from students that use the airport facilities, i.e. food, lodging, sales taxes etc.
- (4) Contribute to the financial stability of maintenance facilities on the field with maintenance of the school's fleet.

What we ask of the City of Palatka:

- (1) A move in date of September 1st in order to prepare for the launch of the flight school.
- (2) A rent concession in order to help us launch a very expensive front end start up. (aircraft, insurance, avionics, furniture, fixtures, computers, flight school study materials, building prep)
- (3) Rent concession- Half rent for the first 6 months and full rent in the 7th month.

- (4) A concession of reduced rent for a bulk hanger that can hold 2-3 aircraft.
- (5) Your help in promoting the flight school and airport in the community.

What we will do:

- (1) Repair and paint the building at our expense.
- (2) Add signage to the front of the building approved by the airport.
- (3) Work diligently to make this business successful.
- (4) Be a good neighbor and steward of the building.

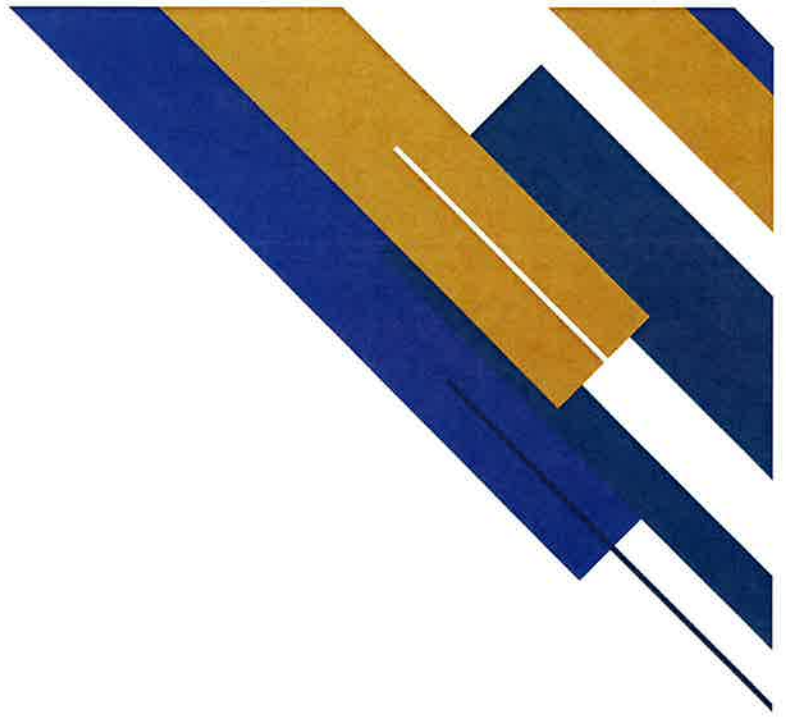
Remarks:

We will be investing a great deal of money, time and effort into this venture in order to make it a success. We hope that you will consider us "partners" in the successful launch of the business and look not only to the short term benefits but long term benefits as well.

Florida Aviation Professionals bios

John Berry- John earned a B.S. in Business Administration and a Masters of Theology. He is also a veteran of the United States Army Reserves. John has been in business for over 40 years and has been flying for more than 30. He holds a commercial pilot certificate with single and multi-engine ratings. John was previously in the airshow business with a ground level aerobatic waiver for formation and solo flight. His airshow experience included right wingman and solo performer for "Team America", a 3 and 4 ship aerobatic airshow team. He flew many solo airshows as well. As a flight instructor, John taught fighter combat tactics (Team America Air Combat), aerobatics, tailwheel, upset recovery training as well as primary flight instruction.

Daniel Rust- Daniel holds a bachelor's degree in Aeronautical Science with an emphasis on commercial aviation and business, as well as a minor in psychology. Daniel is a commercial pilot with multi and single engine ratings, and holds an instructor's certificate with instrument rating. Daniel has logged over 1,000 hours teaching students to fly, and taught in more than 15 different models of aircraft. He has also served as an instructor and pilot examiner at Embry-Riddle Aeronautical University where he was awarded for his dedication to safety and high pass rates.



PALATKA MUNICIPAL AIRPORT

LEASE ASSESSMENT



Palatka Municipal Airport

Lease Assessment

Introduction

The Palatka Municipal Airport (28J) is a general aviation airport 2.3 miles west of Palatka, FL, managed by the City of Palatka. With two active runways, the airport plays a key role in the region's transportation network. The airport's two runways are Runway 9/27 and Runway 17/35, which are 6,003' long and 100' wide and 3,500' long and 75' wide, respectively.

As a city department, the airport utilizes administrative resources to execute some operational duties, including legal services, human resources, and accounting. This is common practice throughout the country. However, certain best practices must be implemented in order to comply with FAA grant assurances.

Currently, the airport has 89 paying lessees, generating approximately \$393,000 in annual income. A breakdown of these agreements can be found in Appendix 1. Most tenants are engaged in month-to-month leases initiated by traditional 12-month agreements that were then automatically converted once the initial lease term expired. While this setup offers flexibility, it also presents challenges, including a lack of long-term security and missed opportunities for adjusting leases to market rates.

Exhibit A: Annual Income Breakdown

Agreement Type	Annual Income	Number of Lessees
Building Rental	\$10,500.00	1 Lessee
Commercial Hangar	\$58,500.00	3 Lessees
Corporate Hangar	\$15,420.00	1 Lessee
Executive Hangar	\$23,040.00	2 Lessees
Facility	\$684.00	1 Lessee
Ground	\$1.00	1 Lessee
Storage Hangar	\$17,820.00	5 Lessees
T-Hangar	\$198,265.44	54 Lessees
T-Hangar Cabin	\$41,917.32	11 Lessees
T-Hangar Corporate	\$15,780.00	1 Lessee
Terminal Office Space	\$7,200.00	1 Lessee
Tie Down	\$3,912.00	8 Lessees

Current Challenges

The airport faces several issues that could impact its financial stability and operations. One of the more significant problems is the reliance on month-to-month lease extensions. Many tenants have been on these short-term agreements for years without any rent adjustments. This can create unpredictable revenue for the airport, which means it is potentially missing out on stable, consistent income. Also, by not adjusting prices on a fixed schedule, the airport is not able to keep rental income aligned with market rates, which could help cover rising maintenance costs or fund improvements.

In addition to the month-to-month leases, the airport is not being compensated for land used by certain facilities on airport property, such as the water wells, the spray field, and the fire station. This results in the airport missing out on revenue and could potentially lead to revenue diversion issues with the FAA. In addition to the uncompensated land use, the airport has a construction material stockpile (e.g., millings), which has been accumulated through grant-funded projects. This material and associated value should be considered airport property and cannot be utilized for projects outside of the airport without proper compensation and approval from the FAA. Unauthorized and uncompensated use of this material can be considered another form of revenue diversion and could lead to further FAA compliance issues.

Exhibit B: Water Wells on Airport Property



Another challenge for the airport is the current lease with the Palatka Skeet Club, Inc., which only requires rent of \$1 per year under a 20-year agreement that began in 2009. This long-term lease at such a low rate limits the airport's ability to generate revenue from valuable land that could be better utilized to support airport operations and development.

Potential FAA Grant Assurance and FAA Policies Issues

As a recipient of FAA grants, the Palatka Municipal Airport is subject to compliance with the FAA's grant assurances, which are obligations that all airports agree to when accepting FAA funds. Assurances address a range of topics, from maintaining a drug-free workplace and ensuring ADA compliance to identifying required audit documents and ensuring airport revenue is used for airport operations and maintenance costs. A complete list of grant assurance can be found in the FAA's Airport Sponsors Assurance document and included in this document as Appendix 2. Based on the assessment of the 28J's current lease agreements, there are a few different grant assurances of which the airport could be found non-compliant, particularly Grant Assurance 24 (Fee and Rental Structure), Grant Assurance 25 (Airport Revenues), and Grant Assurance 26 (Reports and Inspections).

Grant Assurance 24: (Airports) will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

While the airport maintains a rental structure for certain rates, there is no standardized lease in place that allows the airport to increase rent over time or renew leases after an initial period expires. Leaving these agreements as month-to-month leases - the case with most of the airport's current agreements - puts undue uncertainty on the airport's future revenue potential. Also, without a contractual schedule to gradually increase rent over a certain period, the airport may be unable to meet growing annual costs, such as administrative costs, inflation costs, and rising maintenance costs, which can grow exponentially as facilities age.

Grant Assurance 24 states that airports will maintain a fee and rental structure that will make the airport as self-sustaining as possible. 28J's lack of standardization and inability to increase revenue as costs rise can limit its ability to be self-sustaining, which may cause issues with FAA Grant Assurance 24.

In addition to concerns with the current lease structures, the airport is not being compensated for land used by the municipal water wells, fire station, and spray field. This lack of compensation may, once again, lead to compliance issues with Grant Assurance 24. Also, Grant Assurance 26 states that airports should provide annual reports that list in detail “all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.” This statement could imply a reinforcement of FAA policy that airports must be compensated for the services and property they provide.

Grant Assurance 25 states that any revenue generated at the airport must be used to operate or promote the airport, including noise mitigation costs. This grant assurance ensures that airport revenue essentially stays within and funds its budget. If a city uses

airport funds to cover expenses for other operations, fails to compensate the airport for its property or services, or provides services to users outside the airport's property, it could be deemed revenue diversion. The FAA defines revenue diversion in its Policy and Procedures Concerning the Use of Airport Revenue (Appendix 3) in two categories: unlawful and lawful revenue diversion. Lawful revenue diversion is essentially revenue diversion that has been

Grant Assurance 25: All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport.

Grant Assurance 26: (Airports) will...

d. In a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

grandfathered through 49 U.S.C. § 47107(b)(2). Unlawful revenue diversion is “the use of airport revenue for purposes other than the capital or operating costs of the airport, the local airport system, or other local facilities owned or operated by the airport owner or operator and directly and substantially related to the air transportation of passengers or property.”

While there is an exemption within Grant Assurance 25 and the FAA's Policy and Procedures concerning the use of airport revenue regarding mineral rights at airports, these exemptions must be aligned with several criteria and be granted by the FAA. Further information regarding this

exemption is provided within the FAA's Compliance Guidance Letter (CGL): FAA Implementation of Public Law 112-95 Section 813, Use of Mineral Revenue at Certain Airports (Appendix 4).

Finally, another potential issue that may need addressing is the use and rates associated with properties that are used for non-aeronautical purposes, particularly the Palatka Skeet Club property and the old airport terminal building (W4). The FAA's Airport Compliance Manual (Appendix 5) states that the FAA must approve non-aeronautical use of land. This process is usually conducted via an airport's Airport Layout Plan (ALP) acceptance process. Changes can be made to an airport's ALP via interim updates if certain parcels of land need to be converted from aeronautical land use to non-aeronautical land use. In addition to approving the land use, the compliance manual outlines a policy that any airport land must be utilized for its "highest and best use." The manual defines this as "reasonably probable and legal use of property that is physically possible, appropriately supported, and financially feasible, and that results in the highest value" and outlines several different criteria upon which this decision is based.

The manual also addresses rental rates to ensure that non-aeronautical land is rented at a fair market value. In Section 15.13. Prohibited Uses of Airport Revenue J. Sponsor Non-Aeronautical Use, it states "rental of land to, or use of land by, the sponsor for non-aeronautical purposes at less than fair market value rent is considered a subsidy of local government and is a prohibited use of airport revenue."

Conclusion

Based on this assessment, Palatka Municipal Airport can take several actions to better organize its leases and ensure compliance with FAA grant assurances and ordinances. It is important to note that any recommendations are based on airport best practices and should not be interpreted as legal advice and any concerns regarding compliance should be reviewed by the airport's legal advisors.

Utilizing the assembled detailed lease assessment, the airport should determine tenants that will be converted from a month-to-month agreement to a longer-term lease. Typically, tenants occupying hangars and other facilities are engaged under longer-term leases, while tie-down tenants still utilize month-to-month agreements. However, this could vary depending on the type of hangar and its use (e.g., a space within a community hangar may be better suited for a month-to-month agreement due to the transient nature of community hangars, but a tenant solely occupying a box hangar to store multiple planes may be better suited for a long-term lease).

A standard lease document should be drafted for the long-term leases and month-to-month agreements. These documents should include the necessary provisions to protect the airport and its assets and outline the airport's and the tenant's responsibilities. Typically, leases also call for

tenants to have certain documentation on file with the airport, such as insurance, proof of ownership, and any other relevant information. The FAA has several guidance documents available to assist airports with insurance leases that are compliant and fair.

The airport should develop and formally adopt a rate schedule for the various facilities within the airport property. An initial hangar rent adjustment was completed in November 2023, with rate adjustments based on a regional pricing survey. In early 2024, the airport commissioned an appraisal of its property to establish its real estate fair market value. This adjustment and appraisal should be used as a baseline to develop this new rate schedule. A rate escalation policy can be adopted to ensure the hangar rates increase on an annual schedule and can provide the funding needed to meet rising operating and maintenance costs. An industry standard is to utilize a defined average of historical consumer price index (CPI) data or a specified percentage each year.

Once initiated, leases should be tracked over time to renegotiate and approve renewals before expiring. While lease lengths can vary, it is common for leases to have an established base (e.g., 3 or 5 years) with a defined set of extension options (e.g., two 1-year renewal options). It is important to note that the length and extensions need to be reasonable when compared to the facility being leased and do not allow tenants to lease an asset for an exceedingly long period.

While it is commonly believed that annually increased costs may drive tenants away, many airports have seen that tenants appreciate the organization and the clear outlining of expectations and budgets. While there may be disagreements about the initial rate, most tenants understand the need to increase rent on a defined schedule to ensure the airport's sustainability.

In addition to establishing a standard lease agreement with a lease rate schedule, the airport should also assess its property currently being leased to determine that land leased is being utilized for its highest and best use. An assessment of the Palatka Skeet Club, Inc.'s lease may be necessary to ensure their lease amount complies with FAA guidance. Also, a separate assessment should be conducted of the old terminal building's use and lease. Based on the records provided, there is no written agreement in place for the old terminal building's use. Currently, the building is listed as an aeronautical facility with plans to grow apron space around it. If this is still the case, the airport should lease this facility with an established lease rate and formal lease agreement to an entity that will utilize the access to the airfield and provide some kind of aeronautical use case (e.g., the flight school already on airport property). If the airport continues to allow access to this facility without any formal agreement and/or FAA approval for non-aeronautical activities, the airport risks revenue diversion and acceptable land use compliance issues.

If it is not already in place, the City of Palatka should explore creating specific accounts to collect and track airport revenue and costs. These accounts will keep airport revenue separate from other municipal funds, ensuring there are no revenue diversion issues and providing a clear trail of payments for the airport's land use for water wells, spray fields, and the fire station. This practice can make reporting seamless and provide straightforward answers in the event of any audit questions. The airport should also explore using software to better manage and track lease agreements and payments more efficiently. Several options have been developed for airport fixed-based operators (FBO) that could fit the airport's needs.

Overall, the Palatka Municipal Airport is a well-managed airport that brings a large economic opportunity to the area. By adjusting the lease management practices, the airport can continue to operate and grow more strategically to better serve its tenants and the community.

Appendix 1: Lease Tracker

TYPE	Facility/ Hangar #	Agreement Type	Agreement Status	Lease Copy	Monthly Total	Annual Total
Aeronautical User	W4 96	Building Rentals	Month-to-Month	No	\$ 875.00	\$ 10,500.00
Aeronautical User	W1	Commercial Hangar	Month-to-Month	No	\$ 1,625.00	\$ 19,500.00
Aeronautical User	W2	Commercial Hangar	Month-to-Month	Yes	\$ 1,625.00	\$ 19,500.00
Aeronautical User	W3	Commercial Hangar	Month-to-Month	No	\$ 1,625.00	\$ 19,500.00
Aeronautical User	E4 52	Corporate Hangar	Month-to-Month	Yes	\$ 1,285.00 [1]	\$ 15,420.00
Aeronautical User	W10	Executive Hangar	Month-to-Month	No	\$ 960.00	\$ 11,520.00
Aeronautical User	W9	Executive Hangar	Month-to-Month	No	\$ 960.00	\$ 11,520.00
Aeronautical User	E1	Facility	Active	No	\$ 57.00	\$ 684.00
Non-Aeronautical User	SR	Ground	Active	Yes	\$ 1.00	\$ 1.00
Non-Aeronautical User	N/A	None	None	No	\$ -	\$ -
Non-Aeronautical User	N/A	None	None	No	\$ -	\$ -
Non-Aeronautical User	N/A	None	None	No	\$ -	\$ -
Non-Aeronautical User	W4	None	None	No	\$ -	\$ -
Aeronautical User	E7 81	Storage Hangar	Month-to-Month	No	\$ 330.00	\$ 3,960.00
Aeronautical User	E7 83	Storage Hangar	Month-to-Month	No	\$ 330.00	\$ 3,960.00
Aeronautical User	E6 72	Storage Hangar	Month-to-Month	No	\$ 325.00	\$ 3,900.00
Aeronautical User	W7 8	Storage Hangar	Month-to-Month	No	\$ 250.00 [2]	\$ 3,000.00
Aeronautical User	23	Storage Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W11 91	T Hangar	Month-to-Month	No	\$ 600.00	\$ 7,200.00
Aeronautical User	W11 96	T Hangar	Month-to-Month	No	\$ 600.00 [3]	\$ 7,200.00
Aeronautical User	W11 92	T Hangar	Month-to-Month	No	\$ 400.00	\$ 4,800.00
Aeronautical User	W11 93	T Hangar	Month-to-Month	No	\$ 400.00	\$ 4,800.00
Aeronautical User	W11 94	T Hangar	Month-to-Month	No	\$ 400.00	\$ 4,800.00
Aeronautical User	W11 95	T Hangar	Month-to-Month	No	\$ 400.00	\$ 4,800.00
Aeronautical User	E7 86	T Hangar	Month-to-Month	No	\$ 384.95 [4]	\$ 4,619.40
Aeronautical User	E7 88	T Hangar	Month-to-Month	No	\$ 384.95	\$ 4,619.40
Aeronautical User	E3 41	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E3 43	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E3 44	T Hangar	Month-to-Month	No	\$ 370.00 [5]	\$ 4,440.00
Aeronautical User	E3 45	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E3 46	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E3 47	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E3 48	T Hangar	Month-to-Month	No	\$ 370.00	\$ 4,440.00
Aeronautical User	E7 85	T Hangar	Month-to-Month	No	\$ 330.00	\$ 3,960.00
Aeronautical User	E4 51	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 53	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 54	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 55	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 56	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 58	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	E4 60	T Hangar	Month-to-Month	No	\$ 305.00	\$ 3,660.00
Aeronautical User	W6 15	T Hangar	Month-to-Month	No	\$ 268.11	\$ 3,217.32
Aeronautical User	E5 61	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E5 63	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E5 64	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E5 65	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E5 66	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E6 71	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00

TYPE	Facility/ Hangar #	Agreement Type	Agreement Status	Lease Copy	Monthly Total	Annual Total
Aeronautical User	E6 73	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E6 73	T Hangar	Month-to-Month	Yes	\$ 265.00	\$ 3,180.00
Aeronautical User	E6 76	T Hangar	Month-to-Month	No	\$ 265.00	\$ 3,180.00
Aeronautical User	E6 75	T Hangar	Month-to-Month	No	\$ 251.00	\$ 3,012.00
Aeronautical User	W5 22	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 24	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 25	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 26	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 27	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 28	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W5 29	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W6 12	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W6 13	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W6 14	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W6 16	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 17	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 2	T Hangar	Month-to-Month	No	\$ 250.00 [6]	\$ 3,000.00
Aeronautical User	W7 3	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 4	T Hangar	Month-to-Month	No	\$ 250.00 [7]	\$ 3,000.00
Aeronautical User	W7 5	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 6	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 7	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W7 9	T Hangar	Month-to-Month	No	\$ 250.00	\$ 3,000.00
Aeronautical User	W6 18	T Hangar	Month-to-Month	No	\$ 243.11	\$ 2,917.32
Aeronautical User	E3 42	T Hangar Cabin	Month-to-Month	No	\$ 480.00	\$ 5,760.00
Aeronautical User	E5 62	T Hangar Cabin	Month-to-Month	No	\$ 325.00	\$ 3,900.00
Aeronautical User	E5 68	T Hangar Cabin	Month-to-Month	Yes	\$ 325.00	\$ 3,900.00
Aeronautical User	E6 78	T Hangar Cabin	Month-to-Month	No	\$ 325.00	\$ 3,900.00
Aeronautical User	W5 21	T Hangar Cabin	Month-to-Month	No	\$ 295.00	\$ 3,540.00
Aeronautical User	W5 30	T Hangar Cabin	Month-to-Month	No	\$ 295.00	\$ 3,540.00
Aeronautical User	W6	T Hangar Cabin	Month-to-Month	No	\$ 295.00 [8]	\$ 3,540.00
Aeronautical User	W6 11	T Hangar Cabin	Month-to-Month	No	\$ 295.00	\$ 3,540.00
Aeronautical User	W7 1	T Hangar Cabin	Month-to-Month	No	\$ 295.00	\$ 3,540.00
Aeronautical User	W7 4	T Hangar Cabin	Month-to-Month	No	\$ 295.00	\$ 3,540.00
Aeronautical User	W6 19	T Hangar Cabin	Month-to-Month	No	\$ 268.11	\$ 3,217.32
Aeronautical User	E7 84	T Hangar Corporate	Month-to-Month	No	\$ 1,315.00 [9]	\$ 15,780.00
Non-Aeronautical User	B-4	Terminal Office Space	Month-to-Month	No	\$ 600.00	\$ 7,200.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00
Aeronautical User	N/A	Tie Down	Month-to-Month	No	\$ 489.00	\$ 489.00

Appendix 2: FAA Airport Sponsor Grant Assurances



FAA Airports

ASSURANCES AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. **Airport development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.**

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, and 37 in Section C apply to planning projects. The terms, conditions, and

assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant including but not limited to the following:

FEDERAL LEGISLATION

- a. 49 U.S.C. subtitle VII, as amended.
- b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.¹
- c. Federal Fair Labor Standards Act — 29 U.S.C. § 201, et seq.
- d. Hatch Act — 5 U.S.C. § 1501, et seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. § 4601, et seq.^{1, 2}
- f. National Historic Preservation Act of 1966 — Section 106 — 54 U.S.C. § 306108.¹
- g. Archeological and Historic Preservation Act of 1974 — 54 U.S.C. § 312501, et seq.¹
- h. Native Americans Grave Repatriation Act — 25 U.S.C. § 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended — 42 U.S.C. § 7401, et seq.
- j. Coastal Zone Management Act, P.L. 92-583, as amended — 16 U.S.C. § 1451, et seq.
- k. Flood Disaster Protection Act of 1973 — Section 102(a) - 42 U.S.C. § 4012a.¹
- l. 49 U.S.C. § 303, (formerly known as Section 4(f)).
- m. Rehabilitation Act of 1973 — 29 U.S.C. § 794.
- n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 — 42 U.S.C. § 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968, as amended — 42 U.S.C. § 4151, et seq.¹
- s. Powerplant and Industrial Fuel Use Act of 1978 — Section 403 — 42 U.S.C. § 8373.¹
- t. Contract Work Hours and Safety Standards Act — 40 U.S.C. § 3701, et seq.¹
- u. Copeland Anti-kickback Act — 18 U.S.C. § 874.¹

- v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.¹
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.
- x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.²
- y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).
- aa. Civil Rights Restoration Act of 1987, P.L. 100-259.
- bb. Build America, Buy America Act, P.L. 117-58, Title IX.

EXECUTIVE ORDERS

- a. Executive Order 11246 – Equal Employment Opportunity¹
- b. Executive Order 11990 – Protection of Wetlands
- c. Executive Order 11998 – Flood Plain Management
- d. Executive Order 12372 – Intergovernmental Review of Federal Programs
- e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction¹
- f. Executive Order 12898 – Environmental Justice
- g. Executive Order 13166 – Improving Access to Services for Persons with Limited English Proficiency
- h. Executive Order 13985 – Executive Order on Advancing Racial Equity and Support for Underserved Communities Through the Federal Government
- i. Executive Order 13988 – Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation
- j. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers
- k. Executive Order 14008 – Tackling the Climate Crisis at Home and Abroad

FEDERAL REGULATIONS

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. ^{4, 5}
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 14 CFR Part 13 – Investigative and Enforcement Procedures.
- e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.
- f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

- g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.
- h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.
- i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.¹
- j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.¹
- k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).¹
- l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).¹
- m. 49 CFR Part 20 – New Restrictions on Lobbying.
- n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.
- o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.
- p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.^{1, 2}
- q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.
- r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.¹
- s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.
- t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.
- u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).
- v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).
- w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.
- x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

¹ These laws do not apply to airport planning sponsors.

² These laws do not apply to private sponsors.

³ 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall

apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.

- ⁴ Cost principles established in 2 CFR part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
- ⁵ Audit requirements established in 2 CFR part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.
- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere

with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

- b. Subject to the FAA Act of 2018, Public Law 115-254, Section 163, it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.
- c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
- d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
- e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
- f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.
- g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance-Management.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 U.S.C. § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The

accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.
- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.
- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:
 1. Operating the airport's aeronautical facilities whenever required;
 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or

facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:
 - 1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 - 2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable

classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.
- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.
- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for

which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.
 2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
 3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.
- b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
- c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. § 47107.

26. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the

public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;
- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - 2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:
 1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.

- b. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:
 1. eliminate such adverse effect in a manner approved by the Secretary; or
 2. bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4); creed and sex (including sexual orientation and gender identity) per 49 U.S.C. § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

- a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

- b. Applicability

- 1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

- c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

- 1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
 - 2. So long as the sponsor retains ownership or possession of the property.

- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

"The ([**Selection Criteria: Sponsor Name**]), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, [select businesses, or disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award."

- e. Required Contract Provisions.

- 1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 1. Reinvestment in an approved noise compatibility project;
 2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. §§ 47114, 47115, or 47117;
 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development

project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 - 1. Reinvestment in an approved noise compatibility project;
 - 2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
 - 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. §§ 47114, 47115, or 47117;
 - 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 - 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
- c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
- d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U.S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by

the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (<https://www.faa.gov/airports/aip/media/aip-pfc-checklist.pdf>) for AIP projects as of [Selection Criteria: Project Application Date].

35. Relocation and Real Property Acquisition.

- a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
- b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
- c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

- a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:
 - 1. Describes the requests;
 - 2. Provides an explanation as to why the requests could not be accommodated; and
 - 3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.
- b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.



PALATKA MUNICIPAL AIRPORT
Lt. Jasper Kennedy "Kay" Larkin Field (28J)

4015 Reid Street, Highway 100
Palatka, Florida 32177

386-329-0148 office
386-329-0106 fax

From: John E. Youell, Airport Manager
4015 Reid Street
Palatka, FL 32177

Aug 7, 2020

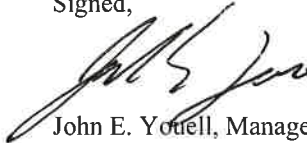
Re: Letter of Agreement

To: Mr. Jeff Nations,

As previously discussed, you are approved to rent building W4 at Palatka Municipal Airport on an interim basis until your background investigation is complete and found to be acceptable to the City of Palatka. At that time, a formal lease can be completed.

A monthly rent in the amount of \$827.40 plus tax, for a total of \$885.32, is to be submitted before taking occupancy of the facility.

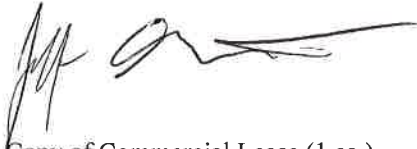
Signed,



John E. Youell, Manager,
Palatka Municipal Airport

Agreed: Date: 8/16/, 2020

Jeff Nations



Attach. Blank Copy of Commercial Lease (1 ea.)

From: daniel rust <daniel@floridaaviationprofessionals.com>

Sent: Thursday, December 12, 2024 12:04 PM

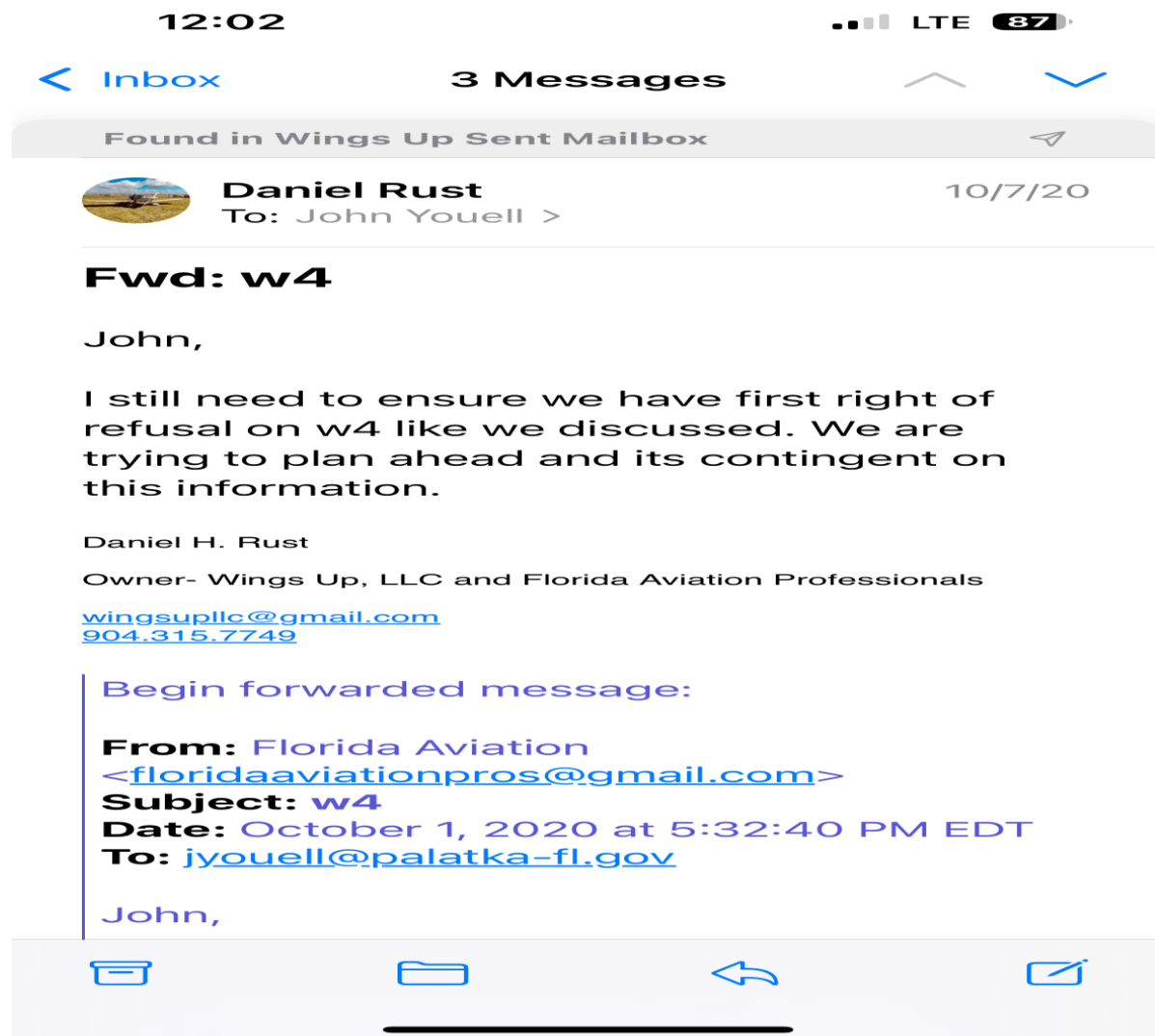
To: Yul McNair <ymcnair@palatka-fl.gov>

Subject: Email screenshots W4

[You don't often get email from daniel@floridaaviationprofessionals.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. McNair,

Find attached the email correspondence from October of 2020 with John Youell.



ROBERTA M. CORREA
MAYOR-COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



MARCIA G. CARTY, CPA, CGFO
INTERIM CITY MANAGER
FINANCE DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK

JASON L. SHAW, SR.
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

Mr. Jeff Nations
December 3, 2024

c/o Jeremy Alexander
Douglas Law Firm
117 N. 2nd Street
Palatka, FL 32177

Re: Notice of Termination of Terminal Building Occupancy

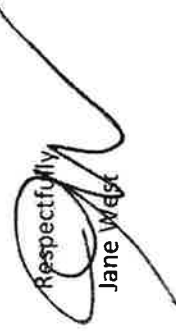
Dear Mr. Nations,

The City of Palatka's administrative and operational staff presence at the Palatka Municipal Airport has grown over the last year, requiring the City to evaluate current non-traditional facility uses at the Palatka Municipal Airport. The City is repurposing the current facility space located in the main terminal building #E2 for City staff use that is currently occupied by the Florida Aviation Professionals flight school.

The City has determined that the highest and best use for building #W4 is for the purpose of an aeronautical activity generator in the form of a flight school. As such, please accept this letter as formal notice of the City of Palatka's intent to terminate the interim letter agreement dated August 7, 2020, for the terminal building #W4 located at the Kay Larkin Airport. We appreciate your cooperation in effectuating this transition by taking the following actions:

1. **Vacate the premises:** The terminal building #W4 must be fully vacated by December 31, 2024.
2. **Return of keys/access cards:** Any keys, access cards, or other property belonging to the City of Palatka must be returned by December 31, 2024.
3. **Settlement of any outstanding payments:** Any remaining rent or charges due under the Agreement must be paid by December 31, 2024.

Please contact Interim City Manager, Marcia Carty, if you have any questions or require further assistance during this transition. We appreciate your cooperation, and the City of Palatka wishes you all the best in your future endeavors.

Respectfully,

Jane West

201 N. 2nd STREET • PALATKA, FLORIDA • 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106

Florida Aviation Professionals – growth since 2019

By Daniel Rust

Florida Aviation was started in early 2019 by my (now retired) business partner and myself. John was a customer of mine and happened to own an aircraft and was interested in getting training to pursue a second career in flight instruction. I happily helped him with this, and we enjoyed each others company enough that we decided to create a flight school together. I already had a business plan and intentions of starting one in the future, and he had an airplane, so it was a great match! I began teaching any customer I could find in order to get started. I have fond memories of meeting our first few students at various locations, including libraries, coffee shops, or sometimes even the back porch of the airport if the weather was nice. We did not have a hangar or office space at this time, so we had to improvise in order to teach ground school.

After a few hiccups with communications regarding lease agreements, we finally came to the compromise of moving into the office space we are in today. Our customer base began to grow once a legitimate location was established, and I quickly found myself working long days from sunrise to sunset in order to accommodate all of the students. My business partner would do some flights when we had the need, but mainly helped in a big way by coordinating with our customers while I was flying. We made a great team! When John retired, I quickly had to hire help as it was nearly impossible to do everything by myself. I first hired a part time secretary, and 8 months later a second instructor. Shortly thereafter I needed to hire another instructor, and then another. We certainly were an excellent example of the old adage: “if you build it they will come”.

By the end of 2023 we were so busy my “secretary” had practically moved into the role of manager and spent the majority of her time scheduling instructors, coordinating maintenance, reviewing training records, and keeping the accounting in check. It was a real blessing to see such growth in such a short amount of time. In the last year we have continued to grow, and have done our best to use the blessings of our growing company to pour back into the community as much as we can. For example, in 2024 we were able to organize relief flights for cities damaged by our last hurricane season, and successfully moved over 10,000 pounds of necessary food and materials to the affected areas reaching as far as Asheville, NC. We also were able to make an agreement to train high school students in Putnam County as part of their STEM program, which will hopefully put these students on an early track to begin a career in aviation. It is not unusual for us to have 10-12 high schoolers on any given Saturday taking flying lessons at our facility.

Your team at the airport has been extremely accommodating with us throughout the growth process, and we are so thankful you are willing to let us use all of your conference room space on days when our office is overloaded. I hope one day we can find a larger facility to provide even more students with the joy of learning to fly while also helping to increase the proficiency and safety of our local pilots.

This is the story of our growth as best as I can summarize it, I hope it is useful to you! If you’d like to chat more just let me know.

Daniel

	Board/Committee Name	Board Criteria	Legal Authorization	Current members
1	Airport Advisory Board	5-7 Members City Commission to have a liaison member not to be included in total AAB members Members representing Local Pilots Committee Putnam County Chamber of Commerce Commercial Real Estate SJRWMD (later removed) Local Citizen	Authorization unknown	Current members: Jud Neufeld, Chair Wayne McClain Melissa Miller Arthur Billingsley John Browning Mark Litten
2	Board of Zoning Appeals	7 members appointed by the City Commission 5 year terms	Ordinance 1962, 1971, 1975	Current* members: Marcia Lane Allegra Kitchens Vacant Cleveland Hobbs Blanch Rogers Vacant Vacant
3	CATF – Citizens Advisory Task Force	7 members plus advisors 1 CRA member 6 citizen or business owners 4 non-voting advisory members: City Manager City Planning Director City’s Architectural Consultant Private consultant hired by the CM	Resolution 8-39	Current* members: Larry Beaton Wanda Brown Frank Bates Seth Miles Earnest Robinson Allegra Kitchens
4	City Commission	5 members 4 year terms Residency required	City Charter	Current members: Roberta Correa Justin Campbell Rufus Borom Will Jones

				Annie Davis
5	CRA – Community Redevelopment Agency	Commissioners plus Putnam County Commission Representative (4 year term) and Downtown Palatka designee (4 year term)	Resolution 4-12	Current members: Roberta Correa Rufus Borom Will Jones Justin Campbell Annie Davis Walton Pellicer Teresa Jackson
6	CRC – Charter Review Committee	Up to 12 members and 1 alternate Term: until complete Must be City resident or own property in city limits or own business in city limits	Resolution 2024-R-31 (10 members) Resolution 2024-R-35 (12 members)	Current members: Terrill Hill Tiffany Parker Flanders Matt Shuler Tom Dolan Allegra Kitchens Audrey Wise Jeremy Davis Teresa Jackson James Norwood Leigh Rion Annie Svetlik
7	Firefighters Pension Board	5 member board 4 year terms 2 individuals who are legal residents of the City of Palatka selected by CC 2 FT firefighters 1 individual chosen by a majority of the previous 4 members	Ordinance 10-01 Code Sec. 2-250.25	Current members: Mark Lynady Alex Romero Asst. Chief Chad Branford Cpt. Kenneth Sugden Vacant
8	General Employees Pension Board	5 member board 4 year terms City Manager 2 individuals selected by CC 1 FTE of the City 1 individual chosen by a majority of the previous 4 members	Ordinance 89-8 and 94-16 Code Sec. 2-185	Current members: Marcia Carty Allen Bush Peter Kojakas Avery Hunter Brett Dennis
9	Historic Preservation Board	7 member board appointed by commissioners 3 year terms	Ordinance 82-8 and 83-7	Current members: Breanna Pearce Elizabeth van Rensberg

		Board members SHALL include: An architect N. Historic District property owner S. Historic District property owner A representative from the Putnam County Historical Society A contractor A real estate broker An attorney		Allen Sheffield Timothy Jefferson Megan Beville Patti Vogt Christopher Hollister Mary Jane Rosa (alternate)
10	Library Board	9 member board 4 board members are recommended by the City of Palatka for appointment by Putnam County 2 consecutive term limit	Ordinance 95-35	Current members: Sydney Breton (2 nd term) Elizabeth Bacon-Smith (2 nd term) Yvette Jones (1 st term)
11	Palatka Gas Authority	5 member board 3 year terms Must be record owner of property in the City	City Charter & Ordinance 16-03	Current members: Jud Neufeld Chip Laibl Rev. James Vickers Bryan Screen Marc Spalding
14	Planning Board	9 member board appointed by the CC 3 year terms No residency requirement	Ordinance	Current members: Edie Wilson George DeLoach Chase Barnes Ed Killibrew Earl Wallace Andrew Burnett Vacant Vacant Vacant
15	Palatka Housing Authority	5 member board 4 year terms	Created by legislative act F.S. 421.04	Current members: Dr. Gilbert Evans Sharon Williams Christine Bolden Sharon Spell Will Jones – CC liaison
16	Police Pension Board	5 member board 4 year terms	Ordinance Code Section 2-250.260	Current members: Chief Jason Shaw

		2 individuals who are legal residents of the City of Palatka selected by CC 2 FT police officers elected by a majority of active FT police officers 1 individual chosen by a majority of the previous 4 members		Asst. Chief Matt Newcomb Vacant Roberta Correa James Norwood
17	TIFAC – Tax Increment Fund Advisory Committee	5 member board Appointed by CC	Authorization unknown	Current members: Desiree Akins John Vanderwerf Wayne McClain James Norwood LaSandra Williams
18	Tree Committee	7 member board, 6 citizens and 1 non-voting commission liaison Appointed by Mayor	Ordinance 98-6 Code Section 94-293	Current members: Keith Valentine (Chair) Carolyn Smith Earl Wallace Julio Perez Vacant Blake Josephson Will Jones (CC liaison)

*current members may not have met in several years.

Presentation/Acceptance - CRA Annual Financial Audit FY 2023-2024
Discussion regarding CRA Audited Financial Report for the FY 2023-2024.

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

The auditors, HCT CPAs and Consultants, have completed the CRA audit and desire to present the Annual Financial Report for the year ended September 30th, 2024.

BACKGROUND

Annually, the City of Palatka and its component unit CRA is audited by the independent certified public accountants to determine, if, in all material respects, the financial position of the CRA/TIF of the City is fairly presented, in accordance with Generally Accepted Accounting Principles in the United States of America.

PROJECT ANALYSIS

The auditors issued unmodified (clean) opinions for the City of Palatka component unit CRA/TIF.

Staff Recommendation

Review the attached City of Palatkas CRA draft Annual Financial Report for the period ended September 30, 2024 and approve the financial report.

ATTACHMENTS

1.	CRA Annual Financial Report Draft 5.13.25
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**PALATKA DOWNTOWN REDEVELOPMENT
AGENCY
(A Component Unit of the City of Palatka, Florida)**

**Annual Financial Report
For the Year Ended September 30, 2024**

DRAFT 5-12-25

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
The Palatka Downtown Community Redevelopment Agency
Palatka, Florida

Report on the Audit of the Financial Statements**Opinion**

We have audited the accompanying financial statements of the governmental activities the Palatka Downtown Redevelopment Agency (the "Agency"), a component unit of the City of Palatka, Florida (the "City"), as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities information of the Palatka Downtown Redevelopment Agency as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, Rules of the Auditor General of the State of Florida. Our responsibilities under those standards and rules are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.550 will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.550, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages X–X and XX–XX be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and

other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May XX, 2025 on our consideration of the Agency's internal control over financial reporting and on our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

May XX, 2025

DRAFT_5-12-25

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Management's Discussion and Analysis
September 30, 2024

As management of the Palatka Downtown Redevelopment Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the financial statements.

Financial Highlights

- The Agency's total assets exceeded its liabilities by \$2,499,308, reflecting an increase of \$756,435 mainly due to increase in tax increment financing and a decrease in spending.
- As of the close of fiscal year 2024, the Agency's fund reported an ending fund balance of \$2,499,308. The whole balance is classified as restricted for redevelopment activities.
- The Agency's governmental activities reflected \$819,422 in revenues and \$217,095 in expense.

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The *Government-Wide Financial Statements* are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the Agency's assets and liabilities with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *Statement of Activities* presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

The *Government-Wide Financial Statements* distinguish functions of the Agency that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The government-wide financial statements can be found on pages 8 and 9 of this report.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Management's Discussion and Analysis (Continued)
September 30, 2024

Fund Financial Statements

Traditional users of governmental financial statements will find the presentation of the fund financial statements more familiar. Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the Agency, rather than the Agency as a whole. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements as required by state and federal laws, bond covenants and the governmental accounting standards.

All of the Agency's basic services are reported in governmental funds, which focus on how money flows into and out of those funds, and on the balance left at year-end that is available for future spending. These funds are reported using the modified accrual basis of accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the Agency's general government operations and the basic services it provides. Governmental fund information helps to determine the financial resources available for allocation to future budgets and programs.

The Agency's Board of Directors adopts the annual appropriate budget for the Agency. Budgetary comparison schedules have been provided to demonstrate compliance with Chapter 80-271 of the State of Florida Statutes establishing the budgetary data reflected in the financial statements.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12-18 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning budgetary comparisons. Required supplementary information can be found on page 21 of this report.

Government-wide Financial Analysis

Net Position

As noted earlier, net position may serve over time as a useful indicator of a governmental entity's financial position. In the case of the Agency, assets exceeded liabilities by \$2,499,308 at the close of the most recent fiscal year.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Management's Discussion and Analysis (Continued)
September 30, 2024

Key elements of the reconciliation of the statements are that the government-wide statement of activities reports the issuance of debt as a liability, the purchases of capital assets as assets, which are then charged to expense over their useful lives through annual depreciation charges and changes in long-term liabilities as adjustments of expenses. Conversely, the governmental fund statements report the issuance of debt as an other financing source of funds, the repayment of debt and the purchase of capital assets as expenditures, and changes in long-term liabilities are not reported in the fund financial statements.

The Agency's net position all rests restricted for downtown redevelopment activities.

Summary of Net Position
September 30, 2024 and 2023

	Governmental Activities	
	2024	2023
Assets:		
Current and other assets	\$ 2,513,090	\$ 1,743,834
Total assets	<u>\$ 2,513,090</u>	<u>\$ 1,743,834</u>
Liabilities:		
Current and other liabilities	\$ 13,782	\$ 961
Total liabilities	<u>13,782</u>	<u>961</u>
Net position:		
Restricted items	\$ 2,499,308	\$ 1,742,873
Total net position	<u>\$ 2,499,308</u>	<u>\$ 1,742,873</u>

Change in Net Position

There are different types of factors that can positively and negatively impact operations. Some of those factors are: 1) economic conditions; 2) changing patterns in intergovernmental and grant revenues; and 3) market impacts on investment income.

The Agency's total net position increased by \$756,435 over the previous year. This increase was the result of a taxes revenues increase of \$120,379 or 17.22% and gains on sales of capital assets of \$194,502.

**Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Management's Discussion and Analysis (Continued)
September 30, 2024**

Changes in Net Position
For the Years Ended September 30, 2024 and 2023

	Governmental Activities	
	2024	2023
Revenues:		
General revenues:		
Property taxes and tax increments	\$ 819,422	\$ 699,043
Contributions	2,200	350
Total revenues	821,622	699,393
Program expenses:		
Economic environment	217,095	177,439
Total expenses	217,095	177,439
Increase (decrease) in net assets before other financing sources	604,527	521,954
Transfer in/(out)	(42,594)	(37,059)
	194,502	-
Increase (decrease) in net position	756,435	484,895
Net position at beginning of year	1,742,873	1,257,978
Net position at end of year	<u>\$ 2,499,308</u>	<u>\$ 1,742,873</u>

Budgetary Highlights

A comparison of actual revenues versus the final budget reflects that actual revenues, excluding transfers, were \$28,292 less than budgeted.

Economic Factors and Next Year's Budgets and Rates

The budget serves as the annual financial plan for the Agency. It articulates the activities planned to achieve the goals of the Agency plan.

For the FY 2024-2025 budget, the Agency proposed a balanced budget with the use of no reserves to balance the budget. The Agency Board kept the City's millage rate the same as FY 2023-2024, 6.4000 mills.

Request for Information

This financial report is designed to provide a general overview of the Agency's finances for all of those with an interest in the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Director of the City of Palatka, Florida, 201 N. 2nd Street, Palatka, Florida 32177.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Statement of Net Position
September 30, 2024

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 2,513,090
Total assets	<u>\$ 2,513,090</u>
Liabilities:	
Accounts payable and accrued liabilities	\$ 13,782
Total liabilities	<u>13,782</u>
Net position:	
Invested in capital assets, net of related debt	-
Restricted for:	
Downtown redevelopment	2,499,308
Unassigned	-
Total fund balances	<u>2,499,308</u>
Total liabilities and fund balances	<u>\$ 2,513,090</u>

The accompanying notes are an integral part of the financial statements

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Statement of Activities
Year Ended September 30, 2024

Functions/Programs	Expenses	Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental Activities
Governmental activities:					
Economic environment	\$ 217,095	\$ -	\$ -	2,200	\$ (214,895)
Total governmental activities	<u>217,095</u>	<u>-</u>	<u>-</u>	<u>2,200</u>	<u>(214,895)</u>
General revenues and transfers					
General revenues:					
Property taxes and tax increments					819,422
Gain on sale of assets					194,502
Transfers					(42,594)
Total general revenues and transfers					<u>971,330</u>
Change in net position					756,435
Net position - beginning of year					1,742,873
Net position - end of year					<u>\$ 2,499,308</u>

The accompanying notes are an integral part of the financial statements

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Balance Sheet and
Reconciliation of the Balance Sheet to the Statement of Net Position
Governmental Funds
September 30, 2024

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 2,513,090
Total assets	<u>\$ 2,513,090</u>
Liabilities:	
Accounts payable and accrued liabilities	\$ 13,782
Total liabilities	<u>13,782</u>
Fund balances:	
Non-spendable	-
Restricted	2,499,308
Committed	-
Unassigned	-
Total fund balances	<u>2,499,308</u>
Total liabilities and fund balances	<u>\$ 2,513,090</u>

Fund balance — total governmental funds	\$ 2,513,090
Amounts reported for governmental activities in the statement of net position are different because:	-
Change in net position of governmental activities	<u>\$ 2,513,090</u>

The accompanying notes are an integral part of the financial statements

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Statement of Revenues, Expenditures, and Changes in Fund Balances and
Reconciliation Statement of Revenues, Expenditures, and Changes in Fund Balances to the
Statement of Activities
Governmental Funds
Year Ended September 30, 2024

	Governmental Activities
Revenues	
Property taxes and tax increments	\$ 819,422
Contributions	2,200
Total revenues	<u>821,622</u>
Expenditures:	
Current:	
Economic environment	217,095
Total expenditures	<u>217,095</u>
Excess of revenues over (under) expenditures	<u>604,527</u>
Other financing sources (uses)	
Transfers out	(42,594)
Gain on sale of assets	194,502
Total other financing sources (uses)	<u>151,908</u>
Net change in fund balance	756,435
Fund balances - beginning of year	<u>1,742,873</u>
Fund balances - end of year	<u>\$ 2,499,308</u>

Net change in fund balance – total governmental funds	\$ 756,435
Amounts reported for governmental activities in the statement of activities are different because:	-
Change in net position of governmental activities	<u>\$ 756,435</u>

The accompanying notes are an integral part of the financial statements

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Palatka Downtown Redevelopment Agency (the "Agency"), which is located in northeast Florida, was established by the City of Palatka, Florida (the "City") on November 10, 1983. Upon the proper delegation of authority from the County of Putnam, Florida (the "County") and upon further finding that it is necessary in the public interest for a community redevelopment agency to be formed to function in the City, the City Commission created a public body corporate and politic to be known as a "Community Redevelopment Agency" (CRA) and prepare a Community Redevelopment Plan to carry out the Community Redevelopment purposes outlined in Florida Statutes Chapter 163, Part III to eliminate blight and slum conditions within the redevelopment area of the Agency pursuant to the redevelopment area of the Agency pursuant to the redevelopment plan for new residential and commercial activity in the redevelopment area. The redevelopment efforts emphasize the importance of reinvigorating three districts within the City: Central Business District, North Historic District, and South Historic District.

As the City and the Agency are separate legal entities, the parties also share the mutual goal of redeveloping the CRA area. The City provides administrative support services in the same manner as provided by the City in the conduct of its own affairs or as otherwise provided by the CRA Plans or By-Laws.

The Agency has adopted GASB Statement No. 61, *The Financial Reporting Entity: Omnibus-an amendment of GASB Statements No. 14 and No. 34*, for the purpose of evaluating whether it has any component units. Based on the criteria therein, the Agency has determined that there are no component units that meet criteria for inclusion in the Agency's financial statements.

The Board of Directors of the Agency (the "Board") is governed by five members of the City Commission and the Mayor. Management of the City has operational responsibility for the AGENCY. The City is considered to be financially accountable for the Agency. The Agency is considered to be a blended component unit in the City's comprehensive annual financial report.

Basis of Presentation

The financial statements of the Agency have been prepared in accordance with generally accepted accounting principles (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting principles. The Agency most significant of the accounting policies are hereafter described.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. Interfund services provided and used, if any, are not eliminated in the process of consolidation. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenues* include: charges for services that are directly related to a given function; and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other revenues not properly included among program revenues are reported instead as *general revenues*.

Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental funds are accounted for using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Taxes and certain intergovernmental revenues constitute the most significant sources of revenue considered susceptible to accrual. In governmental funds, expenditures are generally recognized when the related liability is incurred. However, debt service expenditures, and expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Deposits and investments

The Agency considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables and payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as due to/from other funds.

Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable, available financial resources.

Contributions

The Agency receives contributions and donations from time to time to assist in achieving the goals of the CRA plan. Such items are recorded at fair market value at the time received. At September 30, 2024, the Agency recorded \$2,200 in contributions.

Restricted assets

Assets of the Agency are reported as restricted due to requirements of bond/loan agreements, other externally imposed constraints, or by legislation. When both restricted and unrestricted resources are available for use, it is CRA policy to use unrestricted resources first, and then restricted resources as needed.

Claims and Judgments

For governmental funds, a fund liability is reported to account for the portion of the liability that will be liquidated with expendable available financial resources. The liability is accrued when incurred in the government-wide.

Property Taxes

The Putnam County Tax Collector bills and collects property taxes for the Agency. At September 30, 2024, property taxes receivable was not material.

Details of the Agency's tax calendar are presented below:

Lien date	January 1
Levy date	October 1
Discount period	November - February
No discount period	March
Delinquent date	April 1

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Restricted Net Position

In the accompanying government-wide statements of net position, *restricted net position* is subject to restrictions beyond the Agency's control. The restriction is either externally imposed (for instance, by creditors, grantors, contributors, or laws/regulations of other governments) or is imposed by law through constitutional provisions or enabling legislation.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources as they are needed.

The Agency has no net position restricted by enabling legislation.

Fund Balance

The Agency follows the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* to classify fund balances for governmental funds into specifically defined classifications. The classifications comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in the funds can be spent.

The fund balance classifications specified in GASB Statement No. 54 are as follows:

Nonspendable Fund Balance – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Committed fund balances are amounts that can only be used for specific purposes as a result of constraints imposed by formal action of the City's highest level of decision-making authority, which is by ordinance approved by the City Commission. Committed amounts cannot be used for any other purpose unless the City removes those constraints by taking the same type of action.

Assigned Fund Balance – Assigned fund balances are amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Intent is expressed by the City Commission or a body or official to which the Commission has delegated the authority to assign amounts to be used for specific purposes. At this point in time, only the Commission has the authority to assign fund balances.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance (Continued)

Unassigned Fund Balance – Unassigned fund balance is the residual classification for the General Fund.

The Agency’s policy is to expend resources in the following order: restricted, committed, assigned, and unassigned.

Pension

The City sponsors a single-employer public employee retirement system (the “System”) administered by the City of Palatka, Pension Board of Trustees. Employees of the Agency participate however, benefits are paid out of the City’s General Fund. See the City’s Comprehensive Annual Financial Report for more information.

Other Post-Employment Benefits

The City sponsors and administers a single-employer defined benefit plan for postemployment benefits other than pension benefits (OPEB Plan). The City’s health care plan includes certain health care benefits for retired employees of the Agency. Benefits are paid out of the City’s General Fund. See the City’s Comprehensive Annual Financial Report for more information.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

NOTE 2 – DEPOSITS AND INVESTMENTS

Deposits and investments are classified in the accompanying financial statements as follows:

	Primary Government
Statement of net position:	
Cash and equivalents	\$ 2,513,090
Total deposits and investments	\$ 2,513,090

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 2 – DEPOSITS AND INVESTMENTS

For purpose of risk disclosures, deposits and investments are comprised of the following:

	Primary Government
Deposits with financial institutions (including certificates of deposit)	\$ 2,513,090
Total deposits and investments	\$ 2,513,090

Deposits

All of the Agency's demand deposits are held in qualified public depositories pursuant to Chapter 280, Florida Statutes, and are entirely insured by Federal Depository Insurance or collateralized pursuant to the Florida Security for Public Deposits Act.

Investments

Section 218.415, Florida Statutes, authorizes the Agency to invest excess public funds in the following:

- Direct obligations of the U.S. Treasury;
- Savings accounts and interest bearing deposits in qualified public depositories;
- The Local Government Surplus Funds Trust Fund;
- Securities and Exchange Commission registered money market funds with the highest credit quality rating.

No such activity was recorded for the fiscal year ended September 30, 2024.

NOTE 3 – INTERFUND BALANCES AND TRANSFERS

At September 30, 2024, interfund balances consisted of a payable due from the City to the Agency in the amount of approximately \$2,200.

Interfund transfers for the year ended September 30, 2024 consisted of a transfers to the City for a total of \$42,594 as reimbursement for transactions paid for by the City and transfers to the City of Palatka Water fund for utilities used by the Agency during the year.

The interfund transfers were made in the normal course of operations and are consistent with the activities of the Fund making the transfer.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to the Financial Statements
September 30, 2024

NOTE 4 – LONG-TERM OBLIGATIONS

March of 2019, the CRA was issued a line of credit Note, Series 2019 (the “Note”) in the principal amount not to exceed \$300,000 on behalf of the Agency. The Note was used to finance certain road construction projects located in the North Historic District. The Note is payable by the City from non-ad valorem revenues. At September 30, 2024, the Agency transferred \$0 as debt service payment reimbursement.

NOTE 5 – RISK MANAGEMENT

The Agency is exposed to various risks of loss related to general liability, workers’ compensation, public liability, law enforcement liability, health benefits, property damage, and errors and omissions. To manage its risks, the City participates in the Florida League of Cities Self Insurance Fund (the “Fund”) a public entity risk pool currently operating as a common risk management and insurance program for member cities. Benefits also covers the Agency activities. The City pays an annual premium to the Fund for its coverage. The premiums are designed to fund the liability risks assumed by the Fund and are based on certain actual exposures of each member. The Agency’s settled claims have not exceeded coverage in any of the past three fiscal years.

NOTE 6 – CONTINGENCIES AND UNCERTAINTIES

The Agency is sometimes a party to lawsuits and claims arising out of the normal conduct of its activities. While the results of lawsuits or other proceedings against the Agency cannot be predicted with certainty, management does not expect that these matters will have a material adverse effect on the financial condition of the Agency.

NOTE 7 – SUBSEQUENT EVENTS

Management has evaluated subsequent events to determine if events or transactions occurring through May XX, 2025, the date the financial statements available to be issued, require potential adjustment to or disclosure in the financial statements.

NOTE 8 – FUTURE ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) issued several pronouncements that are effective for these financial statements. Management has ascertained that none of these professional pronouncements effective for this year had any discernable impact on the CRA.

Required Supplementary Information

DRAFT 5-12-25

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget to Actual
Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Taxes	\$ 849,914	\$ 849,914	\$ 819,422	\$ (30,492)
Contributions	-	-	2,200	2,200
Total revenues	<u>849,914</u>	<u>849,914</u>	<u>821,622</u>	<u>(28,292)</u>
Expenditures:				
Economic environment	828,296	828,296	217,095	611,201
Total expenditures	<u>828,296</u>	<u>828,296</u>	<u>217,095</u>	<u>611,201</u>
Excess of revenues over expenditures	<u>21,618</u>	<u>21,618</u>	<u>604,527</u>	<u>582,909</u>
Other financing sources (uses):				
Operating transfer in	1,108,802	1,108,802	-	(1,108,802)
Operating transfer out	(1,130,420)	(1,130,420)	(42,594)	1,087,826
Gain on sale of assets	-	-	194,502	194,502
Total other financing sources (uses):	<u>(21,618)</u>	<u>(21,618)</u>	<u>151,908</u>	<u>173,526</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>756,435</u>	<u>\$ 27,234</u>
Fund balance, beginning of year			<u>1,742,873</u>	
Fund balance, end of year			<u>\$ 2,499,308</u>	



See the accompanying notes.

Palatka Downtown Redevelopment Agency
(A Component unit of the City of Palatka, Florida)
Notes to Budgetary Comparison Schedules
September 30, 2024

Budgets are prepared and adopted on the modified accrual basis of accounting.

On or before the first day in August of each year, the City Manager of the City of Palatka, Florida submits to the Agency Board of Directors a budget for the ensuing fiscal year, along with an accompanying budget message. The general summary of the budget and notice of public hearing is published in the local newspaper. Prior to the last day of September, the budget is legally enacted. All appropriations lapse at the end of the fiscal year.

Florida Statutes provide that it is unlawful to make expenditures that exceed the total amount budgeted for each fund. The City Manager can approve budget transfers within and between operating departments and divisions of the same fund. All interfund transfers require prior approval of the Board of Directors. Therefore, the fund level is the legal level of control for budget considerations.

Annual budgets are adopted for all governmental funds.

DRAFT 5-12-25

Compliance Section

DRAFT 5-12-25

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Directors
The Palatka Downtown Redevelopment Agency
Palatka, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities of the Palatka Downtown Redevelopment Agency (the 'Agency'), a component unit of the City of Palatka, Florida (the "City") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated May XX, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

May XX, 2025

DRAFT 5-12-25

Summary of Independent Auditor's Results

Financial Statements

Type of report the auditor issued:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?
- Significant deficiency(ies)

☐ Yes ☒ No

☐ Yes ☒ None reported

Noncompliance material to financial statements noted?

☐ Yes ☒ No

Section II – Financial Statement Findings

None.

Section III – Prior-Year Audit Findings

None.

DRAFT_5-12-25

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, AND
SECTIONS 163.387(6) AND (7), FLORIDA STATUTES**

To the Board of Directors
The Palatka Downtown Redevelopment Agency
Palatka, Florida

We have audited the financial statements of the Palatka Downtown Redevelopment Agency (the "Agency"), a component unit of the City of Palatka, Florida (the "City"), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May XX, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Schedule of Findings and Questioned Costs; and the management letter in accordance with the rules of the Auditor General of the State of Florida. Disclosures in those reports and schedule, which are dated May XX, 2025, should be considered in conjunction with this report.

Local Government Investment Policies

We have examined the Agency's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies* and Sections 163.387(6), and 163.387(7), Florida Statutes, *Redevelopment Trust Fund*, during the fiscal year ended September 30, 2024. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specific requirements reference above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specific requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of risks of material noncompliance, whether due to fraud or error. We believe that our examination provides a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Agency Board, and is not intended to be and should not be used by anyone other than these specified parties.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

May XX, 2025

DRAFT_5-12-25

**MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR
GENERAL OF THE STATE OF FLORIDA**

To the Board of Directors
The Palatka Downtown Redevelopment Agency
Palatka, Florida

Report on the Financial Statements

We have audited the financial statements of the Palatka Downtown Redevelopment Agency (the “Agency”), a component unit of the City of Palatka, Florida, as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May XX, 2025.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standard*; and the Independent Accountant’s Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May XX, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Agency’s official title and legal authority are disclosed in Note 1 to the Financial Statement. The Agency has no component units.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Special District Component Units

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Agency reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year was 0 (zero) employees.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as -0- .
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.00.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.00.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as None.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes. See the attached Exhibit 1.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

May XX, 2025

DRAFT_5-12-25

ORDINANCE 2025-11 Reversion of Business Tax Receipts for insurance companies in compliance with Fla. Stat. 205.042. (Second Reading)

STAFF REPORT

DATE: May 22, 2025
TO: City of Palatka City Commission
FROM: City Staff

APPLICATION REQUEST

Ordinance repealer to address issues raised by the Florida League of Cities concerns regarding the increase in the BTR for insurance companies. The ordinance also clarifies that applicants are responsible for publication costs.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

Adopt ordinance.

ATTACHMENTS

1.	Ordinance 2025-11 Appendix A Business Tax_ (1)
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ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING THE PALATKA MUNICIPAL CODE COMBINING SECTIONS 30-214 VACANT STRUCTURE REGISTRATION AND 30-215 FORECLOSED, BLIGHTED, UNSECURED, OR ABANDONED STRUCTURE REGISTRATION; AND AMENDING APPENDIX A (FEE SCHEDULE) OF THE MUNICIPAL CODE OF THE CITY OF PALATKA AS IT PERTAINS TO FEES AND OTHER CHARGES RELATING TO: CHAPTER 10. ALCOHOLIC BEVERAGES, CHAPTER 30 REGISTRATION OF VACANT, BLIGHTED, UNSECURED OR ABANDONED STRUCTURES, CHAPTER 50. PARKS AND RECREATION, CHAPTER 54. PLANNING, CHAPTER 62. SIGNS, CHAPTER 74. SUBDIVISIONS, CHAPTER 78. TAXATION, CHAPTER 94. ZONING; PROVIDING FOR CONFLICT, SEVERABILITY, EFFECTIVE DATE, AND SCRIVENER'S ERRORS.

WHEREAS, the City of Palatka annually modifies its fee schedule within Appendix A of the City's Code of Ordinances to reflect the changes the City will adopt in the new fiscal year's budget; and

WHEREAS, an exemption to the requirement for a business impact estimate exists for Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget Fla. Stat. 166.041(4)(c)3; and

WHEREAS, the City deems it in the best interest of its citizens to have one place in the code section for registration of vacant structures and foreclosed, blighted, unsecured, or abandoned structures.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section I. The certain portion of the City of Palatka Municipal Code designated as Sec. 30-214 and Sec. 30-215 are hereby amended as follows:

Sec. 30-214. Available

Sec. 30-215. – Vacant structure and foreclosed, blighted, unsecured or abandoned structure registration.

(a)After any owner of real property allows his/her property to become blighted, unsecured or abandoned structure, as defined in this article, the owner shall register the property with the enforcement officer.

An owner or mortgagee is presumed to have knowledge that a property is vacant/abandoned,

blighted, or unsecured, as those terms are defined herein, after the passage of 30 days from the time said condition occurs, or upon receiving actual notice of same from the city or its designee, whichever occurs first.

(b) The registration shall be submitted on designated forms and shall, at a minimum, include the following information supplied by the owner:

(1) A description of the premises, including address, legal description and folio number;

(2) The names, addresses, e-mail addresses and contact telephone numbers of the owner, or agents that can be contacted within 24 hours;

(3) The names, addresses and contact numbers of all known lien holders and all other parties with an ownership interest in the structure;

(4) A plan and timeline for bringing the structure into compliance; and

(5) Written consent by the owner allowing the city police department to enforce the trespassing penalties described in F.S. § 810.08.

(c) The owner shall comply with all applicable laws and codes and close all outstanding City Code violations, unless waived by the appropriate department or agency.

(d) The owner shall submit a plan and timeline, as described in subsection (b)(4) to be approved by the enforcement officer. The enforcement officer shall require completion of the plan within a reasonable time, not to exceed 90 days. Any repairs, improvements or alterations to structures must comply with any applicable housing and/or building codes.

(e) The owner shall notify the enforcement officer of any changes to the information supplied on the registration immediately. All plan and timeline revisions and extensions must be approved by the enforcement officer or the city manager's designee.

(f) The owner of an abandoned or vacant real property or blighted real property or unsecured real property shall pay a registration fee:

(1) The fee shall be as set forth within Appendix A

(2) The registration fee shall be paid in full prior to the issuance of any permits to repair or rehabilitate with the exception of a demolition permit.

(3) All delinquent registration fees, including interest, shall be paid by the owner prior to any transfer of ownership interest. If the fees are not paid prior to transfer, the new owner shall be responsible for all outstanding fees no later than 30 days after the transfer of ownership and subsequent registration fees shall be due and payable in accordance with this article.

(4) The registration fee is reasonably related to the administrative costs for processing the registrations and monitoring of the blighted, unsecured, or abandoned structures. Increasing fees reflect growing costs of identifying, regulating, monitoring and policing of deteriorating structures.

(g) The enforcement officer shall keep a file for all registered blighted, unsecured or abandoned structures, which shall include any information from interested parties or citizens regarding the history, problems, status or blighting influence of such structure.

(Ord. No. 14-11, § II, 5-8-2014)

Section II. Appendix A, Chapter 10. Alcoholic Beverages, Chapter 30 Registration Of Vacant, Blighted, Unsecured or Abandoned Structures, Chapter 50. Parks And Recreation, Chapter 54. Planning, Chapter 62. Signs, Chapter 74. Subdivisions, and Chapter 94. Zoning, shall be and the same is hereby amended to read as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Section III. All ordinances or parts of ordinances in conflict therewith are hereby repealed to the extent of such conflict.

Section III. If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or portion of a section, subsection, or part of this ordinance.

Section IV. This Ordinance shall take effect upon its passage as provided by law.

Section V. A copy of this Ordinance shall be furnished to the Municipal Code Corporation for insertion in the Code of Ordinances for the City of Palatka, Florida.

Section VI. SCRIVENER'S ERRORS: The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener's errors, which do not affect the intent of this Ordinance. A corrected copy shall be posted in the public record by the City Clerk.

PASSED on first reading by the City Commission of the City of Palatka, Florida, on the 10th day of May 8, 2025.

PASSED AND ADOPTED on the second reading by the City Commission of the City of Palatka, Florida, this 22nd day of May 2025.

CITY OF PALATKA

By: _____
Its Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

EXHIBIT A
APPENDIX A - FEE SCHEDULE

The various fees and charges referred to in the Code are set out in the following schedule:

Chapter 1. General Provisions

§ 1-11(a). Court costs assessment for use in law enforcement education and training programs
.....\$2.00

Chapter 10. Alcoholic Beverages

§ 10-1. Alcoholic beverages, scope and applicability.

(a) Alcohol beverage license administrative review fee\$100.00

(Ord. No. 14-25 , § III, 9-25-2014)

Chapter 14. Animals

§ 14-12. Fees for redemption of impounded cats or dogs in heat (estrus) to be charged in addition to the per day impoundment fees under subsection 14-96(a)\$65.00

§ 14-67. Annual fee for certification of registration for a dog classified as dangerous,
.....
\$250.00

§ 14-96. Impoundment and redemption fees.

(a) *Impoundment.* A fee of \$10.00 shall be charged to the owner for each day, or fraction thereof, of impoundment, for feeding and caring for such animal. The city manager shall have the discretion to waive any portion or all of the impoundment fee if the animal would otherwise be destroyed.

(b) *Redemption from impoundment.*

(1) First redemption by the owner within calendar year\$25.00

(2) Second redemption by the owner within calendar year\$45.00

(3) Each redemption by the owner thereafter within calendar year.....\$65.00

§ 14-97. Deposit for redemption of unvaccinated animal\$30.00

(Ord. No. 14-25 , § III, 9-25-2014)

§ 14-98. Adoption fee for impounded animal redeemed by person other than owner, when animal already sterilized and vaccinated \$20.00

§ 14-121. Redemption Fees for quarantine of rabid animal (bite cases) to be charged in addition to the per day impoundment fees under subsection 14-96(a):

(a) Redemption from impoundment to quarantine (first offense).....\$25.00

(b) Redemption from impoundment to quarantine (second and subsequent offenses).....\$50.00
(Ord. No. 98-27, § 1, 12-15-1998; Ord. No. 10-33, § 8, 12-9-2010)

Chapter 18. Buildings and Building Regulations

§§ 18-268 through 18-348. Reserved.

Editor's note— Ord. No. 2023-21 , § IV (Exh. A), adopted Sept. 28, 2023, repealed §§ 18-268—18-348, which pertained to Buildings and Building Regulations fees and derived from (Ord. No. 07-11, § I, adopted May 24, 2007; Ord. No. 13-41, § I, adopted Sept. 26, 2013; Ord. No. 14-28 , § 20, adopted Oct 23, 2014.

Chapter 22. Cemeteries

§ 22-4. Prices for lots and permits in city cemeteries:

- (1) Adult lot (5 ft. × 10 ft.).....\$750.00*/**
- (2) Infant or cremains-only lot (2.5 ft. × 5 ft.).....\$375.00*/**
- (3) Burial permit\$150.00***
- (4) Burial permit when permit is not obtained prior to burial\$300.00****
- (5) Site marking fee.....\$25.00
- (6) Monument fee.....\$25.00
- (7) Document and administration fee.....\$90.00

* Plus, applicable doc stamps and recording fees, to be collected at the time of lot sale.

** Cremains may be interred in an adult or infant lot or cremains-only lot, or in an existing adult or infant gravesite at the head or foot of the casket, or in addition to an existing urn in a cremains-only lot.

*** All burial permit requests shall be made at least one full business day prior to burial preparation during regular cemetery office hours.

**** Fee may be reduced by the city manager in emergency situations.

(Ord. No. 07-17, § II, 9-28-2007; Ord. No. 13-41, § II, 9-26-2013; Ord. No. 07-17, § II, 9-28-2007; Ord. No. 13-41, § II, 9-26-2013; Ord. No. 14-17 , § 3, 7-10-2014; Ord. No. 15-38 , § VII, 10-22-2015; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

Chapter 34. Fire Prevention and Protection

Value of construction for permits will be determined by the most recent publishing of the ICC Building Valuation Data, which estimates per square foot value according to the type of construction and building use. Building use shall be based on the predominant occupancy classification for the majority of the structure per floor.

Fire Prevention Building Permit Fees	
New construction and major renovation value of the predominate occupancy classification, multiplied by the total square footage of the structure under the roof, multiplied by 0.15% (min. fee \$100.00) This includes all applicable fire safety inspections necessary for completion of project (Reinspection fees below)	Includes alarm sprinkler system, fire flow water systems and hood suppression systems on the project. Unless submitted as separate permits. Applied to new construction and major renovation of stand-alone primary use structures of a commercial nature. Included are apartments, condominiums, resorts, stores, offices, restaurants, and industrial occupancies.
Minor renovations and change use value of the actual work being done, multiplied by 0.15% (Min. fee \$100.00) This includes all applicable fire safety inspections necessary for completion of project. (Reinspection fees below)	Includes alarm, sprinkler system, fire flow water systems and hood suppression systems on the project. Unless submitted as separate permits. Applied to minor renovations and change of use of structures of a commercial nature. Included are apartment, condominiums, resorts, stores, offices, restaurants, and industrial occupancies.
Fire Prevention Reinspection Fees	
First reinspection	\$ 50.00
Second reinspection	\$ 80.00
Additional reinspection	\$100.00
Nuisance alarm fee (more than two calls, same issue, within 12 months)	\$150.00

Fire Prevention Stand-Alone Permits	
Fire alarm permit—FACP and up to 20 devices (incl. two site inspections)	\$100.00
Additional devices over 20	\$1.50/device
Reinspection fees shall be accrued according to the reinspection section of this schedule where the inspections exceed the two-trip limits	
Fire sprinkler system permit (incl. three site inspections for a single riser and up to 50 heads)	\$125.00
Additional sprinkler heads	\$1.00 (per sprinkler head)
Additional sprinkler risers	\$50.00 (per sprinkler riser)
Reinspection fees shall be accrued according to the reinspection section of this schedule where the inspections exceed the three-trip limits.	
Hood and suppression system (incl. two site inspections)	\$100.00
Reinspection fees shall be accrued according to the reinspection section of this schedule where the inspections exceed the three-trip limits.	
Gas/fuel systems (incl. three site visits and up to five gas convenience outlets)	\$100.00

Additional gas convenience outlet	\$10.00 (per outlet over five)
Eight or more outlets may require an emergency management review based on location	\$50.00
Reinspection fees shall be accrued according to the reinspection section this schedule where the inspections exceed the three-trip limits.	
Special Permits (All Include 1 Site Visit Where Applicable)	
Sign permits	\$50.00
Tents and membrane structures	\$50.00
Fireworks sales (temporary)	\$50.00
Fireworks sales (wholesale or retail)	\$50.00/year
Fireworks displays	\$50.00 + stand-by fee
Fire stand-by fee*	\$75.00 + \$50.00/hr. (two-hour min.)
Explosives (blasting operations)	\$50.00/event
Explosives (blasting operations) annual	\$250.00/year
Explosives (manufacture, sale, storage)	\$50.00/year
Mobile food service vendors	\$50.00/event
Mobile food service vendors	\$250.00/year

* Fire stand-by fee includes one engine and two firefighter II personnel. Stand-by time for calculating purposes includes 30 minutes prior to and 30 minutes after the event for set-up and break-down time.

(Ord. No. 19-06 , § I(Exh. 1), 2-14-2019; Ord. No. 2023-21 , § IV (Exh. A), 9-28-2023)

Chapter 46. Offenses and Miscellaneous Provisions

§ 46-163. Fee for redemption of abandoned shopping cart impounded by city.

- (a) Redemption fee under section 46-163(a): \$10.00 for each cart to cover minimal retrieval cost and, in addition thereto, \$0.50 per day for storage for each cart.
- (b) Redemption fee under section 46-163(b): \$10.00.

Chapter 50. Parks and Recreation

§ 50-150. Special permits—Fees.

- a. Park permits—See section 50-281, special events schedule of fees.
- b. Rentals (all rental fees include tax).
 - i. Booker Park Pavilion and kitchen (hours of operation 9:00 a.m. - 8:30 p.m.)**
 - 1. Full day.....\$250.00**
 - 2. Requires, cleaning fee minimum.....\$50.00
 - ii. Price Martin Community Center (hours of operation 9:00 a.m.—10:30 p.m.)**
 - 1. Per hour\$60.00*
 - 2. Full day.....\$450.00**+
 - 3. +Requires, cleaning fee minimum\$50.00
 - iii. Bronson House (hours of operation 9:00 a.m. - 10:00 p.m.)***
 - 1. Per hour\$100.00*
 - 2. Full day.....\$800.00***
 - 3. +Requires, cleaning fee minimum\$75.00
 - iv. Any park gazebo, picnic pavilion or open space, rental only (hours of facility rental operation 8:00 a.m. - 6:00 p.m.)*
 - 1. Per hour\$20.00
 - 2. Full day.....\$150.00
 - 3. +Requires, cleaning fee minimum\$25.00
 - v. Forrester, Fred Green and Shaw Buck Ballfields (hours of operation 9:00 a.m. - 8:30 p.m.

1. Monday—Friday per day.....\$75.00*
 2. Saturday, Sunday.....\$150.00*
 3. +Requires, cleaning fee minimum\$25.00
- vi. River Center (hours of operation 9:00 a.m.—10:30 p.m.) **
1. Meeting room, per hour.....\$40.00*
 2. Building and roof, per hour (not to include lobby during operating hours).....\$100.00**
 3. Rooftop, per hour (not to include lobby during operating hours).....\$50.00**
 4. Building and roof, full day (not to include lobby during operating hours).....\$650.00**
 5. +Requires, cleaning fee minimum\$50.00
- vii. Jenkins Community Center (hours of operation 9:00 a.m. - 10:30 p.m.)
1. Multipurpose room, per hour.....\$60.00
 2. Multipurpose room, full day.....\$450.00**

* Requires \$50.00 deposit.

** Requires \$250.00 deposit

***Requires \$300.00 deposit

+Requires \$50.00 cleaning fee minimum

++ Early access rate is \$25.00 per hour maximum of two hours

In the event additional treatment, excessive cleaning, facility tables and chairs are not broken down and put up and/or damage repairs are required to return the facility to its operating opening state, an additional fee will be assessed prior to release of the deposit. Additional fee for cleaning services would be \$25.00/hr.

The City of Palatka reserves the right upon review to require the presence of one or more police officers at a cost of \$34.00 an hour per officer during any event.

(Ord. No. 13-41, § III, 9-26-2013; Ord. No. 14-25 , § IV, 9-25-2014; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

§ 50-281. Division 4—Special events schedule of fees.

Attendance is based upon historical data. In a case where no historical data is available, the minimum fee shall be based on the lowest per day fee. Attendance formula means the total attendance divided by the number of days of operation.

Permit fees—Per day:

Attendance Rate	Permit Fee
"Class A" permit fee per day attendance of 5'000 plus	\$400.00
"Class B" permit fee per day attendance of 1'001 to 5,000	\$300.00
"Class C" permit fee attendance of 101 to 1,000	\$100.00
"Class D" permit fee attendance of 10 to 100	\$50.00

Note: School district events occurring on school district property are exempt from application fees but not from fees for service.

Daily fees for special events with an estimated attendance of more than 30,000 for any one day shall be set by the city commission.

Fees for services provided by city personnel:

The following fees are for police and fire personnel, and the building inspector assigned to special duty to provide security services for all special events:

Police personnel	\$45.00 per hour (two-hour minimum)
Fire personnel	\$45.00 per hour (two-hour minimum)
Building inspector	\$45.00 per hour (two-hour minimum)
Public works personnel	\$45.00 per hour (two-hour minimum)
Community affairs personnel	\$45.00 per hour (two-hour minimum)

(Ord. No. 03-23, Art. IV, 10-23-2003; Ord. No. 13-41, § III, 9-26-2013; Ord. No. 14-02 , § II(Exh. B), 1-9-2014; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022)

Chapter 54. Planning

§ 54-78. Historic districts.

- (a) Historic district certificate of appropriateness\$350.00
- (b) Historic district certificate of appropriateness (after the fact)\$500.00
- (c) Historic district certificate of appropriateness (administrative review).....\$50.00
- (d) Historic district creation/expansionNo fee

(Ord. No. 14-25 , § VI, 9-25-2014; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 2022-23 , § I(Att.), 9-22-2022)

Chapter 62. Signs

§ 62-49. Sign permit fees.

- (a) Cost valuation with minimum permit fee (includes a site visit) of \$100.00
- (b) Additional fees include Plan review and any additional required inspections (i.e. footing and electrical)
- (c) An electrical permit will be required if illuminated

(Ord. No. 07-11, § I, 5-24-2007; Ord. No. 13-41, § IV, 9-26-2013)

Chapter 66. Solid Waste

§ 66-2. Residential container(s):

- (1) The deposit is the amount as defined in section 86-312 of appendix "A" shall apply.
- (2) Residential container replacement fee for damaged or stolen cans.....\$90.00
- (3) Extra residential container fee.....\$90.00

(Ord. No. 13-41, § V(1), 9-26-2013; Ord. No. 17-21 , § III, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 20-05 , § I(Exh. 1), 9-24-2020; Ord. No. 21-23 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022)

§ 66-3(b). Commercial and nonresidential garbage containers:

Commercial and nonresidential container fee*:

- (1) ½ yard.....\$90.00
- (2) 1-yard.....\$470.00
- (3) 2-yard.....\$595.00
- (4) 4-yard.....\$775.00
- (5) 6-yard.....\$1,015.00
- (6) 8-yard..... \$1,160.00

(7) A special container fee for containers with a different configuration from normal top load containers shall be at cost.

(8) Special use container(s) service fee.....\$165.00

* Fee shall be assessed upon creation of a new commercial or nonresidential account and upon replacement of container(s) unless the account is less than six months old.

Fee for picking up and cleaning garbage containers.....Actual cost

(Ord. No. 17-21 , § III, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 20-05 , § 1(Exh. 1), 9-24-2020; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022)

§ 66-4. Bulk waste items.

(a) Bulk waste collection under two cubic yards, per cubic yard, per pickup.....\$20.17

(b) For each bulk waste collection equal to or greater than two cubic yards, per cubic yard, per pickup\$34.50

(Ord. No. 17-21 , § III, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 20-05 , § 1(Exh. 1), 9-24-2020; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022; Ord. No. 2023-21 , § IV (Exh. A), 9-28-2023)

§ 66-9. Garbage collection rates.

(a) For each residence, apartment or other single-family dwelling unit.....\$27.10

(b) For each commercial enterprise or business establishment and any building or occupancy other than single-family, per cubic yard per pickup \$6.93

(Ord. No. 02-12, § 1, 9-26-2002; Ord. No. 04-30, § 1, 9-23-2004; Ord. No. 06-41, § 1, 10-1-2006; Ord. No. 08-09, § 1, 9-25-2008; Ord. No. 11-46, § 1, 9-22-2011; Ord. No. 13-41, § V(1), 9-26-2013; Ord. No. 13-41, § V(2), 9-26-2013; Ord. No. 14-25 , § VII, 9-25-2014; Ord. No. 16-45 , § I, 10-13-2016; Ord. No. 17-21 , § III, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 20-05 , § 1(Exh. 1), 9-24-2020; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

Chapter 70. Streets, Sidewalks and Other Public Places

§ 70-31(c). Permit fee for placing wares/items on sidewalk in DB and DR zoning districts\$25.00

(Ord. No. 10-31, § 7, 10-28-2010)

Chapter 74. Subdivisions

Fee Schedule:

- (a) Street vacation/abandonment....\$750.00 **plus advertising fees**
- (b) Subdivision Development Plan or Preliminary Plat review.....\$1,000.00 **plus advertising fees**
- (c) Final plat base fee.....\$1,000.00 **plus advertising fees**
- (d) Fee for filing final plat (for each lot contained in the subdivision)\$5.25
- (e) Lot split.....\$250.00 **plus advertising fees**
- (f) Developer agreement, including PUD\$2,000.00 **plus advertising fees**

(Ord. No. 13-41, § VI, 9-26-2013; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 21-32 , I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

Chapter 78. Taxation

§ 78-165. Transfer of business tax.

- (a) Transfer on sale of business or transfer from one location to another location: Ten percent of the annual business tax receipt fee, but not less than \$10.00 or more than \$75.00.

(Ord. No. 13-17, § 3, 9-26-2013; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

§ 78-170. Business tax schedule.

- (a) An initial registration fee shall be charged per applicant.....\$50.00
- (b) An initial registration fee of \$30.00 shall be charged to all insurance agencies, both inside and outside the city limits, with a 5% increase applied every other year, beginning on October 1, 2025.
- (c) The following categories and tax amounts are provided:

Arts and Entertainment (Examples include art galleries, carnival, sporting venues, theatre)
.....\$250.00

Coin, slug or card operated machines, other than Electronic Gaming Establishments, per machine
.....\$8.00

Industrial (Examples include manufacturers, concrete plant, foundry, sawmill, packing house)
.....\$60.00

Medical (Examples include ambulance service, medical practitioners, hospital, nursing home)
.....\$160.00

Professional (Examples include attorney, insurances, funeral, tax preparer, engineer)\$60.00

Retail (Examples include fueling stations, auto dealers, merchandise sales, florist, general store)
.....\$115.00

Service (Examples include salon, storage, lawn maintenance, shipping).....\$50.00

Trades (Examples include plumber, painter, hauling, building contractor, signs).....\$50.00

Utility (Examples include power agency, gas plant, railroad, cable, telephone)\$350.00

Any business, profession, industry, or occupation not covered in this schedule\$50.00

(Ord. No. 00-14, § 1, 6-29-2000; Ord. No. 07-11, § I, 5-24-2007; Ord. No. 13-17, § 3, 9-26-2013; Ord. No. 16-44 , § 1, 10-13-2016; Ord. No. 21-32 , I(Att.), 9-23-2021; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

Editor's note— Ord. No. 2023-21 , § IV(Exh. A), adopted Sept. 28, 2023, repealed §§ 78-202 and 78-203, which pertained to business tax on coin-operated machines generally and business tax on coin-operated machines when owner operates own machines on own premises, respectively, and derived from Ord. No. 13-17, § 3, adopted Sept. 26, 2013.

Chapter 86. Utilities

§ 86-215. Discharge of contents of septic tanks into sewer system.

(d) Fees: Septic dumping charge: \$0.10 per gallon, payable at time of service.

(Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 18-07, § I(Exh. 1), 9-27-2018 ; Ord. No. 21-32 , I(Att.), 9-23-2021)

§ 86-285. Miscellaneous fees.

(a) Late payment fee (assessed after 20 days): \$5.00 of 1.5%, whichever is greater.

(b) Next business day reconnection fee when services have been suspended or disconnected for nonpayment during normal hours of operation (Monday through Friday, 8:00 a.m.—3:30 p.m., excluding holidays) ...\$65.00

(c) Reconnection fee when services have been suspended or disconnected for nonpayment, when such reconnection is requested for the same day \$75.00

Weekends, holidays, or after normal hours of operation.....\$85.00

(d) Trip fee: In lieu of disconnection.....\$35.00

Additional trip for turn on and testing\$35.00

(e) Turn on fee: During normal hour of operation.....\$35.00

After normal business hours.....\$85.00

(f) Temporary on/off:

Next day (turn off).....\$25.00

Next day (turn on).....\$35.00

Same day (turn off).....\$45.00

Same day (turn on).....\$55.00

After hours (turn off).....\$85.00

After hours (turn on).....\$85.00

- (g) Transfer of service (change of account/service is not interrupted)\$35.00
- (h) Fire flow test: Copies of existing fire flow tests conducted within the last three years and within 1,000 linear feet within the project site are provided for free. If a new fire flow test is requested the fee is \$250.00.
- (i) Meter accuracy test: First test is free, subsequent tests within 12 months are \$65.00 for meters up to two inches in size. Meters larger than two inches will be charged the actual cost of accuracy test.
- (j) Repair fee (8:30 a.m.—4:00 p.m.): \$85.00 (1 man); and \$120.00 (2 men).
Repair fee after hours: \$120.00 (1 man); and \$180.00 (2 men).
- (k) Leak adjustment: The Palatka Gas Authority is hereby authorized to adjust water bills resulting from involuntary use of water due to leaks in water service lines or detective plumbing issues. Additional approval by two City of Palatka officials is required for any adjustments over \$300.00. Unusually high-water usage is defined as where the customer's bill exceeds the average monthly consumption for the previous 12 months by a minimum of 10,000 gallons.

Customers who experience unusually high-water usage with a corresponding spike in their monthly water bill may be considered for a billing adjustment after completing the appropriate form titled "Leak Adjustment Request Form" within 30 days after (1) notification of possible leak concern by Palatka Gas Authority OR (2) the customer has detected an issue and has repaired it. An Adjustment is available no more than once in a 12-month period per customer account. All customers requesting a billing adjustment are required to be current on all accounts.

To apply for an adjustment, the customer must submit a copy of the repair invoice/payment receipt from the company performing the work. The repair invoice/payment receipt should include the address, date and nature of the work. If self-repaired, the customer must provide a brief written explanation of the repairs performed and provide copies of invoice/receipt for repair parts. If repairs have not been completed, no adjustment will be made. The customers

prior average consumption usage over a period of 12 months will be compared to customer's usage during the unexplained high-water usage period to determine excessive water usage to be adjusted. For customers with less than 12 months' water usage, staff will extrapolate 12 months of usage. The adjustment will be applied to the unusually high usage period. Residential accounts calculation for water adjustment will be total consumption during unusually high period multiplied by the average consumption billing tier rate. Nonresidential, construction and irrigation accounts calculation for water adjustment shall be 50 percent of the difference between consumption usage during the unexplained high water usage period and the customers prior average consumption. Residential calculation for sewer adjustment will be either the difference between the customer's unusually high period and the average usage multiplied by the average billing tier rate or forgiveness of all consumption over average if documentation is provided the water did not enter the sewer system. Nonresidential, construction and irrigation accounts calculation for sewer adjustment shall be 50 percent of the difference between consumption usage during the unexplained high water usage period and customers prior average consumption or forgiveness of all consumption over average if documentation is provided the water did not enter the sewer system. Adjustments shall not exceed a 12-month period without city commission approval.

(l) Back-flow installation fee.....At cost

(m) Back-flow inspection fee.....At cost

(n) Water tanker fill-up fee \$50.00 per trip and per 1,000 gallons (nonresidential).

(o) Pool fill-up fee \$30.00 fee and per 1,000 gallons (nonresidential) water only.

(Ord. No. 07-18, § 1, 9-27-2007; Ord. No. 10-03, § 1, 2-11-2010; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 17-21 , § IV, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 19-16 , § I(Exh. 1), 9-26-2019; Ord. No. 20-05 , § 1(Exh. 1), 9-24-2020; Ord. No. 21-32 , I(Att.), 9-23-2021; Ord. No. 2022-23 , § I(Att.), 9-22-2022; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

Water Rates and Charges

§ 86-311. New water connections.

- (a) **Connection fee.** All persons desiring new water service connections shall pay the following fee for the type of service desired:
- (1) Three-quarter-inch tap or less.....\$1,000.00
 - (2) One-inch tap.....\$1,500.00
 - (3) Two-inch tap.....\$3,000.00
 - (4) Tap larger than two inches: Actual cost: Tap will be made by certified contractor at their expense. Meter shall meet city specifications.

(b) *Reserved.*

(c) *Line charge.* The line charge shall be in the amount of actual cost incurred by the city in the installation of such line.

(Ord. No. 07-11, § I, 5-24-2007; Ord. No. 07-23 , § 8.12, 12-17-2007; Ord. No. 12-40, § 1b., 9-27-2012; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 2022-23 , § I(Att.), 9-22-2022)

§ 86-312. Utility deposit and miscellaneous fees.

(1) *Residential service:*

- a. Inside city—minimum\$245.00*
Inside city—maximum\$360.00*
- b. Outside city—minimum\$265.00*
Outside city—maximum\$385.00*

* If the current deposit on hand is below the maximum amount stated above and the account is suspended or disconnected for nonpayment, there shall be an additional \$50.00 charge added to the customer's account. This charge shall be applied to the deposit on hand until the deposit on hand reaches the maximum amount stated above.

** Applicants for any utility service may satisfy the deposit requirement by producing a letter of referral from another utility that confirms that the customer has established a good payment record. In general, such referral letters should be received prior to the date when service is requested to begin.

*** Refunds for any security deposits may be requested after 24 months of service, provided that a good payment record has been established. A good payment record would be: not more than one past due notice (penalty charges) in any 12 month period, no disconnection of service for non-payment, no dishonored checks, no evidence of tampering and no evidence of fraudulent use of the utilities system. The security deposit will be refunded through a credit on the customer's utility account. If a customer's good payment record is not maintained after the refund of the deposit the customer will be required to reestablish a deposit at the current rate for a new account.

(2) *Nonresidential service:*

- a. Three-quarter-inch connections—minimum: \$375.00 or average of two and one-half months' estimated bills, whichever is greater*
Three-quarter-inch connections—maximum: Average of past four months' bills*
- b. One inch or larger connections—minimum: Average of two and one-half months' estimated bills*

One inch or larger connections—maximum: Average of past four months' bills*

* If the current deposit on hand is below the maximum amount stated above and the account is suspended or disconnected for nonpayment, there shall be an additional charge equal to one-half of the past months' bill added to the customer's account. This charge shall be applied to the deposit on hand until the deposit on hand reaches the maximum amount stated above.

** Applicants for any utility service may satisfy the deposit requirement by producing a letter of referral from another utility that confirms that the customer has established a good payment record. In general, such referral letters should be received prior to the date when service is requested to begin.

*** Refunds for any security deposits may be requested after 24 months of service, provided that a good payment record has been established. A good payment record would be: not more than one past due notice (penalty charges) in any 12 month period, no disconnection of service for non-payment, no dishonored checks, no evidence of tampering and no evidence of fraudulent use of the utilities system. The security deposit will be refunded through a credit on the customer's utility account. If a customer's good payment record is not maintained after the refund of the deposit the customer will be required to reestablish a deposit at the current rate for a new account.

(3) *Irrigation service:*

- a. Inside city—Minimum: \$185.00 or average of two and one-half months' estimated bills, whichever is greater*

Inside city—Maximum: Average of past four months' bills*

- b. Outside city—Minimum: \$250.00 or average of two and one-half months' estimated bills, whichever is greater*

Outside city—Maximum: Average of past four months' bills*

* If the current deposit on hand is below the maximum amount stated above and the account is suspended or disconnected for nonpayment, there shall be an additional charge equal to one-half of the past months' bill added to the customer's account. This charge shall be applied to the deposit on hand until the deposit on hand reaches the maximum amount stated above.

** Applicants for any utility service may satisfy the deposit requirement by producing a letter of referral from another utility that confirms that the customer has established a good payment record. In general, such referral letters should be received prior to the date when service is requested to begin.

*** Refunds for any security deposits may be requested after 24 months of service, provided that a good payment record has been established. A good payment record would be: not more than one past due notice (penalty charges) in any 12 month period, no disconnection of service for non-payment, no dishonored checks, no evidence of tampering and no evidence of fraudulent use of the utilities system. The security deposit will be refunded through a credit on the customer's utility account. If a customer's good payment record is not maintained after the refund of the deposit the customer will be required to reestablish a deposit at the current rate for a new account.

(4) *Construction service:*

- a. Inside city—Minimum: \$105.00 or average of two and one-half months' estimated bills, whichever is greater*

Inside city—Maximum: Average of past four months' bills*

- b. Outside city—Minimum: \$135.00 or average of two and one-months' estimated bills, whichever is greater*

Outside city—Maximum: Average of past four months' bills*

(5) *Meter accuracy tests:*

- a. Meters up to two inches, first test is free, subsequent tests within 12 months are \$50.00.
b. Meters larger than two inches will be charge actual cost of accuracy test.

(Ord. No. 07-18, § 2, 9-27-2007; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 17-21 , § IV, 9-28-2017; Ord. No. 18-07 , § I(Exh. 1), 9-27-2018; Ord. No. 20-05 , § 1(Exh. 1), 9-24-2020; Ord. No. 21-32 , § I(Att.), 9-23-2021; Ord. No. 2023-21 , § IV(Exh. A), 9-28-2023)

§ 86-314. Water rates inside city limits.

(a) *Schedule:*

Base Facility Charge	Fee
Individually Metered Residential Accounts (per meter regardless of meter size)	\$34.34

Master-Metered Residential Accounts	\$28.29
$\frac{5}{8}$ " , $\frac{3}{4}$ " and 1" Nonresidential	\$35.34
1½" Nonresidential	\$101.34
2" Nonresidential	\$102.52
3" Nonresidential	\$388.17
4" Nonresidential	\$565.63
6" Nonresidential	\$742.38
8" Nonresidential	\$1,025.20
10" Nonresidential	\$1,308.02
* Fire suppression services to be billed single base facility charge over a 12-month period per tap size.	
* Separate irrigation and construction meters to be charged base facility charge per meter size per month.	
* Compound metered accounts shall pay one base facility charge per largest water meter size.	

Usage Charges (in 1,000 gallons)				
	Tier 1	Tier 2	Tier 3	Tier 4

Individually and Master-Metered Residential Accounts Per dwelling unit Rate per 1,000 gallons	0—4,000 \$1.62	4,001—8,000 \$2.71	8,001— 12,000 \$5.41	12,000+ \$10.79
Nonresidential Accounts Per meter Rate per 1,000 gallons	All use \$3.33			
Separate Irrigation and Construction Only Meters/Accounts Per meter Rate per 1,000 gallons	0—12,000 \$5.41	12,000+ \$10.79		

All rates are figured per 1,000 gallons.

(Ord. No. 98-18, § 1, 9-24-1998; Ord. No. 99-14, § 1, 9-23-1999; Ord. No. 00-23, § 1, 9-28-2000; Ord. No. 01-30, § 1, 9-27-2001; Ord. No. 02-10, § 1, 9-26-2002; Ord. No. 04-28, § 1, 9-23-2004; Ord. No. 06-39, § 1, 9-28-2006; Ord. No. 07-15, § 1, 9-27-2007; Ord. No. 09-44, § 1, 9-24-2009; Ord. No. 11-45, § 1, 9-22-2011; Ord. No. 12-40, § 1c., 9-27-2012; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 15-31, § I, 10-8-2015; Ord. No. 16-45, § II, 10-13-2016; Ord. No. 17-21, § IV, 9-28-2017; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 19-16, § I(Exh. 1), 9-26-2019; Ord. No. 20-05, § 1(Exh. 1), 9-24-2020; Ord. No. 20-09, § II(Exh. 1), 11-5-2020; Ord. No. 21-32, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022; Ord. No. 2023-21, § IV(Exh. A), 9-28-2023)

§ 86-315. Water rates outside city limits.

(a) *Schedule:*

Base Facility Charge	Fee
Individually Metered Residential Accounts (per meter regardless of meter size)	\$53.02
Master-Metered Residential Accounts	\$42.43

5/8", 3/4" and 1" Nonresidential	\$53.02
1½" Nonresidential	\$152.01
2" Nonresidential	\$153.78
3" Nonresidential	\$582.25
4" Nonresidential	\$848.45
6" Nonresidential	\$1,113.57
8" Nonresidential	\$1,537.80
10" Nonresidential	\$1,962.03
* Fire suppression services to be billed single base facility charge over a 12-month period per tap size.	
* Separate irrigation and construction meters to be charged base facility charge per meter size per month.	
* Compound metered accounts shall pay one base facility charge per largest water meter size.	

Usage Charges (in 1,000 gallons)				
	Tier 1	Tier 2	Tier 3	Tier 4
Individually and Master-Metered Residential Accounts				
Per dwelling unit	0—4,000	4,001—8,000	8,001—	12,000+
Rate per 1,000 gallons	\$5.01	\$4.07	12,000 \$8.12	\$16.19

Nonresidential Accounts Per meter Rate per 1,000 gallons	All use \$5.01			
Separate Irrigation and Construction Only Meters/Accounts Per meter Rate per 1,000 gallons	0—12,000 \$8.12	12,000+ \$16.19		

All rates are figured per 1,000 gallons.

(Ord. No. 99-14, § 2, 9-23-1999; Ord. No. 00-23, § 2, 9-28-2000; Ord. No. 01-30, § 2, 9-27-2001; Ord. No. 02-10, § 2, 9-26-2002; Ord. No. 04-28, § 2, 9-23-2004; Ord. No. 06-39, § 2, 9-28-2006; Ord. No. 07-15, § 2, 9-27-2007; Ord. No. 09-44, § 2, 9-24-2009; Ord. No. 11-45, § 2, 9-22-2011; Ord. No. 12-40, § 1d., 9-27-2012; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 15-31, § I, 10-8-2015; Ord. No. 16-45, § II, 10-13-2016; Ord. No. 17-21, § IV, 9-28-2017; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 19-16, § I(Exh. 1), 9-26-2019; Ord. No. 20-05, § 1(Exh. 1), 9-24-2020; Ord. No. 20-09, § II(Exh. 1), 11-5-2020; Ord. No. 21-23, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022; Ord. No. 2023-21, § IV(Exh. A), 9-28-2023)

Sewer Rates and Charges

§ 86-342. Sewer connection charges.

All persons desiring new sewer service connections to the city sewer mains shall pay to the city the following charges for sewer tap connections to all sewers, both main and lateral, of the city:

- (1) *Connection fee*.....\$2,500.00
- (2) *Line charge*. The line charge shall be equal to the actual cost to the city for installation of any sewer line necessary to connect the new service location to the existing city sewer, including installation of any necessary pumping station.
- (3) *Reserved*.
- (4) *Reserved*.
- (5) *Reserved*.
- (6) Fees incurred for work not covered above shall be determined by the utilities superintendent.

(Ord. No. 07-11, § I, 5-24-2007; Ord. No. 07-23, § 8.12, 11-15-2007; Ord. No. 17-21, § IV, 9-28-2017; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 2022-23, § I(Att.), 9-22-2022)

§ 86-343. Reconnection fee for sewer service customers outside city.....Actual cost

(Ord. No. 17-21 , § IV, 9-28-2017)

§ 86-344. Sewer rates inside city limits.

(a) *Schedule:*

Base Facility Charge	Fee
Individually Metered Residential Accounts (per meter regardless of meter size)	\$40.18
Master-Metered Residential Accounts	\$36.17
$\frac{5}{8}$ ", $\frac{3}{4}$ ", and 1" Nonresidential	\$64.28
1½" Nonresidential	\$84.68
2" Nonresidential	\$105.04
3" Nonresidential	\$360.20
4" Nonresidential	\$600.33
6" Nonresidential	\$673.85
8" Nonresidential	\$900.50
10" Nonresidential	\$1,350.75
* Compound metered accounts shall pay one base facility charge per largest water meter size.	

Usage Charges (in 1,000 gallons)			
	Tier 1	Tier 2	Tier 3

Individually and Master-Metered Residential Accounts Per dwelling unit Rate per 1,000 gallons	0—4,000 \$1.96	4,001—14,000 \$3.31	14,000+ N/A
Nonresidential Accounts Per meter Rate per 1,000 gallons	All use \$3.31		

(b) *Outside individually and master-metered residential bill:* Usage of more than 14,000 gallons per month per dwelling unit shall not be billed.

(Ord. No. 99-15, § 1, 9-23-1999; Ord. No. 00-24, § 1, 9-28-2000; Ord. No. 01-31, § 1, 9-27-2001; Ord. No. 02-11, § 1, 9-26-2002; Ord. No. 04-29, § 1, 9-23-2004; Ord. No. 06-40, § 1, 9-28-2006; Ord. No. 07-16, § 1, 9-27-2007; Ord. No. 09-45, § 1, 9-24-2009; Ord. No. 12-41, § 1e., 9-27-2012; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 15-31, § I, 10-8-2015; Ord. No. 16-45, § II, 10-13-2016; Ord. No. 17-21, § IV, 9-28-2017; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 20-05, § 1(Exh. 1), 9-24-2020; Ord. No. 21-23, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022; Ord. No. 2023-21, § IV(Exh. A), 9-28-2023)

§ 86-345. Sewer rates outside city limits.

(a) *Schedule:*

Base Facility Charge	Fee
Individually Metered Residential Accounts (per meter regardless of meter size)	\$60.27
Master-Metered Residential Accounts	\$54.26
$\frac{5}{8}$ ", $\frac{3}{4}$ ", and 1" Nonresidential	\$96.43
1½" Nonresidential	\$127.01
2" Nonresidential	\$157.56
3" Nonresidential	\$540.30

4" Nonresidential	\$900.48
6" Nonresidential	\$1,010.77
8" Nonresidential	\$1,350.76
10" Nonresidential	\$2,026.11
* Compound metered accounts shall pay one base facility charge per largest water meter size.	

Usage Charges (in 1,000 gallons)			
	Tier 1	Tier 2	Tier 3
Individually and Master-Metered Residential Accounts Per dwelling unit Rate per 1,000 gallons	0—4,000 \$2.94	4,001—14,000 \$4.97	14,000+ N/A
Nonresidential Accounts Per meter Rate per 1,000 gallons	All use \$4.94		

(b) *Outside individually and master-metered residential bill:* Usage of more than 14,000 gallons per month per dwelling unit shall not be billed.

(Ord. No. 98-19, § 1, 9-24-1998; Ord. No. 99-15, § 2, 9-23-1999; Ord. No. 00-24, § 2, 9-28-2000; Ord. No. 01-31, § 2, 9-27-2001; Ord. No. 02-11, § 2, 9-26-2002; Ord. No. 04-29, § 2, 9-23-2004; Ord. No. 06-40, § 2, 9-28-2006; Ord. No. 07-16, § 2, 9-27-2007; Ord. No. 09-45, § 2, 9-24-2009; Ord. No. 12-41, § 1f., 9-27-2012; Ord. No. 13-41, § VII, 9-26-2013; Ord. No. 15-31, § I, 10-8-2015; Ord. No. 16-45, § II, 10-13-2016; Ord. No. 17-21, § IV, 9-28-2017; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 20-05, § 1(Exh. 1), 9-24-2020; Ord. No. 21-23, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022; Ord. No. 2023-21, § IV(Exh. A), 9-28-2023)

Chapter 90. Vehicles for Hire

§ 90-30. Application fee for taxicab company permit, annually.....\$15.00

(Ord. No. 13-17, § 2, 3-28-2013; Ord. No. 14-25 , § IX, 9-25-2014)

§ 90-72. Application fee for taxicab driver's permit, bi-annually.....\$15.00

(Ord. No. 13-17, § 2, 3-28-2013; Ord. No. 14-25 , § IX, 9-25-2014)

Chapter 94. Zoning

§ 94-39. Fee schedule for zoning actions.

(a) Annexation: \$700.00, with a waiver allowed by the city manager with the written findings that the annexation will substantively and positively impact one or more of the following: utility system efficiency, utility system revenue enhancement, environmental protection, or fiscal relief.

(b) Small scale amendment, less than 50 acres\$1,500.00 **plus advertising fees**

(c) Large scale amendment, 50 acres or greater\$2,500.00 **plus advertising fees**

(d) Conditional use and variance: Residential \$1,000.00 **plus advertising fees**

(~~e~~) Nonresidential \$1,245.00 **plus advertising fees**

(e) (f) Electronic gaming establishment, annual inspection, with possible additional charges not to exceed \$1,000.00 to allow for third-party expert review of machines and software \$500.00

(g) Outdoor sales administrative review\$100.00

Rezoning \$1,565.00 **plus advertising fees**

(h) Single lot residential rezoning\$985.00 **plus advertising fees**

Rezoning with a concurrent small-scale future land use map amendment, less than 50 acres

(i)\$2,000.00 **plus advertising fee**

Rezoning with a concurrent large-scale future land use map amendment, 50 acres or greater

(j) \$2,500.00 **plus advertising fees**

(k) Rezoning, planned unit development.....\$2,140.00 **plus advertising fees**

(l) Rezoning, planned unit development minor modification\$400.00 **plus advertising fees**

(m) Rezoning, planned unit development major modification\$1,440.00 **plus advertising fees**

(n) Fee for site clearing and/or tree removal/relocation permit.....\$200.00

(o) Fee for site clearing and/or tree removal/relocation permit after the fact \$500.00

Appeal of staff decision\$300.00

Concurrency certification, plus cost of traffic study if necessary.....\$150.00

- (p) Mobile food vendor, location regulations \$50.00
- (q) Development or site plan review, major\$1,150.00 plus advertising fees
Stormwater Management Inspections, Commercial sites or Subdivisions larger than three lots,
per inspection\$300.00

Final Site Construction Inspection, per inspection.....\$300.00
- (r) Site plan review, minor (accessory building, single-family residential lot).....\$50.00
- (s) Variance (residential).....\$450.00 **plus advertising fee**
- (t) Variance (nonresidential)\$550.00 **plus advertising fee**
- (u) Variance (after the fact).....\$750.00 **plus advertising fee**
- (v) Zoning/Municipal Code text change\$450.00 **plus advertising fee**
- (w) Zoning, Code Enforcement or Lien verification letter\$65.00 **plus advertising fee**
- (x) For land use, zoning and site plan applications, for each acre greater than ten acres.....\$25.00
- (y) Traffic impact study review.....Third party costs
- (z) Comprehensive plan text amendment.....\$2,300.00 **plus advertising fee**
- (aa) Land development code amendment.....\$1,200.00 **plus advertising fee**
- (bb) Conceptual Plan Review.....200.00 **plus advertising fee**
- (cc) Staff review hourly rate (for items not listed)\$50.00
- (dd) Resubmittal fees: For Preliminary Plat/Subdivision Plan, Planned Unit Development,
Amendment to Planned Unit Development, Change Determination, Development Plan, or
Commercial/Multi-Family plans submitted through the commercial review process, a fee of ½
the original fee will be assessed on the third submittal
- (ee) Processing and Distance Measurement.....\$275.00

Processing and Distances applies to Medical Marijuana Dispensary, Electronic Gaming
Establishment or Alcoholic Beverage License Review Applications
- (ff) Refund Policy—Planning Department

1. Except as provided below, no refunds of application fees are permitted.
2. Comprehensive Plan Amendment Application Refund (both small and large scale) and Rezoning Application Refund—If the application is withdrawn at least THREE WEEKS prior to the published advertisement for the first public hearing, the applicant shall be refunded half of the original fee paid at the time of application submittal. Applications withdrawn AFTER this time shall not receive a refund.
3. Small Scale Comprehensive Plan Amendments and Rezoning—Small Scale Comprehensive Plan Amendments and rezonings shall be allowed ONE CONTINUANCE to the next available amendment cycle. If the applicant withdraws the amendment before adoption in the next cycle, no monies will be refunded. (Large Scale Comprehensive Plan Amendments shall not be allowed to continue to the next cycle - if they are withdrawn prior to adoption, the applicant will forfeit all fees.)

(Ord. No. 07-11, § I, 5-24-2007; Ord. No. 13-17, § 3, 3-28-2013; Ord. No. 13-41, § VIII, 9-26-2013; Ord. No. 14-25, § X, 9-25-2014; Ord. No. 16-44, § 2, 10-13-2016; Ord. No. 18-07, § I(Exh. 1), 9-27-2018; Ord. No. 19-16, § I(Exh. 1), 9-26-2019; Ord. No. 21-23, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022; Ord. No. 2023-21, § IV(Exh. A), 9-28-2023)

§ 94-186(c)(5)c. Fee for site clearing and/or tree removal/relocation permit.....\$30.00

(Ord. No. 07-11, § I, 5-24-2007)

Chapter 95. Administrative Fees

§ 95-1. Fee schedule for administrative processing actions.

- (a) Inspections required by fire chief for business tax receipt, food trucks, change of use, miscellaneous.....\$50.00 per hour
- (b) Actions which require public hearing advertisements, such as annexations, land use and zoning changes, variances, conditional uses, etc., shall also be charged for such advertisement\$160.00

(Ord. No. 21-23, § I(Att.), 9-23-2021; Ord. No. 2022-23, § I(Att.), 9-22-2022)