

GULF BREEZE CITY COUNCIL
REGULAR MEETING AGENDA

FEBRUARY 1, 2016
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS

1. **ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

January 19, 2016, Regular meeting

January 19, 2016, Community Redevelopment Agency Board of Directors meeting

3. **PROCLAMATIONS AND PRESENTATIONS**

Recognition of Investigator Greg Baker

4. **RESOLUTIONS AND ORDINANCES:** None

5. **CONSENT AGENDA ITEMS***

A. Approval for Police Department to donate surplus 2009 Ford Crown Vic to George Stone Police Academy

B. Approval to accept offer from KGR Ventures LLC., to purchase 417 Fairpoint Drive and authorize the Mayor to execute sales agreement on behalf of the City

C. Approval of change order with Utility Service Company for modifications to the stormwater line located on Center Drive

D. Approval for payment of invoice from Galloway/Johnson/Thompkins/Burr and Smith (GJTBS) in the amount of \$11,110.09 for professional services through December 2015

*These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.

6. **ACTION AGENDA ITEMS:**

A. Discussion and action regarding street light on Madrid Avenue

B. Approval of Special Event Application from Adam Guess Consulting Inc., for a 5K run on Saturday, October 15, 2016

C. Approve dredging/excavation of Gilmore Bayou, April 2014 flood damage

- D. Approve the concept of forming a Tourist Development Advisory Committee and direct staff to develop an ordinance to establish the committee
- E. Approval of conditions for the sale of 1198 Gulf Breeze Parkway (Peyton Building)
- F. Approval to extend the City's contract with Adjusters International for the April 2015 to April 2017 time period

7. **NEW ITEMS**

8. **INFORMATION ITEMS**

9. **PUBLIC FORUM**

10. **ADJOURNMENT**

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze at least one (1) week prior to the date of the public hearing.

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA**

The 1,288th Regular Meeting of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Tuesday, January 19, 2016, at 6:30 p.m.

ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE:

Upon call of the roll the following Councilmembers were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

The City Clerk gave the invocation and led in the Pledge of Allegiance

GULF BREEZE OPTIMIST YOUTH APPRECIATION:

The Gulf Breeze Optimist Youth Appreciation program is an activity which honors students in middle school who exhibit leadership qualities. The students are rewarded by being assigned to an honorary position in the City government and conduct a City Council meeting, with support from the Council.

The following students participated in the Council meeting by representing various official positions: **Annalise Rotunda**, Mayor; **Shealan Malone**, Mayor Pro Tem Henderson; **Colin Whibbs**, Councilman Landfair; **Natalya Srakari**, Councilwoman Fitch; **Court Connally**, Councilwoman Bookout; **Ashlinn Salvator**, City Attorney, **Olivia Vassiliades**, City Manager; **Trevor Pugh**, Deputy City Manager; **Kristen Goodroe**, Assistant to City Manager; **Caroline Kostic**, City Clerk; **Shelby Rowe**, Director of Finance; **Kayla NG**, Public Service Director; **Mikaela Lester**, Community Service Director; **Brianna Mitchell**, Director of Parks and Recreation; **Hadleigh Richardson**, Chief of Police; and **Trevor Pugh**, Fire Chief. School Representatives Karen Gilbreath and Kelly Ratte and Principal Michael Brandon were also present at the meeting.

MAYOR'S WELCOME TO COUNCIL PARTICIPANTS:

Mayor Dannheisser welcomed everyone and explained that each year the City hosts the student leaders from the 8th grade at Gulf Breeze Middle School to run the meeting in the Council's place, with Council's assistance, taking on the various roles in City government. The gavel was then turned over to acting Mayor Annalise Rotunda.

APPROVAL OF MINUTES:

Councilman Landfair moved for approval of the minutes of the January 4, 2016, Regular Meeting. Councilwoman Bookout seconded. The vote for approval was unanimous.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

PRESENTATION AND PROCLAMATIONS:

None

RESOLUTIONS AND ORDINANCES:

Resolution 01-16 Approving a Plan of Finance for Garden Gate facilities in Fort Worth and Plano, Texas, and authorizing issuance of not to exceed \$35,000,000 in Capital Trust Agency bonds and authorizing the Mayor to execute Amendment No. 65 to Interlocal Agreement

Councilwoman Fitch moved for approval of Resolution 01-16. Councilwoman Bookout second. The vote for approval was unanimous.

Resolution 02-16 Approving a Supplemental Plan of Finance for Silver Creek, St. Augustine, and authorizing issuance of an additional \$12,000,000 in Capital Trust Agency bonds and authorizing the Mayor to execute Amendment No. 66 to Interlocal Agreement

Councilwoman Fitch moved for approval of Resolution 02-16. Councilwoman Bookout second. The vote for approval was unanimous.

Resolution 03-16 Adopting Resolution 03-16 granting the authority to acquire certain property necessary to provide public use and access to and from Shoreline Drive and the shore of Pensacola Bay; declaring the need to exercise eminent domain powers; and authorizing the City Attorney or his designee to commence and prosecute all proceedings necessary for acquiring the subject property for the project.

Councilman Landfair moved for approval of Resolution 03-16. Councilwoman Fitch second. The vote for approval was unanimous.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

ACTION AGENDA ITEMS:

- A. Approval of Special Event Application from St. Ann's Catholic Church for Annual Palm Sunday Processional on Sunday, March 20, 2016

Reference: Deputy Chief memo dated January 6, 2016

Recommendation: That the City Council approve the St. Ann's Catholic Church Special Event Application for the annual Palm Sunday Processional.

Councilman Landfair made a motion to approve Staff's recommendation. Councilwoman Fitch seconded. The vote for approval was unanimous.

- B. Approval of Special Event Application from St. Ann's Catholic Church for a 5K run/walk on Saturday, May 21, 2016

Reference: Deputy Chief memo dated January 5, 2016

Recommendation: That the City Council approve St. Ann's Catholic Church Special Event Application for a 5K run/walk on May 21, 2016.

Councilwoman Fitch made a motion to approve Staff's recommendation. Councilwoman Bookout seconded. The vote for approval was unanimous.

- C. Approval of Development Review Board Recommendations:

- 1) Gulf Breeze Treatment Center, 350 Pensacola Beach Road, Gulf Breeze, FL
Request to install an inground pool, paver decking, and landscaping
- 2) Christine and Stephen Speck, 226 Pine Tree Drive, Gulf Breeze, FL
Request to construct a residential dock with uncovered boat lift

Reference: January 5, 2016, Development Review Board Minutes

Councilman Landfair made a motion to approve Staff's recommendations. Councilwoman Bookout seconded. The vote for approval was unanimous.

- D. Approval for Police Department to purchase 2011 Toyota Camry from Bob Tyler Toyota in the amount of \$10,000 and, in return, receive another vehicle for the Investigations Division

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

Reference: Chief of Police memo dated January 7, 2016

Recommendation: That the City Council approve the budgeted \$10,000 to pay for the 2011 Camry and, in return, receive another vehicle to be used by the Investigations Division.

Councilman Landfair made a motion to approve Staff's recommendation. Councilwoman Bookout seconded. The vote for approval was unanimous.

- E. Authorization for Staff and Sensys America, Inc., to upgrade the software which supports the Red Light Camera Program

Reference: City Manager memo dated January 8, 2016

Recommendation: That the City Council direct staff and Sensys America, Inc., to upgrade the software which supports the City's Red Light Camera program.

Councilman Landfair made a motion to approve Staff's recommendation Councilwoman Fitch seconded. The vote for approval was unanimous.

- F. Appointment of Retired Army Brigadier General John Adams to the Development Review Board

Reference: City Clerk memo dated January 8, 2016

Recommendation: That the City Council appoint Retired Army Brigadier General John Adams to the Development Review Board.

Councilman Landfair made a motion to approve Staff's recommendation Councilwoman Fitch seconded. The vote for approval was unanimous.

After the agenda items were considered, the Mayor temporarily suspended the meeting to allow the students to exit the Council Chambers. After the students were dismissed, the Mayor reconvened the meeting and asked the Council if they had questions regarding any of the items on the agenda. There being no questions, the Mayor asked for a motion to ratify the actions previously taken while the students were on the dais. Mayor Pro Tem Henderson made a motion to ratify the previous actions and Councilwoman Fitch seconded. The vote for approval was unanimous.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

NEW BUSINESS: None

INFORMATION ITEMS:

Caroline Kostic, on behalf of the Gulf Breeze Middle School National Junior Honor Society, thanked the Mayor and City Council, the City of Gulf Breeze, and the Optimist Club for allowing them to participate in the breakfast and City activities. They presented the Council with three ideas they believe will make "Gulf Breeze a better place to live"; to wit: adding a crosswalk at the intersection of Silverthorn and Fairpoint; adding a crosswalk on Daniel Drive at or near the Publix shopping complex and police presence during events; and a large tennis wall for practice and an indoor turf gym or a roll-out turf for soccer or lacrosse at the Community Center.

PUBLIC FORUM: None

COUNCIL COMMENTS:

Councilwoman Bookout asked Nathan Ford, Assistant to City Manager, to provide an update regarding the After School Program. Mr. Ford addressed the Council with an update on the program. He also invited those parents in attendance to consider placing their younger children in the program. Councilwoman Bookout encouraged the students in attendance to consider mentoring the younger students in the After School Program.

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 7:54 p.m.

ATTORNEY – CLIENT SESSION

- A. The private attorney – client session confined to matters relative to possible litigation in the case of Gavitt v. City of Gulf Breeze was held after the Regular Meeting of the City Council was adjourned.

Stephanie D. Lucas, City Clerk

Matt E. Dannheisser, Mayor

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS FOR THE
COMMUNITY REDEVELOPMENT AGENCY**

A meeting of the Board of Directors for the Community Redevelopment Agency, Gulf Breeze, Florida, was convened at the Gulf Breeze City Hall Council Chambers on Tuesday, January 19, 2016, at 7:03 p.m.

The following members were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

The purpose of the meeting was for the Board of Directors of the Community Redevelopment Agency to consider the following:

ACTION AGENDA ITEM:

- A. Authorization to obtain an appraisal of 1198 Gulf Breeze Parkway (Peyton Building) from Fruittcher-Lowery Appraisal Group in the amount of \$3,000 and to meet as the Community Redevelopment Agency on January 19, 2016

Reference: Deputy City Manager memo dated January 7, 2016

Recommendation: That the City Council meet as the Board of Directors of the Community Redevelopment Agency and accept the proposal from Fruittcher-Lowery Appraisal Group for an appraisal of 1198 Gulf Breeze Parkway and authorize the expenditure of \$3,000 for that purpose.

Councilwoman Bookout made a motion to approve staff's recommendation. Councilman Landfair seconded. The vote for approval was unanimous.

INFORMATIONAL ITEMS: None

PUBLIC FORUM: None

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 7:04 p.m.

Stephanie D. Lucas, City Clerk

Matt E. Dannheisser, Mayor

The Gulf Breeze City Council held an Executive Meeting at Gulf Breeze City Hall on Wednesday, January 27, 2016, at 6:30 p.m.

ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE:

Upon call of the roll the following Councilmembers were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

PROCLAMATIONS AND PRESENTATIONS: None

RESOLUTIONS AND ORDINANCES: None

ACTION AGENDA ITEMS

A. Discussion and action regarding street light on Madrid Avenue

Reference: Assistant to the City Manager memo dated January 20, 2016

Recommendation: That the City Council approve staff's recommendation of not eliminating the street light on Madrid Ave.

The following citizens spoke in favor of the street light: Jane Switzer, 92 Highpoint, and Susan Osborn, 88 Highpoint.

Staff to research new lighting technology with Gulf Power and report findings back to the City Council. No further action taken.

B. Approval of Special Event Application from Adam Guess Consulting Inc., for a 5K run on Saturday, October 15, 2016

Reference: Deputy Chief of Police memo dated January 18, 2016

Recommendation: That the City Council approve the Special Event Application for a 5K run on Saturday, October 15, 2016.

Adam Guess, 1100 Shoreline Drive, addressed the Council regarding the event.

Councilwoman Bookout made a motion to place staff's recommendation on the February 1, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was 4-1 with Mayor Dannheisser dissenting.

- C. Approval for Police Department to donate surplus 2009 Ford Crown Vic to George Stone Police Academy

Reference: Chief of Police Memo dated January 19, 2016

Recommendation: That the City Council approve donating the 2009 Crown Vic, Vin#2FAHP71V9X108973, to the George Stone Police Academy.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the February 1, 2016, Regular meeting agenda. Councilman Landfair seconded. The vote for approval was unanimous.

- D. Approval to accept offer from KGR Ventures LLC., to purchase 417 Fairpoint Drive and authorize the Mayor to execute sales agreement on behalf of the City

Reference: Deputy City Manager memo dated January 19, 2016

Recommendation: That the City Council accept the offer from KGR Ventures LLC to purchase 417 Fairpoint Drive for a cost of \$73,000 plus closing costs of up to \$3,000 and direct the City Attorney to prepare a sales contract with KGR and further authorize the Mayor to execute said agreement on behalf of the City.

Britton Stamps, 8 Duncan Avenue, addressed the Council regarding this item.

Councilman Landfair made a motion to amend staff's recommendation to include the waiver of tap fees and place the amended recommendation on the February 1, 2016, Regular Council meeting agenda. Councilwoman Fitch seconded the motion. The vote for approval was unanimous.

- E. Approval of change order with Utility Service Company for modifications to the stormwater line located on Center Drive

Reference: Director of Public Services memo dated January 13, 2016

Recommendation: That the City Council authorize a change order to Utility Service Company for modifications to the stormwater line located on Center Drive in the amount of \$14,529.66.

Councilwoman Bookout made a motion to place staff's recommendation on the February 1, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was unanimous.

- F. Approval of dredging/excavation of Gilmore Bayou

Reference: City Manager memo dated January 22, 2016

Recommendation: That the City Council approve a project to dredge/excavate up to 944 cubic yards of soil from within 50 feet of a drainage outfall in Gilmore Bayou to be completed by WR – Alabama Dredge at a cost of \$45,000 and pay Ecological Consulting services \$5,000 for consulting services on this project.

The following citizens spoke regarding this item: Britton Stamps, 8 Duncan Avenue, and Bill Wein, 409 Montrose.

Councilman Landfair made a motion to amend staff's recommendation to include relocating the berm closer to the road, installing a silt fence around the project area and the Council commit to building a park on the property within one year, and to place the amended recommendation on the February 1, 2016, Regular meeting agenda. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

Council directed staff to provide more detail in regards to relocating the berm and directed staff to contact the surrounding neighbors in regards to placement of a silt fence around the project area and relocating the berm.

- G. Approve the concept of forming a Tourist Development Advisory Committee and direct staff to develop an ordinance to establish the committee

Reference: City Manager memo dated January 22, 2016

Recommendation: That the City Council approve the concept of forming a Tourist Development Advisory Committee to provide recommendations to the council concerning expenditure of Tourist Development tax proceeds and direct staff to develop an ordinance to establish the committee for first reading as soon as possible.

Councilwoman Bookout made a motion to place staff's recommendation on the February 1, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was 4-1 with Councilman Landfair dissenting.

- H. Approval of conditions for the sale of 1198 Gulf Breeze Parkway (Peyton Building)

Reference: Deputy City Manager memo dated January 20, 2016

Recommendation: That the City Council reach a consensus on a range of conditions outlined in the memo for the sale of the property to M&W Properties of Florida and provide a counter offer to M&W and to authorize the City Attorney to prepare a sales agreement in the event the offer is accepted.

The following citizens addressed the council regarding this item: Chuck Emling, 409 Chesapeake, and James Giachino, 150 Stony Lake Road, Oxford, Michigan.

Councilman Landfair made a motion to amend staff's recommendation to change the construction completion date from 42 months to 36 months after closing; add an enforcement mechanism with respect to the 18 month plan submittal deadline and the 36 month construction

completion deadline; include language in regards to resale of the property within a specific period of time. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

- I. Approval to extend the City's contract with Adjusters International for the April 2015 to April 2017 time period

Reference: City Manager memo dated January 21, 2016

Recommendation: That the City Council approve the extension of the City's contract with Adjusters International for the April 2015 to April 2017

Mayor Pro Tem made a motion to place staff's recommendation on the February 1, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was unanimous.

Mayor Pro Tem Henderson requested a cost analysis outlining the amount spent with Adjusters International versus the amount of money recovered.

NEW ITEMS

None

INFORMATION ITEMS

None

PUBLIC FORUM

None

COUNCIL COMMENTS:

Councilwoman Bookout thanked the City Attorney and Deputy City Manager for working out the details with the State Attorney's Office in regards to TDC funds. Councilwoman Bookout suggested a stipulation be added to the sales contract for the Peyton Property that would require the owner to begin paying property taxes if the building is not built within the thirty-six month allotted time frame.

ADJOURNMENT Mayor Dannheisser adjourned the meeting at 8:00 p.m.

Edwin Eddy

From: Robert Randle <rrandle@gulfbreezefl.gov>
Sent: Friday, January 29, 2016 11:57 AM
To: Edwin Eddy
Subject: Officer Greg Baker at Monday meeting

Buz,

Officer Greg Baker will be the officer getting recognized at the City Council meeting on Monday.

Greg started as an auxiliary officer in 2001. He became a part time officer in 2003 and went full time in February 2005. In October, 2005 he took a position with the Florida DEP as a State Law Enforcement Officer. In July of 2006 he returned to GBPD, working patrol. He is currently assigned to the Investigations Division and also works with State and Federal Task Forces. His hard work helped lead to the arrest of a suspect in a recent very publicized murder case.

Robert

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 1/29/2016
Subject: Peyton Office Building

At the Executive Meeting on January 27th, the City Council discussed the offer from M&W Properties of Florida to purchase 1198 Gulf Breeze Highway. They outlined the elements of a counter-offer. Those elements included:

1. Net proceeds of \$400,000 from the sale.
2. The sale of the property would be subject to a deed restriction limiting the property use to professional office and/or medical.
3. The new building for the site would be not less than 3500 SF.
4. Demolition of the existing structure to be completed no later than 6 months after closing.
5. Plans for the new use to be approved no later than 18 months after closing.
6. Construction completed no later than 36 months after closing.
7. The inclusion of some form of enforcement mechanism to ensure compliance with the timing deadlines of the contract.
8. Some form of reverter clause that would give the City the right to purchase the property back (or have a right of first refusal) at the original sales price should M&W decide not to pursue the project or decided to sell to another party.

It needs to be emphasized that there has been no indications from M&W that they will move off of their initial offer. In fact the realtor has stated just the opposite. They have indicated that they are seeking some direction from the City in the way of a counter offer so that they can evaluate it in the context of their business plan and other alternatives.

As has been discussed previously, there is value in this offer that extends beyond the purchase price. Whether or not revised terms will be acceptable to M&W remains to be seen, but I believe

it is in the best interests of the City to extend a timely counter-offer. Should you have any questions, please do not hesitate to contact me.

Recommendation: That the City Council reach consensus on a range of conditions for the sale of the property to M&W Properties of Florida along the lines articulated above and provide a counter offer to M&W. In the event the counter-offer is accepted by M&W, the City Attorney should be directed to prepare a sales agreement for City Council approval.

Enclosure