



**MINUTES
CITY COMMISSION MEETING
CITY OF ST. AUGUSTINE BEACH
June 1, 2016 6:00 PM.**

City Hall
2200 A1A South
St. Augustine Beach, FL 32080

I. CALL TO ORDER

Mayor O'Brien called the meeting to order at 6:00 p m

II. PLEDGE OF ALLEGIANCE

Mayor O'Brien asked Commissioner England to lead the Pledge of Allegiance.

III. ROLL CALL

Present: Mayor O'Brien, Vice Mayor George, Commissioner Samuels, Commissioner England, Commissioner Snodgrass.

Also Present: City Manager Royle, City Attorney Wilson, Commander James Parker, Chief Financial Officer Burns, City Clerk Raddatz, and Building Official Larson.

IV. APPROVAL OF MINUTES OF THE CITY COMMISSION MEETINGS OF APRIL 26, 2016 AND MAY 9, 2016

Mayor O'Brien introduced Item IV and then asked a motion.

Motion: to approve City Commission minutes for April 26, 2016 and May 9, 2016. **Moved by** Commissioner Samuels, **Seconded by** Vice Mayor George. Motion passed unanimously.

V. ADDITIONS OR DELETIONS OF THE AGENDA

Mayor O'Brien introduced Item V and advised that he would like to add under New Business, Item 5, "Discussion Regarding Parking Improvements on 16th Street." He explained that with parking on both sides of the street, emergency vehicles could not get down the street.

Commission agreed to add the item.

City Manager Royle advised the Commission that Mr. McGarvey would not be here to speak under Public Comments. He then requested that Item 1 start at 7:00 p.m. because the City was accommodating a couple that were hearing impaired with a sign language interpreter, who is charging by the hour

Commission agreed to start Item 1 at 7:00 p.m.

VI. CHANGES TO ORDER OF TOPICS ON THE AGENDA

Mayor O'Brien introduced Item VI and asked for any changes to the order of topics on the agenda. Being none, Mayor O'Brien moved forward to Item VII Presentations.

VII. PRESENTATIONS

A. Interview of Candidates for Membership on Tree Board / Beautification Advisory Committee:

1) Ms. Alex Farr

2) Ms. Sandra Krempasky

Mayor O'Brien introduced Item VII A and asked if Alex Farr would come to the podium.

Ms. Farr advised that she has lived on 7th Lane for the past 30 years.

Mayor O'Brien asked Ms. Farr why she wanted to be on the Tree Board / Beautification Advisory Committee.

Ms. Farr explained that it would a great opportunity to incorporate some of the things she feels necessary in terms of sustainable growth plans and also because she has a background in suppliers. She commented that she has been a nursery manager for 20 years and was the President of Florida Native Plant Society Sea Oats Chapter.

Commissioner Snodgrass asked what Ms Farr's view was on the current tree policy.

Ms. Farr advised that it was good, but enforcement was the main issue.

Mayor O'Brien asked City Manager Royle if there were two Board openings.

City Manager Royle advised yes.

Motion: to approve Ms. Alex Farr to the Tree Board / Beautification Advisory Committee. **Moved by** Commissioner Samuels, **Seconded by** Commissioner Snodgrass Motion passed unanimously.

Mayor O'Brien requested Sandra Krempasky to come to the podium and asked her what her background was and why she would like to volunteer.

Ms. Sandra Krempasky, 7 C Street, advised that she did not have any background that would make her uniquely qualified for the Board position; however, she was asked by two of the Board members to apply.

Vice Mayor George thanked Ms. Krempasky for applying and said that she was grateful for her interest.

Ms. Krempasky advised that she has attended the Board meetings for the last year, so she was aware of current issues and goals

Commissioner Snodgrass asked Ms. Krempasky what was her view of the current tree policy was and what modifications would she recommend and why.

Ms. Krempasky advised that she worked with Mr. Thomson on revising the tree ordinance. She advised that she would like to increase the fees, but the biggest problem was enforcement.

Commissioner Samuels asked if Ms. Krempasky worked with Mr. Thomson.

Ms. Krempasky advised that she was not an employee of Mr. Thomson; however, she does administrative accounting for him and work with some of his clients on design projects.

Commissioner Samuels advised that she was concerned about the Sunshine Law.

Ms. Krempasky advised that her understanding was that as long as she did not discuss any items on the Tree Board agenda, that it would be okay.

City Attorney Wilson advised that anything that may come in front of the Board cannot discussed with other Board members. He explained that there might be items that the Board members could anticipate being discussed on the agenda and should not be discussed between members.

Commissioner Snodgrass asked what assurances Ms. Krempasky could provide that when proposed modifications come forward from the Tree Board, that she would consider them in a fair, objective and open way.

Ms. Krempasky advised that she would do that normally, but was not sure how to assure the Commission of that.

Motion: to approve Ms. Krempasky to the Tree Board / Beautification Advisory Committee. **Moved by** Vice Mayor George, **Seconded by** Commissioner England.

Mayor O'Brien asked for a roll call vote.

City Clerk Raddatz read a roll call vote as follows

| | |
|------------------------|-----|
| Commissioner England | Yes |
| Commissioner Samuels | No |
| Mayor O'Brien | Yes |
| Commissioner Snodgrass | No |
| Vice Mayor George | Yes |

Motion passed 3 to 2.

Commissioner Samuels advised Ms. Krempasky that her concern was the Sunshine Law.

Mayor O'Brien moved on to Item VII B.

- B. Consideration of Special Event Permit for "Feel the Love 5K" Run, Sponsored by St. Augustine United, Inc., on Saturday, September 10, 2016, 6:00 a.m. to Noon

Mayor O'Brien introduced Item VII B and asked if there was a representative in the audience.

Cristan Carmon, 4 Artillery Ln., advised that she was requesting a special event permit. She advised that the organization was a not-for-profit organization which was asked to accomplish this 5K run for a local single mom in need of a heart transplant. She advised that after speaking with the St. Augustine Beach Police Department, she has submitted a different route (Exhibit 1). She explained that A1A Beach Boulevard would be reduced to two lanes, but not be closed completely. She commented that she had 75 volunteers to help with the event and they are hiring the City and Sheriff's police for the route.

Merit Lee, 51 Menendez Rd., advised that since the volunteers are from the church, she knows that they will be there to get everything cleaned up and out of the way as quickly as possible.

Ms. Carmon explained the route.

Mayor O'Brien asked how long the 5K run would take.

Ms. Lee advised that it would start at 6:30 a.m. and should stop at 8:00 a.m., but no street would be 100 percent closed.

Mayor O'Brien asked what percent of the money goes to the transplant.

Ms. Carmon advised that 100 percent of the funds would go towards the transplant. She commented that the organization hoped to get \$50,000, but the transplant cost approximately \$100,000.

Mayor O'Brien asked if there were any other special events on that day in the City.

Ms. Carmon advised that there were no races scheduled for June, July or August and they were the only race scheduled in September.

Commissioner Samuels commented that it was admirable what they were trying to accomplish.

Police Chief Hardwick advised that the original route was not approved and suggested they do the Betty Griffin House route because they had no complaints from the residents.

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Richard Backlund, 17 Lee Drive, advised that the route does go onto Pope Road again, which was his sore point. He then showed a 5 Star running route called Rails to Trails which starts in Maine and goes down to Key West. He suggested this route for any organizer who wants to have a 5K run. He explained that it is handicap accessible and is 90 acres long.

Mayor O'Brien asked Mr. Backlund if he would be opposed to this 5K run since the roads would remain partially open.

Mr. Backlund advised that he was not opposed to this event, but please look at the Rails to Trails for the future.

Tom Reynolds, 880 A1A Beach Blvd., urged the Commission to vote yes because it is for a good cause and it was a not-for-profit. He commented that he loved the name Feel the Love.

Mayor O'Brien asked for a motion.

Motion: to approve the special event permit for Feel the Love 5K Run. **Moved by** Vice Mayor George, **Seconded by** Commissioner Snodgrass. Motion passed unanimously.

Police Chief Hardwick asked the applicant to resubmit paperwork with the new route.

Commissioner Snodgrass asked Police Chief Hardwick to follow up with Mr. Backlund and look at the Rails to Trails running route as a potential site. He asked that when someone comes to the City for a permit, that it would be recommended.

C. Attorney Susan Erdelyi of Marks Gray and Ordinances to Change the City's Sign Regulations Because of Supreme Court Decision

Mayor O'Brien introduced Item VII C and asked for a staff report from Attorney Susan Erdelyi.

Ms. Susan Erdelyi advised that due to the Reed v. Town of Gilbert case, the Supreme Court made it necessary for government to change the City's sign ordinance. She explained the case and advised that temporary directional signs involve speech and structure. She commented that Florida law requires sign codes according to 163.3202(2)(f) and explained what the code should include, such as: size, location, public or private property, on premise and off-premise signs, time restrictions on one-time events, limits on the number of signs per mile, lighted and unlighted, fixed

message and electronic signs, and signs on residential and commercial properties. She defined a permanent or temporary sign and why location and size were necessary to be included in the codes. She recommended strongly not to allow election signs on City properties or right-of-ways because they would have to allow hate signs as well. She explained that there were two ordinances, one on definitions and the other stating the sign criteria. She commented that she did get guidance regarding non-conforming signs and advised that the code presently has an amortization schedule for seven years. She advised that the problem was enforcement. She recommended that if the sign needs repairs more than 50 percent, then they would need to come into compliance with the new code or if they replace a sign, they would have to come into compliance with the new code. She explained that if the repairs were less than 50 percent, the owner could keep their non-conforming sign and make repairs. She suggested that that would be easier for the City regarding enforcement. She advised that the other issue she needed guidance on was changeable copy signs or electronic signs. She commented that the City could outlaw the changeable copy signs or she could make provisions for electronic signs in the code, but needed guidance on the timeframe to allow the message and on how often the signs were allowed change. She advised that the signs could be distracting. She mentioned that St. Johns County allows signs to change once every two hours and the City of Jacksonville Beach allows the sign to change once per day. She advised that the Planning and Zoning Board has asked to outlaw fluorescent paint signs as well.

Mayor O'Brien advised that how the message was displayed was more important than how often the message changes. He advised that he would like them to fade in and out whether than flashing. He agreed with the change in the message being every two hours. He also agreed with signs being set to the new code when the sign needs 50 percent or more in repairs.

Commissioner Snodgrass asked how many non-conforming signs were in the City and if Building Official Larson could give him an example of them.

Building Official Larson advised that the biggest one was the billboard sign for the Sunshine Shop, but they have a contract with the City that it could stay.

Commissioner Snodgrass asked when the contract would end and whether there should be a sunset provision.

Building Official Larson advised that he didn't know the exact date; however, he could get him a list by June 14, 2016.

Attorney Erdelyi advised that she would have to review these conditional use permits regarding signs.

Commissioner Snodgrass advised that he believed that staff should know what the non-conforming signs were, what issues are related to them, and where they have a sunset provision. He asked if there was a sunset provision and how would the City get them to conform.

Attorney Erdelyi advised that currently how the code was written, they would have to take them down if the signs were in need of repair by 50 percent or more

Commissioner Snodgrass asked where the electronic signs were located in the City and what extent were they being used.

Building Official Larson advised that there were electronic signs at Circle K gas stations, Walgreens, and Alvin's Island. He advised that he was about to cite Alvin's Island because they are using a flashing electronic sign.

Commissioner Snodgrass asked about the temporary banners that were throughout the City.

Attorney Erdelyi advised that the code prohibits banner signs, streamer, and balloons. She advised that that would be a policy decision that the Commission could give her guidance on. She commented that the main reason for prohibiting them were ascetics

Commissioner Snodgrass advised that he didn't want to over regulate, but on the other hand, he was concerned about the beautification of the City. He advised that he would support enforcement of what the code was currently.

Attorney Erdelyi advised that she had tightened the language so it would be more enforceable.

Commissioner England commented that the staff should supply a list of non-conforming signs. She advised if the codes were going to be stricter on ascetics, then why didn't the owner of the sign wouldn't have to comply within a certain timeframe. She suggested adding to the repair language that signs have to be in compliance within ten years.

Attorney Erdelyi advised that she would look at the amortization schedule and research whether the language could be changed to include both.

Commissioner Snodgrass advised that ten years was a long time.

Attorney Erdelyi advised that seven years has case law.

Vice Mayor George added that the language should also say whichever comes first, the 50 percent repairs or ten years. She also advised that language should be written that if the brackets were in need of replacement, then the owner needs to come into immediate compliance.

Attorney Erdelyi advised that the code did allow for changing the sign face. She advised that the sign face could be more than 50 percent repair of the sign. She suggested that the sign face should be part of the code as part of the 50 percent.

Mayor O'Brien asked who would judge the 50 percent of the value. He advised that it should be written in the code who does the analysis.

Attorney Erdelyi advised that the Building Official makes the decision and sometimes the owner may disagree.

Mayor O'Brien requested some guidance on that issue of how the Building Official comes up with the 50 percent repairs.

Commissioner Snodgrass asked about the ascetics of signs and having some signs being an eye sore. He requested to have a standard for ascetics and to have language to enforce it.

Attorney Erdelyi advised that was usually under the nuisance code. She advised that the code language would not give firm guidance on an ugly sign. She commented that she would review it.

Commissioner Samuels asked about sign spinners.

Attorney Erdelyi advised that the code does not address sign spinners because Florida Statutes only addresses what was in the ground or attached to a building. She advised that the sign spinners could be addressed under the nuisance code.

Commissioner Samuels asked about the language regarding balloons being prohibited. She gave an example of a resident having a balloon when they had a baby.

Attorney Erdelyi advised that the code was referring to car dealerships with the flags and balloons for commercial advertising. She explained that the language does say that it would be for commercial properties.

Mayor O'Brien advised that it was 7:00 p.m. and would move to Item 1 since the sign language interpreter was at the meeting.

The Commission returned to this item at 7:15 p.m.

Vice Mayor George asked if Attorney Erdelyi reviewed the land development agreements that the City and the commercial owners that were next to the parking plazas where the City has permitted long term use of a commercial sign.

Attorney Erdelyi advised no. She advised that she would review any general licensing agreements with the City.

City Manager Royle advised that if the City does not allow any signs on the City right-of-ways or properties, then those agreements should not be allowed either.

Attorney Erdelyi advised that under the code, those agreements would not be allowed and would become non-conforming signs. She commented that the City would have to ask them to be removed. She advised that she would have to look at the agreements and advised that it might not be a good move to make them remove them because it might be a violation of free speech.

Vice Mayor George asked if Attorney Erdelyi knew how these codes compare to the Anastasia Boulevard overlay that St. Johns County has on SR A1A due to the specific sign regulations.

Attorney Erdelyi advised no. She advised that she would call St. Johns County to find the out the regulations.

Vice Mayor George advised that they have restrictor standards on the changeable copy signs. She asked if there was any way to limit content if signs were allowed on City property or right-of-ways

Attorney Erdelyi advised no. She explained that that would be not a prudent move.

Vice Mayor George advised that signs were allowed because of the slow economy and because the businesses were so far from the road due to the City's right-of-ways.

Attorney Erdelyi commented that there would be tension between the business owners and what was allowed on City properties. She explained that the only way to protect the City was not to allow any signs on City properties except for City speech.

Discussion ensued regarding the City licensing signs in the City plazas; pendants being put on the right-of-ways; the impact on enforcement if property owners put signs or landscape on the right-of-ways; and the liabilities to the City if the Code Enforcement Officer does not enforce the ordinance correctly.

Attorney Erdelyi advised that most cities do selective enforcement from a complaint.

Commissioner Snodgrass advised that he supported banners when the economy was in distress, but economics were improving and the City should have a tighter standard. He commented that he felt that banners detract from the City.

Commissioner Samuels advised that there were banners placed on the City's welcome sign on SR 312 when there was a special event. She asked if it would still be allowed and if there could be a time limit on the banner of 24 hours to allow for new businesses to show their grand openings or if the City wanted to put signs in the right-of-ways regarding event parking.

Attorney Erdelyi advised that the sign ordinance does address the time limits and if the City wants to have event parking signs, that would be allowed. She explained that the City has the right to City speech.

Vice Mayor George advised that the Commission has to be careful because if they allow for one group they must grant all groups signs.

Attorney Erdelyi commented that the Commission could allow for their own City speech and does not have to allow for other groups signs if they don't want to.

City Attorney Wilson advised that there would be no action at this meeting. He explained that there would be two public hearings and they would be advertised.

Vice Mayor George asked if the Commission would like to accelerate compliance and if Attorney Erdelyi would recommend starting enforcing compliance or wait until the new code implemented.

Attorney Erdelyi advised to wait for the new code adoption. She explained that she would be researching whether it would be legally defensible to have the 50 percent repairs to the sign code or an amortization period for seven years, whichever comes first. She advised that she would like further guidance on the electronic signs on whether the Commission wants them and the timeframe.

Commission agreed to electronic signs fading in and out every two hours, but not flashing signs.

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Tom Reynolds, 880 A1A Beach Blvd., advised that the Commission could have given Ann Palmquist a second response on the vacating the alleyway issue. He commented that if a subject takes a long time, then it should be a separate workshop. He asked why there was no agenda backup information on the back table for the public. He commented that the sign code was big and the Commission should be careful how they allow for electronic signs. He asked if the electronic signs would be allowed all night for a business and if the Commission would get a Florida Ethics Commission opinion on electronic signs. He stated that he researched a lot regarding St. Johns County's sign ordinance and to have a separate workshop for these types of matters.

Ed Slavin, PO Box 3084, thanked City Attorney Wilson, Attorney Erdelyi and Bruce Bates who was the artist who brought suit to the City of St. Augustine, which called his attention to the Reed v. Town of Gilbert case. He advised it had been ten years since he told the City that the sign ordinance was unconstitutional and gave the history of the of political signs in St. Johns County. He explained that there was a need to make the world safe for political yard signs. He commented that he would not ban political signs at city hall because it was part of the political culture of the area. He asked the Commission to be open minded on government land and should be careful not to be sued. He thanked the Commission for listening after ten years.

Mayor O'Brien closed the Public Comment section and moved to Item VII D.

D. Audit Report for Fiscal Year 2016

Mayor O'Brien introduced Item VII D and asked for a staff report.

Mr. Ron Whitesides, from Purvis, Gray and Company, advised that the auditors opinion on page 1 of the report showed no significant deficiencies to report regarding the City's control or compliance of laws and regulations applicable to the City's finances. He

stated that the report shows an unmodified opinion, which was a clean opinion and was the highest level of assurance that the auditors could give. He explained the new accounting standard, which now requires reporting on the City's proportional share of their pension obligations and financial statements. He explained the total revenues increased by \$400,000 due to the City selling the right-of-way to the Marriott for \$560,000. He also explained that the major increases in recurring revenues were on the assessed values of properties, which had increased by six percent. He commented that there was a slight decrease in the millage rate, which shows an increase in the assessed values of properties. He also advised that the sales tax, utility tax, and franchise fees had increased approximately two percent. He then explained the expenses were flat and had some variations. He advised that the increase was due to wage setting and increases in employee compensation, but in total were offset by other cost savings, so the expenses were unchanged. He explained that a half of a million dollars was spent on debt service, which paid down the City's debts on long-term debt obligations. He commented that the long-term debt line item had increased due to pension now having to be included. He explained that the City's pension liability. He advised that the City's pension was a healthy plan, was on the top two percent of the country's retirement systems and was 92 percent funded as of June 2015, which was much better than other municipal plans. He advised that the net liability to the City was 2.2 million dollars. He explained that there was no change in how the City was funding their obligations, which was based on the percent of payroll and review by the Florida legislation. He advised that the projection of the obligation was a 7.65 percent rate of return on investment. He explained that if the City receives a rate of return one percent higher or lower, it would dramatically change what the obligations were.

Commissioner Snodgrass asked for the historical results.

Mr. Whitesides advised that the rate of return was based on historical results and the current investment index and what actionaries think would happen going forward.

Commissioner Snodgrass asked how was the rate of return.

Mr. Whitesides s advised that 7.65 percent was a pretty good rate of return and advised that that figure was more conservative than a lot of rates they are using. He explained that in 2008, everyone was using 8 percent, which was overly excessive. He further explained that the investors agree that 7.65 percent over a long period of time was achievable. He suggested when making short-term financial decisions to look at the fund level statements to see what is in the General Fund. He advised that the City is in a very strong financial position.

Commissioner Snodgrass advised that being a coastal community, that could cost more if a disaster occurred.

Mr. Whitesides agreed that that was a valid point and felt it was prudent to have more than the two month recommended level in reserve, which the City does have.

Commissioner Snodgrass asked how many years the firm has been with the City.

Mr. Whitesides advised that they completed three years and completed one year of the three-year option.

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Ed Slavin, PO Box 3084, agreed with Commissioner Snodgrass to change auditors every five years because if the audit firm was not changed then the auditor does not say anything that the City does not want to hear.

Mayor O'Brien closed the Public Comment section and asked for any Commission comments.

Motion: to approve the audit report for 2015-2016. **Moved by** Commissioner Snodgrass, **Seconded by** Vice Mayor George. Motion passed unanimously.

E. Finance and Budget Matters by Ms. Melissa Burns, Chief Financial Officer:

- 1) Review of Long Range Financial Report
- 2) Review of City's Long-Term Debt

Mayor O'Brien introduced Item VII E and asked for a staff report.

Chief Financial Officer Burns explained the long range financial report to the Commission (Exhibit 2) on the Road and Bridge Funds and Debt Service. She explained the historical revenues from 2011 through 2015, which included taxes, licensing, permits, fines and forfeitures and miscellaneous revenues. She explained that taxes were the largest funding source and advised that in 2011 there was an increase in intergovernmental revenue because of the Florida Communities Trust grant for the purchase of Maratea property. She advised that licensing and permitting had increased because the economy has been improving. She explained that the historical expenditures have been steady. She advised in the debt service, the City paid off 4.5 million dollars off the 5.3 million dollars owed for Ocean Hammock Park. She then explained that the historical fund balances have been steady and advised that the debt service had been paid down so if the Commission wanted to, it could pay down another debt. She explained that taxes were the largest revenue stream for the City.

Commissioner Snodgrass asked if the revenues had increased due to property values.

Chief Financial Officer Burns advised yes, as well as increases in sales taxes and utility taxes.

Commissioner Samuels asked how much of the tax base was residential verses commercial.

Chief Financial Officer Burns advised that that was not broken out by St. Johns County Property Appraiser's Office, but she would report back on that.

Chief Financial Officer Burns explained that once she receives the historical data, she could calculate the average percent increases or decreases of revenue and expenditures or she could calculate the average percent increases or decreases in the property values or she could calculate the comprehensive annual growth rate. She commented that she used the average percent of increase and decrease of both revenues and expenditures. She advised that the tax revenues from FY 16 to FY 20 are projected to steadily increase.

Commissioner Snodgrass asked if the Florida Power and Light franchise fees were reported in the revenues shown.

Chief Financial Officer Burns advised that the franchise fees were shown under licensing and permits revenues in the amount of \$400,000. She explained that that would increase with the new businesses and hotels coming to the City.

Commissioner Snodgrass asked what implications there would be if there was another utility source.

Chief Financial Officer Burns advised that it would cost approximately \$900,000 if the City changed from Florida Power and Light.

Commissioner Snodgrass asked Chief Financial Officer Burns to look into other options.

Vice Mayor George asked if the City could only generate this revenue from Florida Power and Light and not another provider.

Chief Financial Officer Burns explained that currently the only provider in this area was Florida Power and Light. She advised that the City could collect some utility tax, but the franchise fee was only given if another provider could not be in the City.

Discussion ensued regarding what options there were for another provider or would it be more prudent to stay with Florida Power and Light

Chief Financial Officer Burns continued explaining her report that she applied 2.99 percent over the next five years for capital expenditures, which did not include capital outlay or debt. She advised that for capital outlay she used the Capital Improvement Plan, which was adopted in last year's budget and did not estimate anything for the debt services payments. She explained that she didn't know what the Commission wanted to do regarding the Maratea property in the next five years.

Commissioner Snodgrass asked what was capital outlays.

Chief Financial Officer Burns advised that was infrastructure, vehicles, building improvements, roadways, piping, etc.

Commissioner Snodgrass asked Public Works Director Howell to update what capital outlays and give the best case, the worst case and a wish list.

Chief Financial Officer Burns advised that the capital outlays would be updated in the next budget year.

Commissioner England asked if the figures included the amortization of the Maratea property for the next five years.

Chief Financial Officer Burns advised that she did project in an amortization schedule a figure in her report for the next five years based on the Florida League of Cities information. She recapped her report to the Commission by stating what she used for revenues and expenditures, how she dealt with the purchase of the Maratea property and the capital outlays.

Vice Mayor George asked how long of a period of time for the payments on the Maratea property.

Chief Financial Officer Burns advised the payments would be for 12 years.

Mayor O'Brien asked if the debt service could be used to pay down or renegotiate for any of the debts.

Chief Financial Officer Burns advised the bonds the City has purchased allows for one advance refunding term. She advised that the City already has done refunding for 1999 and 2004 was on the table to be refunded. She explained if the City did the refunding they could save \$200,000 - \$300,000 in interest over the term of the loan. She advised that 2006 would be refunded in FY 16 and BB&T loan has already been done.

Mayor O'Brien asked if staff has looked into a long term debt being renegotiated for a lower interest rate and gave an example of a small business loan being renegotiated in the first three years.

Chief Financial Officer Burns advised no.

Mayor O'Brien asked staff to look into lower interest rate loans.

Chief Financial Officer Burns advised that it would be possible with loans, but not bond issues. She then explained the State Revolving Loan Fund and how it was paid. She explained that the State Revolving Loan was not a City debt, but has to be carried on the books.

Discussion ensued regarding lender qualifications, how would a Request for Proposals work with lenders; what process to use if renegotiating loans; using the

Florida Municipal Loan Council for bond issues; prime lending rate increasing after the election; and the residents and the Commission being more comfortable having all or part of the 1.5 million dollars back into the General Fund.

Commissioner Snodgrass asked if the City could take the \$39,000 accumulating in the budget to purchase the Mosquito Control property.

Chief Financial Officer Burns advised that she would feel more comfortable if the City would get the deed for the Mosquito Control property.

Commissioner Samuels explained that two years ago, the St. Johns County Administrator advised that they would give the City the deed if it was paid off and she had an email to that effect.

City Manager Royle advised that he would do an email search to find that message from St. Johns County Administrator.

Commissioner England asked what the credit rating was for the City.

Chief Financial Officer Burns advised that it was an AA credit rating when she last heard, but it cost approximately \$25,000 to get a current credit rating.

Commissioner Samuels advised that she would ask the Florida Municipal Insurance Trust, which she was a Board member of, to see if they have already completed one for the City. She advised that they must do them in order to insure municipalities.

Commissioner Snodgrass asked in the budget process if the City should dedicate an account to allocate money to pay down the debt.

Chief Financial Officer Burns advised that the BB&T loan was the only loan that could be paid down at this time. She explained that the bond issues cannot be paid down that way. She advised the Commission that the City's debt capacity was below what the Comprehensive Plan requires.

Commissioner England advised that she was not comfortable with all the debt that the City has and would like to look at other options.

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Robert Kahler, 29 Sunfish Drive, advised that he was hostile towards the Commission. He commented that the shortcomings were the Commission's fault and that there were no grants being given at the present time at any level, due to the debt of the country. He advised the Commission not to spend more money than they were taking in. He commented that the market was going to crash.

Tom Reynolds, 880 A1A Beach Blvd., asked Chief Financial Officer Burns if she received an estimate on parking revenues from St. Johns County. He advised that

St. Johns County has failed the City with the opportunity to collect parking fees. He then asked when the meeting with St. Johns County would take place. He also asked if the Commission has spoken to Chief Financial Officer Burns and City Attorney Wilson about the purchase of the Mosquito Control property. He stated that the City should not miss the opportunity to purchase the Mosquito Control property for a recreational park and knows that St. Johns County wants the property for themselves.

Ed Slavin, P.O. Box 3084, agreed with Mr. Reynolds about the Mosquito Control property and also agreed with the purchase of Maratea property. He advised that he would like the City to look at the revenue impact that the National Park and Seashore would have because it would increase revenues. He advised that Florida Power and Light was poorly managed and would like the City to have a committee to investigate other alternatives.

Michel S. Pawlowski, 216 10 Street, asked if Chief Financial Officer Burns projected revenues and factored them into her report regarding the Runk property on 11th Street because it would go on sale in January 2017. He advised that it would be a significant impact on the revenue stream. He advised the Commission the before the City purchases the Mosquito Control property, there should be an evaluation on the possible hazards in the ground and a cost estimate to make it habitable.

Discussion ensued regarding getting more information about the Mosquito Control property; who owns the Mosquito Control property; the possibility of the property being an environmental problem; having a Phase I and Phase II environmental report done on the property; providing the property for a park; and finding out what the hazards were before turning it into a park for children

Mayor O'Brien asked City Manager Royle to look into the Mosquito Control property.

Vice Mayor George asked if the Runk property was factored in to the revenue stream

Chief Financial Officer Burns advised no because she could only factor in what she was aware of currently, not what was in the future.

Mayor O'Brien closed the Public Comment section and then moved on to the Public Comments section.

VIII. PUBLIC COMMENTS

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Robert Kahler, 29 Sunfish Drive, complained about how the Commission meetings were being advertised because the citizens have a right to know when the meetings would be

held. He advised that the agenda was not available for him when he came into the City Manager's office and signs on the doors do not inform the public of the meetings. He explained that the previous Mayor gave more than the three-minute time limit on important issues and allowed for points of order without the threat of being arrested.

Nick Bender, 232 Big Magnolia Court, agreed with Commissioner Samuels about the Hammock Dunes property. He advised that at least two County Commissioners seats would be opened and would like to pay the property off before November. He advised that at the May 26th Joint Workshop, the Commission and Board members discussed having a separate tree ordinance from the other codes. He suggested that the Commission have separate ordinances so that wouldn't affect everything else. He asked if the Commission was doing the evaluations for City Manager and Police Chief. He asked if movable signs on bicycles were addressed. He explained that the City has the right to ask for the Mosquito Control environmental reports. He asked that when the Commission renegotiates with Florida Power and Light, to have them put more streetlight up on State Road A1A S.

Ed Slavin, PO Box 3084, advised that the Commission hired the Northeast Florida Regional Planning Council to do a study on the building code without a developer's influence; however, they subcontracted out to another firm. He advised that he had a problem with that. He advised that he spoke with Dr. Shirley regarding mangroves and he explained that there were mangroves in St. Johns County and in the City and advised that there would be an international conference in July at Flagler College, which he encouraged the Commission to attend. He commented that someone at the May 26th meeting said they didn't care about the building height as long as the City didn't lose their Federal Emergency Management Agency funding, which he had a problem with. He asked the Commission to have staff quantify what the revenue stream would be for having the National Park and Seashore. He advised that he didn't trust County Administrator Wanchick and to get whatever he says in writing. He asked for more respect for the First Amendment at the City.

Tom Reynolds, 880 A1A Beach Blvd., advised that this was an open meeting and that the Sunshine Law does not allow private conversations with the City Attorney. He advised that he has filed a complaint to Florida Ethics Commission for Mayor O'Brien and Commissioner Samuels, which would be coming out shortly. He asked the Commission for the Public Comments section to be at the beginning and the end of each meeting. He also advised that he was disappointed that no Commissioners were representing the City at St. Johns County budget hearing. He advised that he was there and did speak on the City's behalf; however, St. Johns County did not give any money to the City. He also advised that the City's representative was not at the Tourist Development Council meeting and maybe the City should elect another representative. He advised that it was wrong when the Diva Run received \$25,000 from the Tourist Development Council and the City's representative did not mention that fact at the City's meeting. He commented that Commissioner Samuels has failed the residents.

Mayor O'Brien closed the Public Comment section.

Mayor O'Brien advised that staff would be working on receiving a letter for the Hammock Dunes property, asking for the environmental reports at the Mosquito Control property,

and paying for the property. He advised that evaluations were due at the Regular City Commission meeting on July 11th. He explained that the sign ordinance would not affect the young man who rides his bike with his sign. He asked staff to ask Florida Power and Light for more streetlights and advised that the City would have to pay for the electricity and bulbs.

IX. PUBLIC HEARINGS

1. Request to Vacate Alley between E and F Streets, and 4th and 5th Avenues, in Block 58, Coquina Gables Subdivision

Mayor O'Brien introduced Item IX and opened the Public Hearing at 7:00 p.m. He then asked for a staff report.

City Manager Royle advised that the City would vacate the alley and give the property to the homeowners who were adjacent to the alleyway. He explained that even though they would own the alleyway, they could not place a structure on it. He commented that the homeowners could use it for setback calculations, but needed to keep the alleyway open for utilities.

Mayor O'Brien asked if 70 percent of the residents agreed to vacate the alleyway.

City Manager Royle advised that there were no objections.

Mayor O'Brien opened the Public Comments section. The following addressed the Commission:

Ann Palmquist, 215 10 St., asked what the advantage was for the City to give away the property. She advised that alleyways have been an asset for the City so that the utility companies could use them. She advised that giving away alleyways causes parking and privacy issues and changes the setback standards. She commented that the noise pollution also increases.

Tom Reynolds, 880 A1A Beach Blvd., asked if the City gives the property to the homeowner and whether the homeowners pay the taxes.

Mayor O'Brien advised yes.

Mayor O'Brien closed the Public Comment section and asked for Commissioner comments.

Mr. La Grande, 405 B St., advised that him and his neighbors would like to have the alleyway for the extra space and privacy and would maintain the property better than the City. He advised that the Planning and Zoning Board recommended vacating it with the exception of the utility easement. He then showed the alleyway (Exhibit 3).

Commissioner Snodgrass asked to what extent have the Commission vacated alleyways in the City and does the City maintain the alleyways.

City Manager Royle advised that the City does not maintain alleyways unless there was a public purpose to get into the alleyway and that first responders don't use the alleyways. He advised that alleyways are used for utility access only. He also advised that he has not seen a Commission ever deny the vacating of an alleyway.

Commissioner Snodgrass asked if the utilities would still has access.

City Manager Royle advised yes.

Commissioner Snodgrass asked about the tax implications

City Manager Royle advised that the City would receive the taxes on the access value of it.

Commissioner Snodgrass asked about past practices.

City Manager Royle advised that the only alleyways that cannot be vacated were those with beach access.

Commissioner England asked if passing this would cause any negative problems for the City or the homeowners.

City Manager Royle advised that he didn't know about the homeowners, but for the City, it has not been an issue.

Commissioner Samuels commented that a citizen thanked her because they could garden it and maintain it better.

Vice Mayor George explained that there was one known objection in the application. She explained that one homeowner disagreed with vacating the alleyway, but advised that the Commission changed the policy, so it wasn't a concern. She advised for the record that she did represent one of the property owners by managing this property and asked if that would be considered a voting conflict.

City Attorney Wilson advised that there should not be a conflict. He also wanted to clarify the motion that the homeowners would have to maintain the utility easement as recommended by staff.

Mayor O'Brien and Commissioner Snodgrass advised that they agreed.

Motion: to approve the request to vacate the alleyway between E Street and F Street and 4th and 5th Avenues on Block 58 and to maintain the utility easement as recommended by staff **Moved by Mayor O'Brien, Seconded by Commissioner Snodgrass.** Motion passed unanimously.

X. CONSENT

2. Budget Resolutions:

- A. 16-10: to Amend the FY 16 Road/Bridge Fund Budget to Show Increase in Revenue from Transportation Impact Fees and to Reduce the Subsidy from the General Fund

Mayor O'Brien introduced Item 2 A and asked for a staff report.

City Manager Royle advised that this resolution helps to reduce the subsidies for the Road / Bridge Fund. He explained that it reduces the budget for funds for the crosswalk that the Marriot Hotel paid for.

Mayor O'Brien opened the Public Comment section. Being none, Mayor O'Brien closed the Public Comment section and then made a motion.

Motion: to approve Budget Resolution 16-10, 16-11, and 16 - 12. **Moved by** Mayor O'Brien, **Seconded by** Commissioner Samuels. Motion passed unanimously.

- B. 16-11: to Amend the FY 16 General Fund Budget to Show Increase in Revenue from Impact Fees and to Make Mid-Fiscal Year Adjustments to Certain Operating Accounts in Various Departments

Please see Item 3 A discussion and motion.

- C. 16-12: to Amend the Police Department's Budget to Transfer \$2,000 from Forfeiture and Seizure Fund to the Department's Crime Prevention Account

Please see Item 3 A discussion and motion.

3. Resolution:

- A. 16-08: to Declare as Surplus Various Items of City Property and to Authorize Their Disposal

Mayor O'Brien introduced Item 3 A and asked for a staff report.

City Manager Royle advised that this resolution deals with various surplus item for the City.

Mayor O'Brien opened the Public Comment section. The following addressed the Commission:

Robert Kahler, 29 Sunfish Drive, explained that the meetings were so long now because the City failed to prepare properly and condense the items. He commented that he didn't care about the financial report or about the trees.

Mayor O'Brien closed the Public Comment section and asked for a motion.

Motion: to approve Resolution 16-08. **Moved by** Commissioner Samuels.
Seconded by Commissioner Snodgrass. Motion passed unanimously.

XI. OLD BUSINESS

There were Old Business items.

XII. NEW BUSINESS

4. Resolutions from the Chief Financial Officer:

A. Resolution 16-06: to Adopt Updates to the City's Financial Policies

Mayor O'Brien introduced Item 4 A and asked for a staff report.

Chief Financial Officer Burn advised this resolution was updating the financial policies and most of the changes were changing the title of Finance Director to Chief Financial Officer as well as the capital asset policies being changed to not use green index cards because the City now has electronic means. She advised another proposed change was when items were approved in the budget, to allow have the City Manager to approve the purchase of the item instead of having it come before the Commission.

Mayor O'Brien opened the Public Comment section. Being none, Mayor O'Brien closed the Public Comment section and asked a question regarding page 10 about no capital asset could be donated without the City Commission approval.

Commissioner England asked who the City uses as an advisor on investments.

Chief Financial Officer Burns advised that she uses the investment pools that the City belongs to, which have advisors. She explained that she monitors the investments to make sure we have the rate of return the City wants.

Commissioner England asked if the investors have any certifications and what kind of investors were they.

Chief Financial Officer Burns explained what the advisor for the investment pools do and they are certified.

Commissioner Samuels explained the investment trust options and how the investment pools work. She advised that she would have tomorrow give the investment books to Ms. Burns.

Discussion ensued regarding the ten portfolio investments for the City.

Mayor O'Brien opened the Public Comment section. Being none, Mayor closed the Public Comment section and made a motion.

Motion: to approve Resolution 16-06. **Moved by** Mayor O'Brien, **Seconded by** Commissioner Snodgrass. Motion passed unanimously.

- B. Resolution 16-07: to Join with Other Local Governmental Units as a Participant in the Florida Municipal Investment Trust

Mayor O'Brien introduced Item 4 B and asked for a staff report.

Chief Financial Officer Burn advised that this resolution if approved would allow the City to invest through the Florida Municipal Investment Trust.

Discussion ensued regarding whether the City would be tied to the Florida Municipal Investment Trust or would there be other investment groups that could be joined; whether the Commission would have to approve all investments; how the Florida Municipal Investment Trust works; whether the Florida Municipal Investment Trust advisors are certified; what was the schedule of pools; how much would be invested; and what would be the rate of return.

Mayor O'Brien opened the Public Comment section. Being none, Mayor O'Brien closed the Public Comment section and asked for a motion.

Motion: to approve Resolution 16-07. **Moved by** Commissioner Snodgrass. **Seconded by** Vice Mayor George. Motion passed unanimously.

5. Discussion Regarding Road Improvements for 16th Street Parking

Mayor O'Brien explained that John Bailey, Sr. was concerned about emergency vehicles not being able to get down 16th Street because of parking. He advised that this was earmarked to be a project in 2017, but feels that this was a safety issue that needs to be addressed immediately.

Commissioner Samuels also received letter from Mr. Hunter Camp regarding Pope Road and advised that if this would be done, then it should be done on Pope Road as well.

Discussion ensued regarding narrow roads being too narrow for public parking on both sides of the streets; safety coming before the tourists not wanting to use the shuttle; what the costs would be; the City having the impact fees to complete the project, and having parking on the south side of Pope Road but not the north side.

Mayor O'Brien requested Public Works Director Howell to do an analysis on Pope Road right-of-way and bring it back to the Commission at the next meeting along with the pricing.

Police Chief Hardwick advised that the enforcement was an issue because most of the cars are not local, so they just leave without paying the fine. He asked to have a towing

sign showing that it would be towed at the owner's expense and then the police would bring a tow trucks to have them removed.

Commission agreed to have this come back at the next meeting.

XIII. COMMISSIONER COMMENTS

Mayor O'Brien asked City Manager Royle if he had anything to report.

City Manager Royle advised that Breck's Billboards would be having his fifth anniversary at Mango Mango's on June 8th from 5:00 p.m. to 8:00 p.m.

Police Chief Hardwick told the Commission that he would be on military leave from June 2, 2016 – June 20, 2016. He advised that the Police Department needs more uniformed parking because all enforcement was very convoluted. He explained that he has given Public Works Director Howell all his notes on the issue.

Chief Financial Officer Burns advised that the Florida Government Finance Officer Association appointed her Chair of the Technical Resource Committee and she would start next week.

City Clerk Raddatz introduced Dariana Fitzgerald as her new Administrative Assistant and advised that she hopes that she would be her new Deputy City Clerk in the new budget season. She advised that she was very blessed to have her and commented that Ms. Fitzgerald volunteered Monday through Friday 8:00 a.m. to 5:00 p.m. for a month.

Commissioner Samuels explained that she went to the State Tourist Development meeting. She advised that there were 105 million visitors and everything has been aimed at the millennials, who spend approximately four hours on their phones and apps per day. She advised that she also attended the Memorial Day Ceremony on May 30th. She advised that the City of St. Augustine adopted a new ordinance cutting back on special events on holidays in order to manage their events. She advised that since they would not be having these special events that our City would be having more of an influx of people on holidays.

Vice Mayor George explained that there was a lot of traffic at Pier Park when the concerts and the market were going on and asked if the Police Department would consider having an officer directing traffic there.

Police Chief Hardwick explained that there were extra officers out on special events and holidays but advised that an officer directing traffic at that location may make it worse. He explained that on Memorial Day the Police Department could not fit their utility vehicles on the beach and it was getting worse.

Vice Mayor George told Police Chief Hardwick to let the Commission know if more staff was needed because it was a public safety issue.

Commissioner Snodgrass asked if the Police Department uses public safety officers.

Police Chief Hardwick advised yes, they do assist and he has been looking for volunteers. He advised that he would not put any unseasoned police officer directing traffic at the Pier Park intersection.

Commissioner Snodgrass asked if Police Chief Hardwick had a recommendation on how to handle the overcrowding and asked for a report or creative ideas to help with the short-falls. He advised that he supports the Police Department and thanked them for their service.

Police Chief Hardwick advised that they are handling the situation and are learning this year on traffic control including working with the Fire Department and Sheriff's Department. He advised that he requested grants for bicycles to assist in traffic control.

Commissioner Snodgrass advised that the Commission would support them if they need more officers.

Commissioner Snodgrass advised that he, Police Chief Hardwick and Chief Financial Officer Burns had several meetings regarding salary surveys from 20 other cities. He advised that they were working on a program for salary ranges, job descriptions, and performance based salary increases, which would be presented to the Commission in advance of the July Commission meeting. He explained that the Police Chief and City Manager's evaluations were a multi-step process. He advised that the first step would be for the Police Chief and the City Manager to do their self-assessments on how they see themselves in their positions.

Discussion ensued regarding what the evaluation self-assessment would be and whether the City knew of the exempt and non-exempt positions needing to be changed by December 2016.

Mayor O'Brien explained that he received a compliment from a resident who lived on F Street regarding the City putting the yellow line by the fire hydrant. He advised that people were asking if they could park on right-of-ways on D Street. He explained that he would like the parking codes to be more uniformed regarding where people could park on the right-of-ways. He asked where the sand at Embassy Suites would be moved and to what location.

Building Official Larson advised that Embassy Suites was waiting for a permit from the Department of Environmental Protection to move the sand to the Public Works yard.

Mayor O'Brien asked everyone who were crossing the street to use an orange flag for their safety. He announced the next meeting to be on June 14th at 6:00 p.m. and a Joint Workshop would be on June 30th with Lindsey Haga at 5:00 p.m.

XIV. ADJOURNMENT

Mayor O'Brien asked for a motion to adjourn.

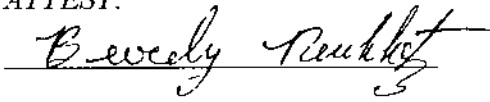
Motion: to adjourn. **Moved by** Commissioner Snodgrass. **Seconded by** Commissioner Samuels. Motion passed unanimously.

Mayor O'Brien adjourned the meeting at 9:28 p.m.

A handwritten signature in black ink, appearing to read "Rich O'Brien", written over a horizontal line.

Rich O'Brien, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Beverly Reukert", written over a horizontal line.

City Clerk

Current Membership #

Login

Don't know your current membership number or password?

Join/Renew Now



USATF STORE



Feel The Love 5K

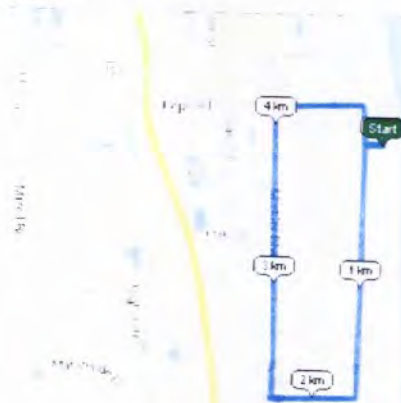
Rating: based on 1 review

Distance: 3.12 miles / 5.02 km

Location: Start: St. Johns County Ocean Pier
St. Augustine Beach, FL, US

Attributes: loop, all flat, roads

Map Satellite



Google

Map data © 2016 Google

Map Report a map error

DISCLAIMER: USATF and the author of this route make no warranties as to the conditions, safety, distance accuracy, or suitability for running of this route. Run at your own risk! Added by Jacob Smith on 5/17/2016



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Right on D Street
Right on 5th Avenue
Right on Pope
Right on A1A

EXHIBIT I

Long Range Financial Planning

CITY OF ST. AUGUSTINE BEACH

Historical Revenues FY11-FY15

Revenues are grouped together as follows:

Taxes

Ad Valorem, Utility Tax, Telecommunication Taxes, Business Tax Receipts, Local Option Gas Tax

Licenses and Permits

Building Permits, Other Permits, Franchise Fees, Impact Fees

Intergovernmental Revenue

Grants (Federal, State and Local), State Revenue Sharing, ½ Cent Sales Tax, Fuel Tax Refund, Alcoholic Beverage Licenses, County Business Tax Receipts

Charges for Services

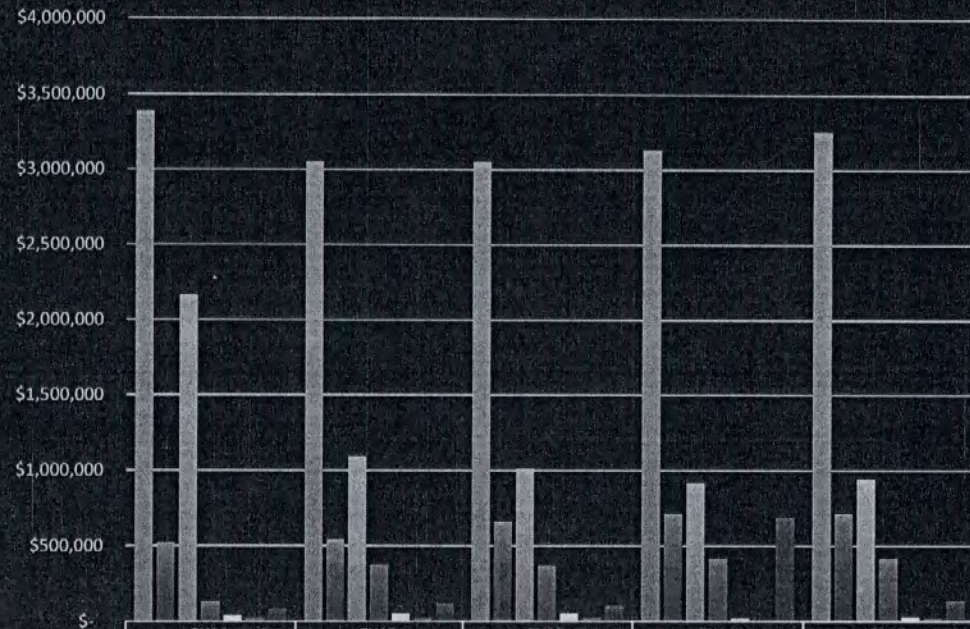
Zoning Fees, Plan Review/Plat Fees, Sales of Maps, Impact Fee Administrative Fees, Solid Waste Disposal Fee, Beach Patrol Reimbursement from County, Police Reports, Certification and Copying Fees

Fines and Forfeitures

Court Fines, Parking Tickets, Other Fines
Code Enforcement Fines

Miscellaneous

Scrap Sales, Refunds of Prior Year Expenditures,
Contractors' Licenses, Other Miscellaneous Revenues

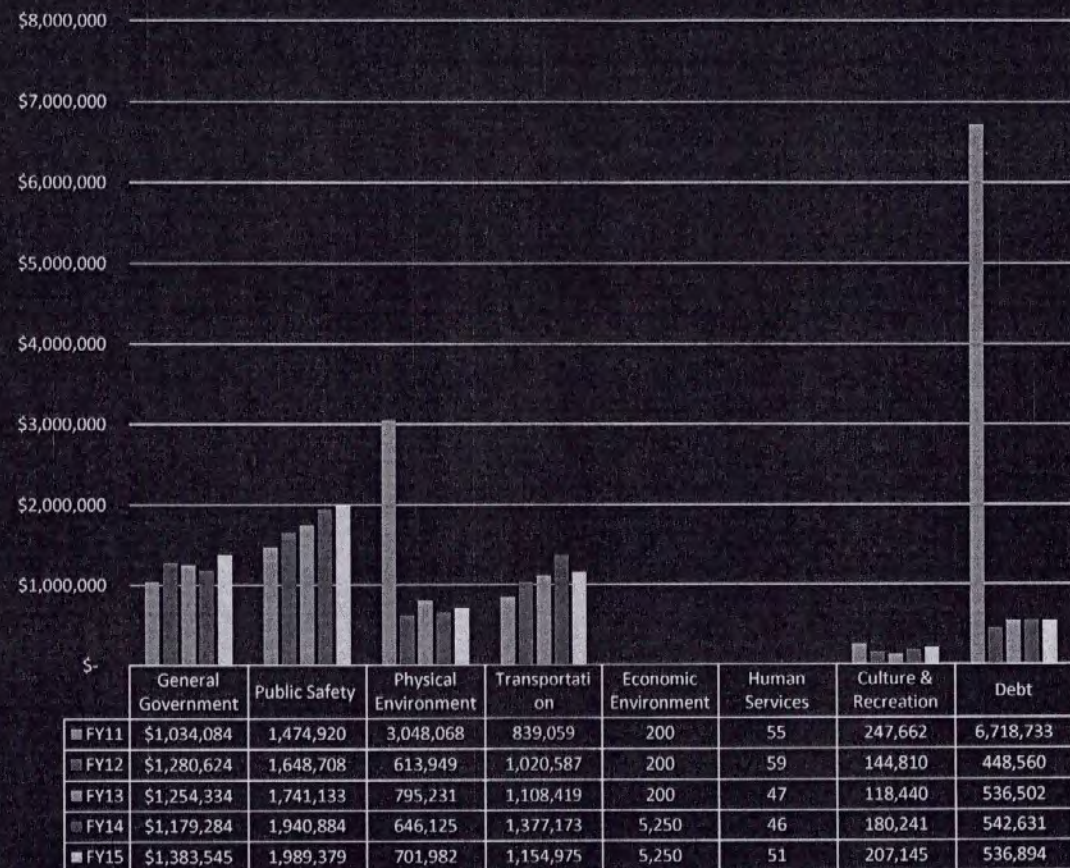


| | FY11 | FY12 | FY13 | FY14 | FY15 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| ■ Taxes | \$3,390,786 | \$3,050,240 | \$3,052,472 | \$3,130,921 | \$3,255,528 |
| ■ Licenses & Permits | 522,392 | 544,877 | 664,132 | 716,592 | 716,666 |
| ■ Intergovernmental | 2,165,628 | 1,093,500 | 1,009,916 | 920,895 | 943,982 |
| ■ Charges for Services | 133,200 | 373,231 | 369,251 | 413,710 | 415,861 |
| ■ Fines & Forfeitures | 41,644 | 50,542 | 51,437 | 21,321 | 26,258 |
| ■ Interest | 20,601 | 20,701 | 23,566 | 1,867 | 20,123 |
| ■ Miscellaneous | 83,973 | 117,480 | 101,551 | 688,610 | 134,962 |

Historical Expenditures FY11-FY15

Expenditures are grouped by function:

- **General Government**
 - City Commission
 - City Manager
 - Finance/Administration
 - Comprehensive Planning
 - Other Governmental Services
- **Public Safety**
 - Law Enforcement
 - Protective Inspections (Building)
- **Physical Environment**
 - Garbage/Solid Waste
 - Infrastructure
- **Transportation**
 - Roads & Streets
- **Economic Environment**
 - Advertising in Conference Programs, Community publications
- **Human Services**
 - Purchase of dog registration tags
- **Culture & Recreation**
 - Parks – Splash Park & Ocean Hammock
- **Debt**



Historical Fund Balances FY11-FY15

Major Funds

- General Fund
- Road & Bridge Fund
- Debt Service Fund
 - 2004 Bonds
 - 2009 (Maratea Property)
 - 2010 (1999 Refunding)



REVENUE SOURCES AS PERCENTAGES OF TOTAL REVENUE FY11 AND FY15

| | <u>FY11</u> | <u>FY15</u> |
|----------------------|-------------|-------------|
| Taxes | 53.33% | 59.05% |
| Licenses & Permits | 8.22% | 13.00% |
| Intergovernmental | 34.06% | 17.12% |
| Charges for Services | 2.09% | 7.54% |
| Fines & Forfeitures | 0.65% | 0.48% |
| Interest | 0.32% | 0.36% |
| Miscellaneous | 1.33% | 2.45% |

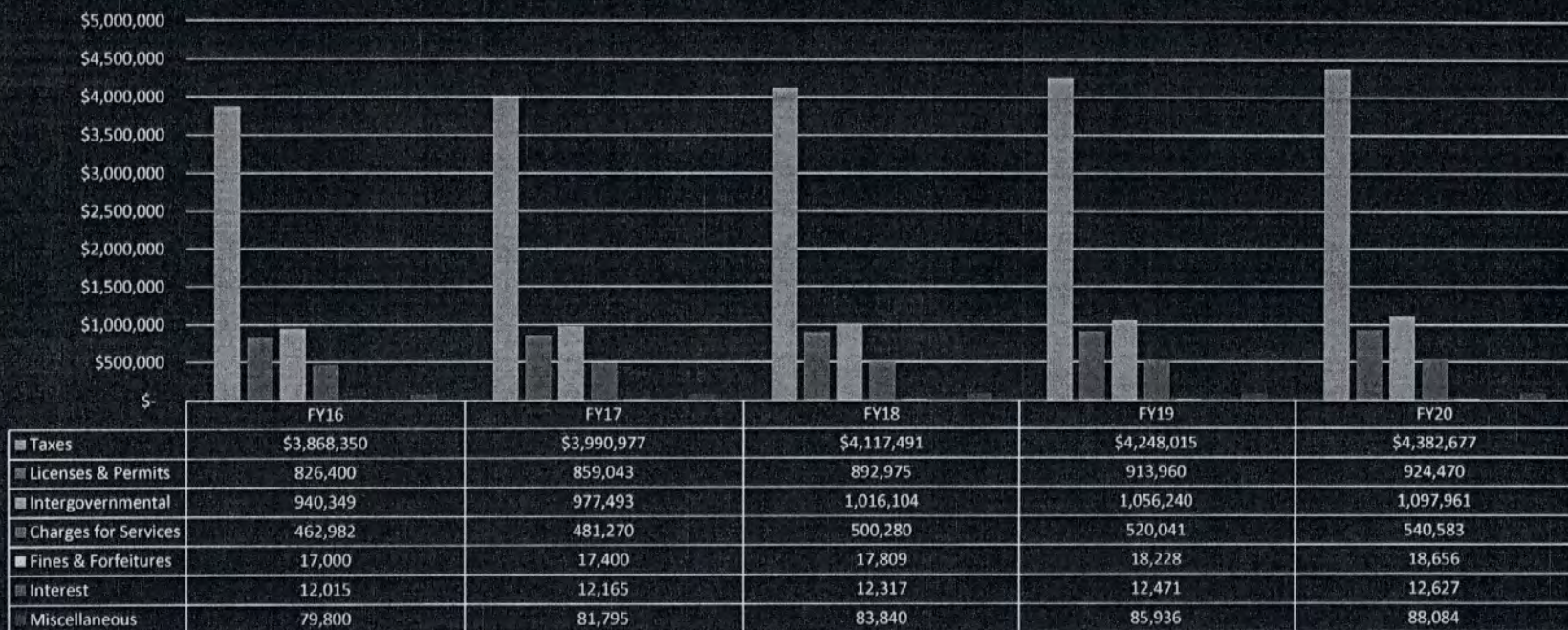
EXPENDITURE CATEGORIES AS PERCENTAGES OF TOTAL EXPENDITURES FY11 AND FY15

| | <u>FY11</u> | <u>FY15</u> |
|----------------------|-------------|-------------|
| General Government | 7.52% | 21.75% |
| Public Safety | 10.96% | 30.72% |
| Physical Environment | 3.32% | 11.20% |
| Transportation | 6.28% | 11.62% |
| Economic Environment | 0.00% | 0.09% |
| Human Services | 0.00% | 0.00% |
| Culture & Recreation | 1.75% | 1.77% |
| Capital Outlay | 19.89% | 13.86% |
| Debt | 50.28% | 8.98% |

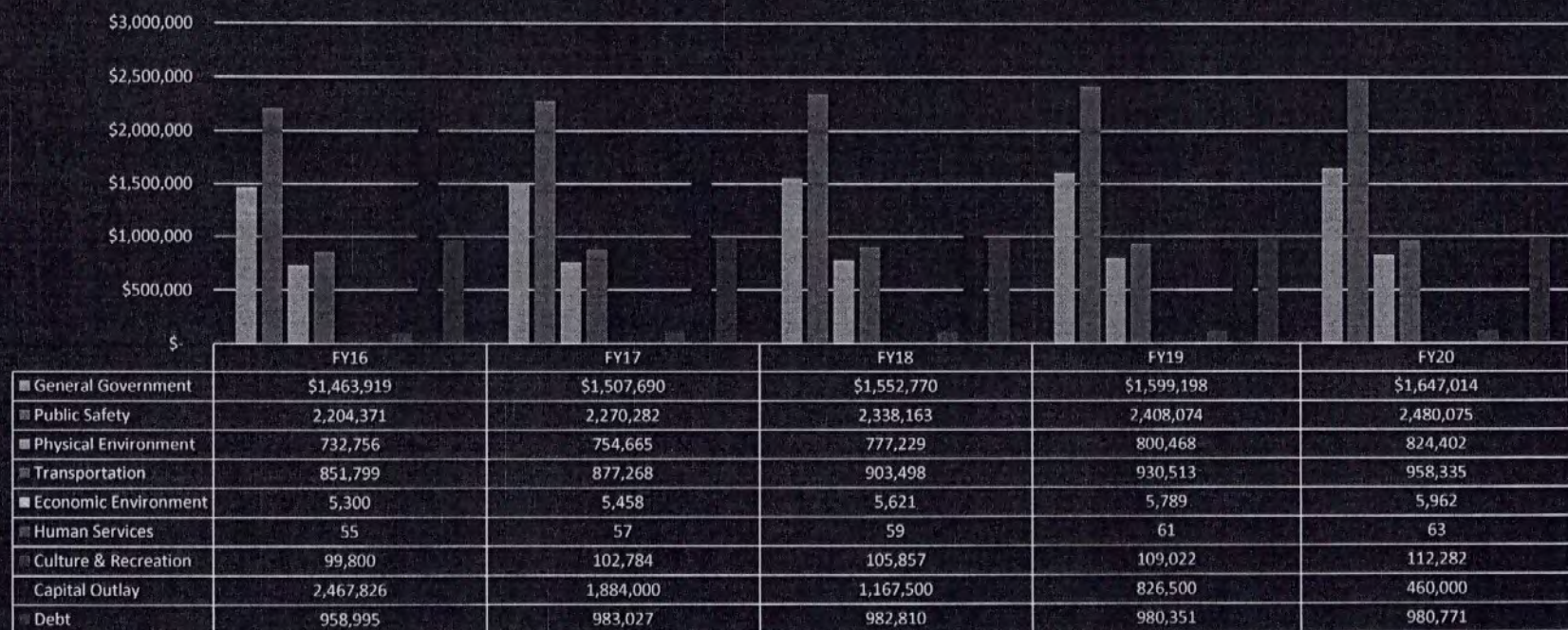
Considerations for Projected Revenues and Expenditures

- Average Percentage Increase or Decrease for Revenues from FY11-FY15 3.17%
- Average Percentage Increase or Decrease for Expenditures from FY11-FY15 2.99%
- Average Percentage Increase or Decrease for Gross Taxable Values from FY11-FY15 5.40%
- Calculate the Comprehensive Annual Growth rate utilizing the revenues FY11-FY15 3.28%
- Assumptions made:
 - City will see continued growth in Taxable Value over the next few years
 - Constraints are still in place on Ad Valorem taxes – Cap on increase of taxable value at 3%; Additional exemptions
 - Growth will also lead to higher demand for services
 - One time Revenues and/or expenditures were removed for calculations

Projected Revenues FY16-FY20



Projected Expenditures FY16-FY20



COMMENTS

- ❖ Average percentage of 3.17% was used to calculate projected revenues
- ❖ Average percentage of 2.99% was used to calculate projected expenditures
- ❖ Projected debt service payments were from amortization schedules, with an estimate of payments for the purchase of the 4.5 acres
- ❖ Capital outlay was taken from the Capital Improvement Plan approved during the FY16 Budget process

DEBT SERVICE

CITY OF ST. AUGUSTINE BEACH

CURRENT OBLIGATIONS

| Instrument | Year Issued | Purpose | Principal Amount | Interest Rates | Year of Maturity | Current Principal Balance | Revenue Source |
|---------------------------|-------------------------|---|---------------------|----------------|------------------|---------------------------|--|
| Bond | 1999 (Refunded 2010) | Construct City Hall | \$2,300,000 | 4.26% | 2029 | \$1,390,000 | Electric Utility Tax |
| Bond | 2004 | Land Purchase & Drainage Projects | \$2,500,000 | 4.60% | 2034 | \$1,945,000 | Communication Services Tax |
| Loan (St. Johns County) | 2006 | Hammock Dunes Park | \$1,261,975 | 3.25% | 2017 | \$ 39,010 | Land Acquisition Fund |
| BB&T Direct Loan | 2009 | Purchase Ocean Hammock Park | \$5,350,000 | 5.37% | 2029 | \$ 636,971 | Voted Debt Millage |
| State Revolving Loan Fund | 2009 | Sanitary Sewer Project through St. Johns County | \$2,521,818 | 2.92% | 2032 | \$2,127,176 | Utility Revenues from St. Johns County |
| Totals | | | \$13,933,793 | | | \$6,138,157 | |

Current Obligations – Other

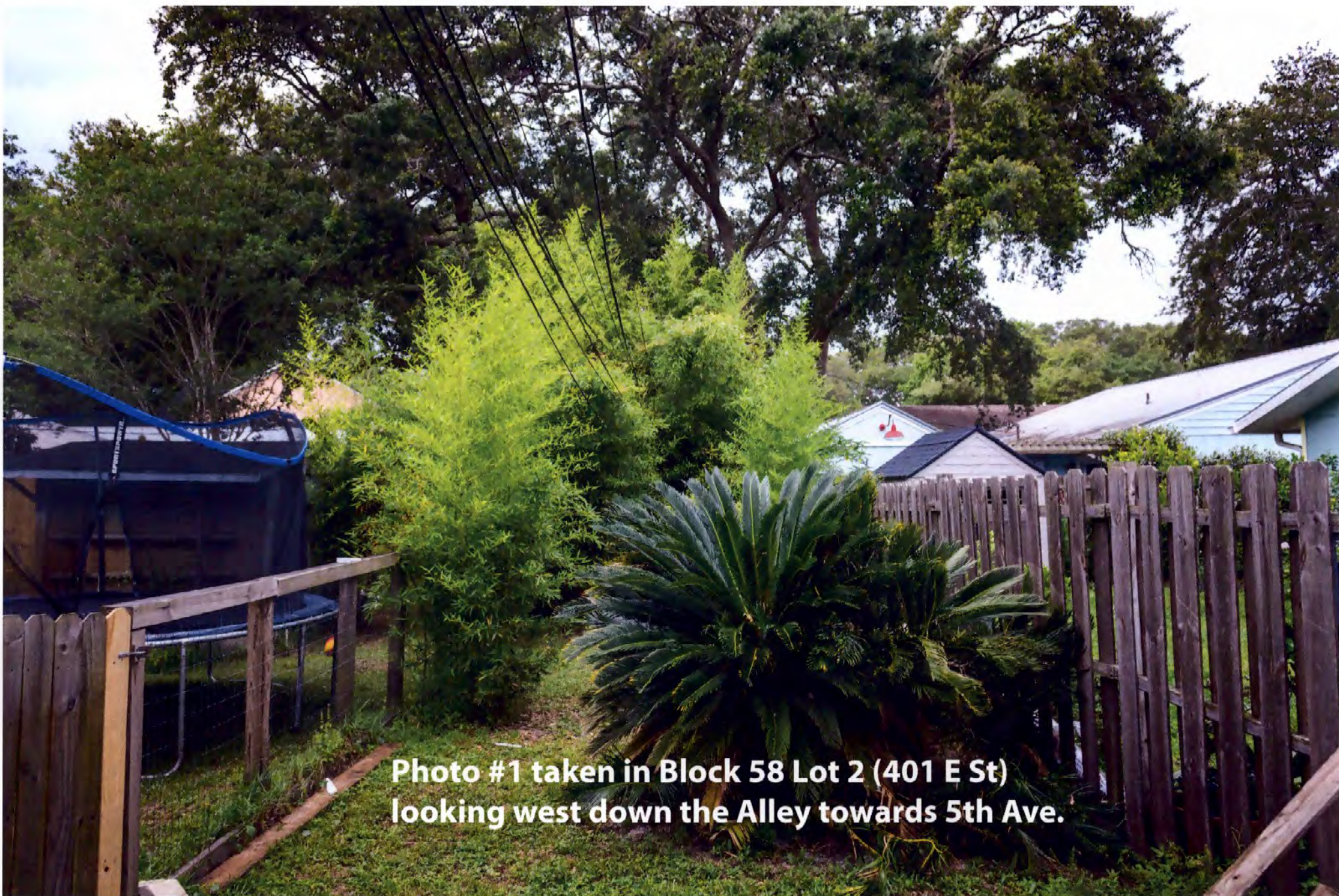
- ❖ Trust for Public Lands Purchased the remaining 4.5 acres of the Maratea property
- ❖ The City entered into a Lease Purchase agreement which requires three payments of \$1,500,000 each – the first payment was funded by the Unassigned Fund Balance
- ❖ Will need to secure financing for the project which will bring the principal balance of our debt service to \$10,638,157
- ❖ Working with the Florida Municipal Loan Council to secure financing
 - ❖ Utilizing the Debt Millage for a shorter term Bond/Loan
 - ❖ Another revenue source such as Electric Franchise Fees
 - ❖ Combination of both sources

Debt Capacity

What is the limit?

- ☐ Per the City's Comprehensive plan and the Debt Management Policy, the debt can be no more than 2% of the total assessed property value of the City, which is typically higher than taxable value
- ☐ Taxable value has been utilized as a guide since it is easily obtainable.
- ☐ For the FY16 Budget, the taxable value of the City of St. Augustine Beach is \$991,173,609
- ☐ 2% of the taxable value is \$19,823,472

QUESTIONS?

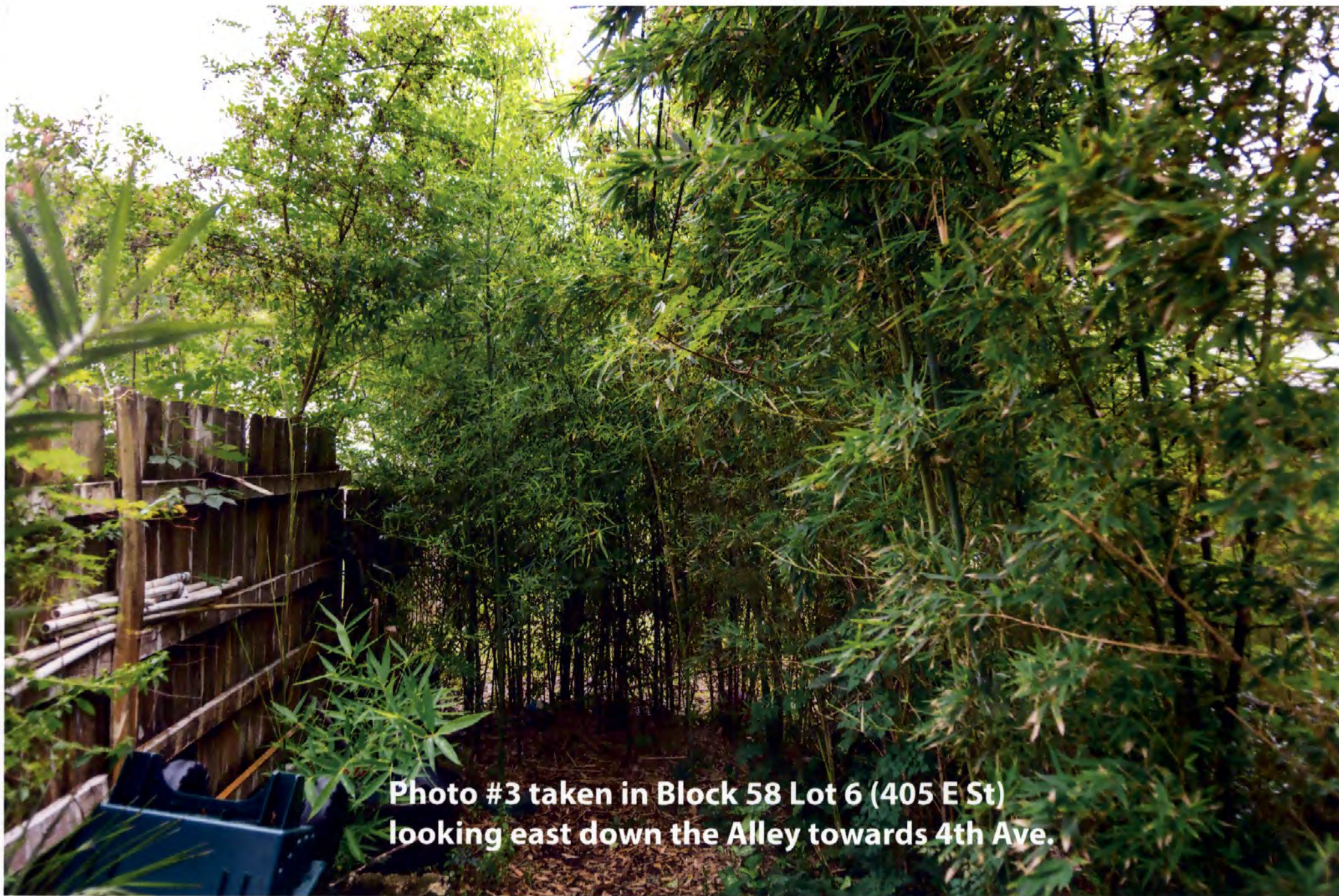


**Photo #1 taken in Block 58 Lot 2 (401 E St)
looking west down the Alley towards 5th Ave.**

Exhibit 3



**Photo #4 taken in Block 58 Lot 6 (405 E St)
looking west down the Alley towards 5th Ave.**



**Photo #3 taken in Block 58 Lot 6 (405 E St)
looking east down the Alley towards 4th Ave.**



**Photo #2 taken in Block 58 Lot 4 (403 E St)
looking west down the Alley towards 5th Ave.**



Photo #4 taken in Block 58 Lot 6 (405 E St)
looking west down the Alley towards 5th Ave.

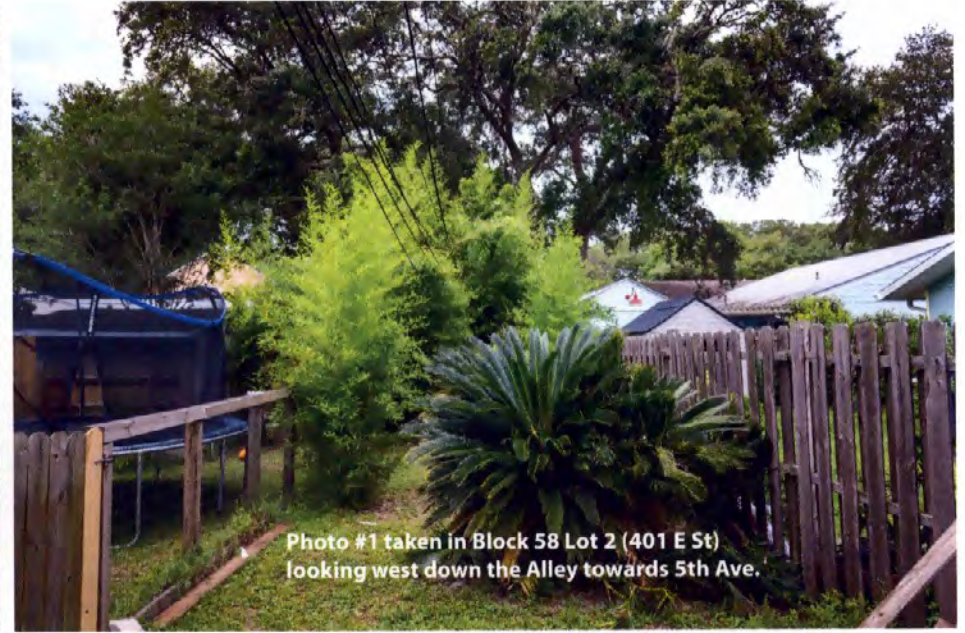


Photo #1 taken in Block 58 Lot 2 (401 E St)
looking west down the Alley towards 5th Ave.

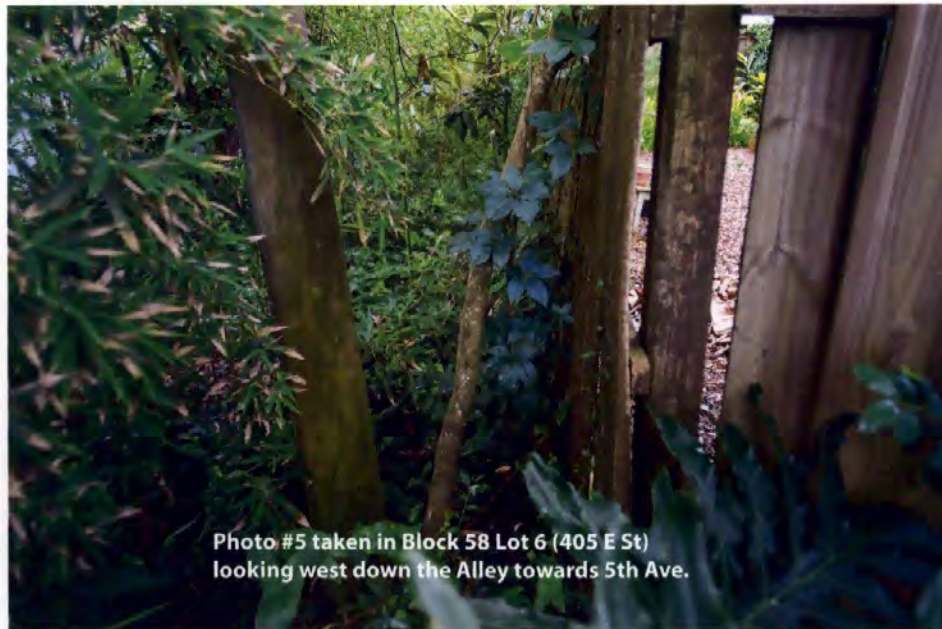


Photo #5 taken in Block 58 Lot 6 (405 E St)
looking west down the Alley towards 5th Ave.

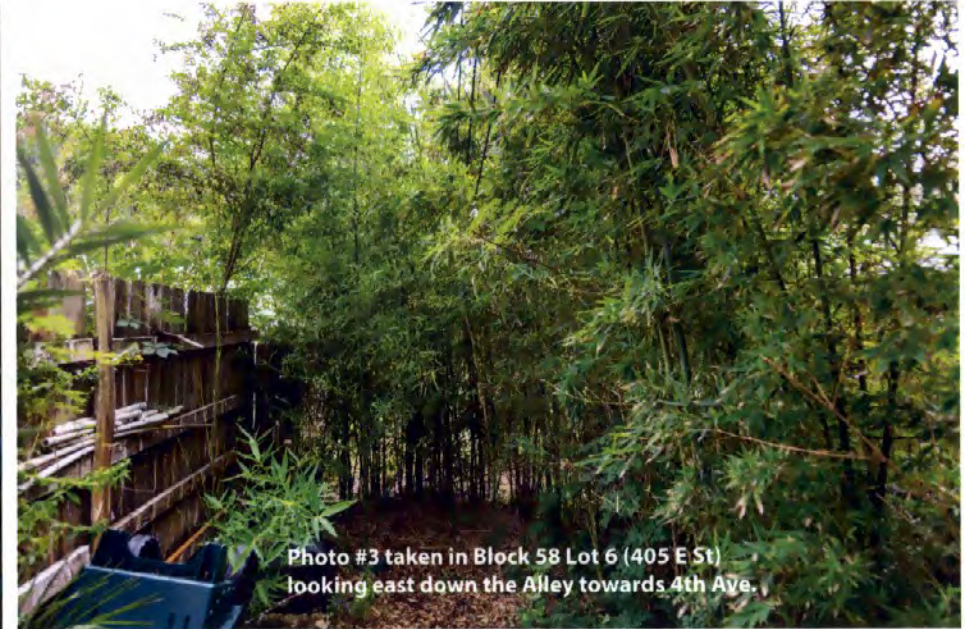


Photo #3 taken in Block 58 Lot 6 (405 E St)
looking east down the Alley towards 4th Ave.