

**MINUTES OF THE CITY OF MOORE HAVEN MEETING ON  
March 16, 2021 AT 7:00PM, IN THE CITY COUNCIL CHAMBERS AT CITY HALL,  
299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA.**

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Council Members Present:

Bret Whidden, Mayor  
Jacob Eighner, Vice Mayor, Financial Officer  
Marcus "Marc" Decker  
Clay Browning  
Jan Gunn

Others Present:

Ashley Wills, City Clerk  
David Miller, City Manager  
Brandon Roberts, Public Works Director  
Steve Ramunni, Attorney

**ITEM 1: ROLL CALL:**

**ITEM 2: INVOCATION AND PLEDGE:**

Invocation given by Miller. Pledge lead by Eighner.

**ITEM 3: ADDITIONS OR DELETIONS TO THE AGENDA:**

There are none.

**ITEM 4: DISCUSS AND/OR APPROVE THE FOLLOWING MEETING MINUTES:**

February 2, 2021 Regular Meeting Minutes.

**MOTION** was made by Decker and seconded by Gunn to approve the February 2, 2021 Regular Meeting Minutes. Motion Carried.

February 16, 2021 Regular Meeting Minutes.

**MOTION** was made by Decker and seconded by Gunn to approve the February 16, 2021 Regular Meeting Minutes. Motion Carried.

March 02, 2021 Regular Meeting Minutes

**MOTION** was made by Eighner and seconded by Decker to approve the March 02, 2021 Regular Meeting Minutes. Motion Carried.

**ITEM 5: DISCUSS AND/OR APPROVE THE PURCHASE OF 7 LOTS BY CLYDE JOHNSON CONTRACTING:**

Ramunni states I asked for this to be put on the agenda for this meeting. Clyde Johnson contacted me about two weeks ago and was interested in purchasing some Lots. As you can see in the email he sent to me, he specified these specific lots that are all under city ownership. I went and pulled the property appraisal reports for each of the parcels indicated and I crossed checked his math and it matches what the appraised value are per the property appraiser's office. I encourage you to discuss plans with Mr. Johnson as you go through the packet- he had mentioned to me a couple things- but I'll refer to him. Whidden states I'd like Clyde to come up and present his proposal to the council. Clyde Johnson states the first thing I want to do is build a doctor's office there between the existing building there and the AGAPE home. On the other side I'd like to put up apartments. Gunn states so will you have any stores there? Johnson states that wasn't my plan, no. I wanted all residential, but I can provide rendering to what it will look like. Ramunni states I had also contacted our planner and that property would fall under what is coded as the Marina Historic Mainstreet District. Residential uses are permitted if they are above nonresidential uses. Eighner states adjacent from the Tennis Courts; we own that Lot also and someone mentioned they'd build a block of apartments with a store front downstairs and the apartments upstairs. But at the same time, I don't believe we are still a Historical District so that can be changed. Johnson states I like the idea it's just not knowing if it'll work. Ramunni states I have been approached from another restaurant and they could rent out one of those suites too to get you started. Johnson states what I could also do is set up the top as residential and then if no one comes to rent out the bottom it could be changed. Gunn states how many apartments are you trying to build there? Johnson states I'd like to maximize what the City will allow me but the first thing I want to do is get the Doctor's Office running. Ramunni states well before we get too far ahead of ourselves, I think we should get a contract made with contingencies etc. Whidden states I agree, we also have to put this on the next meeting so he can make up plans and present it.

**MOTION** was made by Eighner and seconded by Decker to sell Clyde Johnson Parcel 139; Lot 16, 17, 18, 19, 20, 23 and 24 for the price of \$73,500. Motion Carried.

Whidden states any other discussion? Ramunni states for the closing costs the city typically pays for the title insurance about \$900 so about \$1000 for closing costs. Browning states is that price contingent once he gives us the drawing and we like it what we see? Ramunni states what I can do is get a 30-day due diligence for both parties to agree on a rendering.

**ITEM 6: REPORT OF OFFICERS:**

**6A: CITY MANAGER**

Miller states he received the Signal Maintenance agreement from DOT and wanted to let you all know I am going to sign it. Also, I was approached by the county and they are requesting we join the March 22<sup>nd</sup> meeting at 6:00 pm at the courthouse. They are discussing a Fire Tax proposal and wanted me to mention it in our meeting here. Whidden states we need to be at that meeting. We will go right after our CCPWA meeting here. Miller states another thing is the Park. We've

been getting a lot of calls for reserving the park and I wanted to know where you all stand on reserving it again. Whidden states we should rent them back out; we just got done with Chalo Nitka and we will be having 4<sup>th</sup> of July festivities again and I don't want any problems with residents thinking we are picking and choosing. Miller states okay, we will go back to our regular operations. That is all I have.

Browning states did you ever get to look at those poles at the Yacht Club? Miller states no, but I will get down there as soon as I can.

Decker states what did you find out anything about those dumpsters? Miller states yes, the shipping schedule is tentative for March 22 from the new company.

**6B: CITY ATTORNEY**

Nothing to report.

Decker states do we have the deeds for all these lots? Eighner states yes we have all the deeds. Decker states and how many properties do we maintain that we do not have deeds for? Ramunni states I don't have the list of all the properties we have. Eighner states Ms. Felicia can answer that question for you Marc. Decker states what about Alvin Bait, do we have a deed for that property? Ramunni states no, I believe we had a problem with the mortgage with SPA. Decker states do we maintain it? Ramunni states I can look at it a bit more if you want, I just refer to Felicia and when she needs me to step in I do but, I hadn't been contacted about that one. Browning states why don't we own it? Ramunni states it's been a while since I had looked at it, I'd have to revisit it. Browning states yes please could you revisit it because if we're still maintaining it, we should own it. Ramunni states okay, I will revisit it.

**6C: CITY CLERK**

Nothing to report.

**6D: CRAIG A. SMITH**

Nothing to report.

**6E: CAS GOVERNMENTAL SERVICES**

Nothing to report.

**6F: WATER PLANT SUPERVISOR**

Nothing to report.

**ITEM 7: APPROVAL OF BILLS IN THE AMOUNT OF \$45,344.38:**

**MOTION** was made by Browning and seconded by Gunn to approve bills in the amount of the \$45,344.38. Motion Carried.

**ITEM 8: CITIZENS COMMENTS/GENERAL CONCERNS:**

Nothing to report.

**ITEM 9: MAYOR AND COUNCIL TO GIVE REPORTS:**

Eighner states I just wanted to mention that ball season starts on Monday and I know little Harold is going to go around and start changing the timers on the field and get one last good ant bait spray just give it a good overall cleaning before the kids start. Miller states are they still going to be practicing and using the Chalo Nitka grounds? I just noticed the gate is open and keeping it locked is what has kept the grounds clean. Eighner states yes, we just have to give them a key.

**ITEM 10: DISCUSS FINANCIAL STATEMENTS IF NEEDED:**

There are none.

**ITEM 11: ADJOURNMENT:**

**MOTION** was made by Decker and seconded by Browning to adjourn. Motion carried.

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**Ashley Wills, City Clerk**  
Meeting adjourned at 7:51 P.M.

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**Bret Whidden, Mayor**