

MINUTES OF THE CITY OF MOORE HAVEN CITY COUNCIL REGULAR MEETING ON JULY 21, 2015 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA

Council members present: Bret Whidden, Mayor
 Dave McGee, Vice Mayor
 Marcus Decker Councilman
 Patricia Lucas, Councilwoman
 Harry Ogletree, Councilman

Others Present: Maxine Brantley, City Clerk
 Steve Ramunni, City Attorney
 Jerri Lynn Schlueter, Public Works Director
 Sam Briefman, Water Plant Supervisor

ITEM 1: ROLL CALL.

Whidden gave the roll call.

ITEM 2: INVOCATION AND PLEDGE OF ALLEGIANCE.

McGee gave the invocation; Brantley led in the flag salute.

ITEM 3: ADDITIONS OR DELETIONS TO THE AGENDA.

NONE

ITEM 4: DISCUSS AND/OR APPROVAL OF MINUTES.

July 7, 2015 Regular Meeting

MOTION was made by McGee, seconded by Ogletree to approve July 7, 2015 Regular Meeting minutes. Motion Carried

ITEM 5: MOORE HAVEN APARTMENTS SITE PLAN REVIEW ON RAMEY PROPERTY.

Ben Smith from La Rue Planning states what you have in front of you is the site plan review project on Ramey Property between 10th and West Avenue. We reviewed the plan; the setback requirements and it meets the height, we have cooperated with City staff. The road is being vacated so the backing out parking is not an issue. I have provided traffic, drainage and utility's analysis. Whidden states at the last meeting there was an issue with the drainage where it overflowed over a road or sidewalk also the other issue is on the bid I think it was short \$36,000.00 on the waterlines. We also discussed that the electrical metering is going to be at a metering point and the water is going to be a master meter did they find out where the money is coming from? Ramunni states we have been working on these issues for the last month I think

everything has been fixed but Tommy and Gene can explain their parts. Gene states the first set of plans had the water main and the second set didn't have it my job is to let you all know that this set don't not have the water main on it and if you all want to approve it that is up to you all. Tommy states we have drawn set of plans that has the water main on them prior to this one we have sent a replacement sheet to your engineers to look at it and my understanding was they were happy with what was on the sheet. as far as the funding there is an issue that's why it was not shown in the first set of plans. Brian states we didn't anticipate we would have to put in the waterlines to go the entire length because it was in the best interest to the city and the owner to have a master meter. But what we can do is pull the permits as we have them now and after the closing and in the beginning part of the construction come in and do a revised permit for these issues to be done because we do have enough money in our contingency plan. Ramunni states where we are on the electric. Randy states I would like to see 200 amp cans. Woodward states my first concern is this has been in the works for a year and a half and I have not been notified also I know there are drainage issues. This whole project concerns me because on one side is my property the other side is the schools property and neither have been notified that this property have been in works. Brantley states the property is zoned correctly so we don't have to send out notifications. Woodward states Goodwill is also involved in prison work release camps so what happens when they can't rent out all these units what do they do, fence it up and bring in other entities in that we really don't need next to a school properties. Ramunni states I understand the concern but those issues are not at this level. The normal concern is this was a rezone or if there was a comprehensive plan amendment being made those would have bases. The site plan is the condition of the property that is properly zoned and that's why we are trying to go through these particular issues to minimize the impact for surrounding properties as well as the City. Ramunni states the development agreement Number one; in accordance with applicant statements the pavilion area may include a concrete pad, picnic tables and grill but shall not consist of any structures. Number two; landscape plan must be provided which meets the requirements of Section 68-5. Number three; grease traps must be provided for each dwelling unit, according to the recommendations of City Engineers. Number five; all easement required by the City for municipal infrastructure utility easements and access to municipality infrastructure, must be dedicated and recorded contemporaneously with the real estate closing. Number six; payments of any applicable impact fees, capacity charges and deposits due to the City of Moore Haven shall occur at the time of issuance of the Certificate of Occupancy. Number seven; Cost recovery charges must be paid. Number eight; Building permits and related approvals must be obtained from Glades County Building Official prior to commencement of construction. Number nine; approval of the site plans does not in any way create a right on the part Developer to obtain a permit from a state or federal agency and does not create liability on the part of the City of Moore Haven or Joint Authority for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that results in a violation of federal or state law. Number ten; all applicable state and federal permits must be obtained before commencement of construction. Number eleven; water line relocation as references in number four. Number eleven; electric meters shall be a minimum of two hundred (200) amps per unit. Drainage of stormwater via roof gutters shall be to the rear of property line. The next item is the road known as Ramey Avenue shall be vacated condition upon all conditioned meet upon Developer Agreements. Number four; water lines must be replaced per resubmitted plans relocation as approved by the City.

MOTION was made by Lucas, seconded by McGee to approve Moore Haven Apartments site plan with 14 developer agreement conditions. Motion Carried passed 3-2 Whidden and Ogletree no

ITEM 6: AWARD DRAINAGE PROJECT BID (TOMMY PERRY).

Perry states we received one bid for the drainage project it was higher than we anticipated. We didn't receive any bid on the project in the alley behind Goodwill and Ahern. So what we would like to do is go to the contractors who got the bid and negotiate with him to see if he will do the additional work. Whidden states I agree with that but I want to concentrate on the drainage project behind Goodwill and Ahern right now.

ITEM 7: AWARD CDBG GRANT WATER PROJECT BID (JASON SHEPLER).

Greg Lange with Mittauer & Associates states back in March 2014 the City of Moore Haven submitted to Department of Economics Opportunity a grant funded under the Florida Small City Community Development Block Grant for the purpose of improving the water system primarily replacing water main and doing work at the water plant. Last month the City received four qualified bids for this project. The lowest and responsible bidder was Go Underground in the amount of \$747,600. Before I get to the recommendation what I'm going to offer the City, if you choose to take action on this bid. The first one is our recommendation of the awarding bid to Go Underground and second is a deducted change order the project is coming in lower than originally did by \$92,699; which is the results of one of the vendors was GE Corporation providing some information for the water treatment plant part of the project, it turns out that what the contractors bid on was not in the specs and plans that was given to them. Going back to my recommendation you have a low bid that qualifies and can produce the job our recommendation will be to award that project to Go Underground in the amount of \$747,600 base bid. If and when you choose to act on that the other recommendation is that another motion be approve to decrease the contact to Go Underground by \$92,699 which brings contract price to \$654,901. Whidden states why was that? Brantley states Ge Corporation had extra part in there that Jason didn't have in the scope of work it was giving to every bidder Jason noticed that the bids were coming in \$92,000 over. McGee states more or less we are excluding it out of the bid. Brantley states yes.

MOTION was made by McGee, seconded by Decker to approve Go Underground Bid at \$747,600.00. Motion Carried

MOTION was made by McGee, seconded by Decker to approve reducing the Go Underground Bid by \$92,699.00 which brings the total to \$654,901.00. Motion Carried

ITEM 8: RAMUNNI TO GIVE UPDATE ON GE ISSUES.

Ramunni states we believe that we still have a valuable claim against GE for the excessive chemical usage that resulted from their agent's lack of unwiring or resetting the instrument after the test run and that's a big number it's about \$250,000 to \$300,000. We got side tracked on the

water issues and we had to see what cleaning was going to work fortunately we solved that problem but we don't know how often we are going to have to clean it. Ramunni states the problem now is could we or should we go in a different direction with regards to the original study that was done by GE. Gene states GE sent test results when they were doing the original preliminary study between different membranes and different processes they saw the iron in the water I don't think that they knew at the time what the iron did to their membrane that's a side issue anyways because they showed us how to clean it. We discovered it by investigating what was going on we were curious to see if the overdosing failed up the membranes because Sam was getting lower run time. We looked at it we discovered it. They are making that an issue and at the same time they show us how to clean it. I think on the engineering side we are comfortable now with what we need to do. Gene states the issue with the overdosing is a separate issue to me it doesn't have anything to do with the iron; that is something they messed up and they didn't correct it. Ramunni states maybe the overdosing was the cost of extra so we are back to the beginning; the whole exercise is that we are owed money because of the extra use of chemicals. Lucas states what do we have to do? Ramunni states make a demand. Whidden states my recommendation is for Ramunni and Gene to do what they need to.

ITEM 9: REPORT OF OFFICERS.

9A: Public Work Director

Schlueter states in my report I put in a couple of quotes on the benches I didn't know if you all want to consider them or wait until they go to the county and discuss it. Whidden states I like what you have but I would like to see what the county wants to do so definitely but it on the next agenda. Schlueter states we can also buy the gold plaques to put on the benches already out there. Schlueter states in the electric department I have included in my report the price quotes for the four pole change outs.

MOTION was made by McGee, seconded by Ogletree to accept Power Secure bid for the four pole change out in the amount of \$18,045.00. Motion Carried

Schlueter states Chapman has given his two week notice his last day will be July 31. I am leaving it up to the council how they want me to advertise that position. My recommendation would be to advertise for someone with electrical experience because I don't want to start from zero again. Schlueter states my last item is in water distribution the line divergent on 27 for the turning lane project we will be doing Tuesday night. Decker states what have you heard about the docks. Schlueter states I got the permit from DEP I forward it to the Army Corp. The project manager that we originally had on that permit is no longer there so we have a new project manager. They were waiting on was this permit so I left her a voice mail today to find out where we are at. Lucas states on the gator trapper who contracts him; like if I see a big gator what do I do? Schlueter states you contact someone with the City and we will contact him. McGee states did you ever get a price on the garbage cans. Schlueter states yes come to my office and we can discuss it.

9B: City Attorney.

NONE

9C: City Clerk.

Brantley states Melissa Fox called me today they are the one that did the FRDAP grant last year they only approved a \$50,000 project and we had two at \$200,000.00 a piece including the fishing piers and roof what she is asking is what do you all want to do this time maybe Schlueter and I can get together and see what we can do. Whidden states that's fine.

9D: Craig A Smith.

NONE

9E: CAS Governmental Services.

NONE

9F: Water Department Supervision Reports.

NONE

ITEM 10: APPROVAL OF BILLS IN THE AMOUNT OF \$69,178.40.

MOTION was made by Ogletree, seconded by McGee to approve the bill submitted in the amount of \$69,178.40. Motion carried

ITEM 11: CITIZENS COMMENTS / GENERAL CONCERNS:

NONE

ITEM 12: MAYOR AND COUNCIL MEMBERS TO GIVE REPORTS.

Lucas states what is going on with the website there is nothing on it and we have been talking about this issue for the last four years. Brantley states I have an appointment set up with Chris. Lucas states but it's been going on for four years now. Brantley states Chris has only been here about one year or year and a half. Lucas states I know we have a site but there is nothing that is current on it. Brantley states are you talking about the new one? Lucas states yes. Brantley states have you been in the different departments it has all the department information it has all the garbage rates, deposits amounts. Lucas states I haven't been on it for a while. Brantley states now the minutes and agenda are not on there that's why I'm meeting with Chris but all the other information is on there.

ITEM 13: DISCUSS 2015-2016 BUDGET.

Budget work shop meeting scheduled for July 27.

ITEM 14: DISCUSS FINANCIAL STATEMENTS IF NEEDED.

NONE

ITEM 15: ADJOURNMENT

MOTION was made by Ogletree, seconded by McGee to adjourn. Motion carried.

Maxine Brantley, City Clerk
Meeting adjourned at 7:30pm

Bret Whidden, Mayor

THESE MINUTES ARE NOT VERBATIM. IF ANYONE WISHES TO LISTEN TO THE MEETING IN ITS ENTIRETY, TAPES ARE AVAILABLE.