

JANUARY 11, 2016

The regular meeting of the Town Commission of the Town of Hastings was held in the Commission Meeting Room of the HHS Community Building located at 6195 S. Main Street, Hastings, Florida.

The meeting was called to order by Mayor Tom Ward.

Pledge to Flag.

Invocation given by Manager/Clerk Shelby Jack.

Commissioners Present at Roll Call: Mayor Tom Ward, Vice Mayor Paul Nunchuck, Commissioners Brenda Felder, Jeanette Bradley and Adrian French.

Staff Present: Manager/Clerk Shelby Jack, Town Attorney Michael McCabe, Town Treasurer Seth O'Connell, Land Use Coordinator Pam Stevens, Director of Utilities Roy Runion.

RE-ORGANIZATIONAL MEETING

- **Appointment of Mayor for Year 2016**

MOTION was made by Nunchuck and seconded by Felder to appoint Tom Ward as Mayor for Calendar year 2016. Motion passed unanimously.

- **Appointment of Vice Mayor for Year 2016**

MOTION was made by Felder and seconded by Bradley to appoint Paul Nunchuck as Vice Mayor for Calendar year 2016. Motion passed unanimously.

LAND USE AND PLANNING UPDATE

Mrs. Stevens provided a schedule for completion of project work for Historic Preservation Grant #S1637/South Wing Window Repairs. She went over the schedule which stated the date for Submittal of Construction Documents/Project Manuel as February 9. Bid Advertisement date as February 16 with date for receiving bids as March 8. Construction April – June, 2016. The grant will close June 30, 2016.

She noted that because we have to resubmit the Design Development, the work schedule had to be delayed a month but that should not create a problem. She explained that the grant architect, Bob Fleet, had planned to completely replace the window sashes due to the degree of damage of most. Even though pictures had been provided that showed the extent of damage to most of the windows, the State wants them to be repaired due to the historic nature. Discussion of the matter, resubmittal of documentation and subsequent review and response by the State has created a delay.

She noted that Mr. Fleet will be on the site this week to document what he needs to resubmit to the State.

Mayor Ward asked Mrs. Stevens to ask Mr. Fleet to call him when he plans to come to the site as he would like to meet with him.

CONSENT AGENDA

- Item 1 Approval of December 14, 2015 regular meeting minutes
- Item 2 Approval of bills for December, 2015

MOTION was made by French and seconded by Nunchuck to accept and approve the Consent Agenda. Motion passed unanimously.

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NEW BUSINESS

- **Nancy Quantrano/Karen Frenz, Hastings Rotary**

Ms. Quantrano, 4625 Cedar Ford Boulevard, Flagler Estates and Ms. Frenz, 4945 Irvin St., Flagler Estates, addressed the Commission to report on “Harvest Day” that was held in October. They reported that at least 50 people stopped by the information table and there were 37 surveys completed. Ms. Quantrano stated that they were very excited about the results of the day. She went over a report they had presented which gave the survey results. She reported that the clean-up included streets as well as the Town parks. She noted that the Town was not really dirty and that the idea was to get people involved and engaged in conversation about the Town. She went on to say that Rotary is moving forward with their original intention, which is to scope out what it would take to make a proposal for a grant for the old civic center. She added that they have been to the county level and the state level and they know that there is funding and interest to bring that money into Hastings.

Ms. Frenz reported that they need to get onto the property in order to do measurements of the property that they will need. She noted that “it is like a jungle out there” and asked if the Town can get it cleaned out and leveled out so that people can get in there to work and also any bidders can get in there.

Ass’t Director of General Services was present and stated that that it will take more equipment than the Town has to address inside the structure but they can take care of the outside.

- **Tom Coates 9 12th Street, St., St Augustine; Discuss Hastings Potato Growers Association Building**

Mr. Coates addressed the Commission and stated that he now owns the old Hastings Potato Growers building located on Ashland Avenue and he is trying to decide what to do with it. He stated that he was told that when it opened up in 1927 it was the finest building in North Florida. It cost \$40,000.00 to build which he said is 2.7 million today.

He stated that he restored the Ice Plant and the Distillery building owned by Phillip McDaniel in St. Augustine and received 1 of 4 Awards of Excellence for Restoration given by the State, adding that he is used to doing this and likes doing it. He said he wants to put something in the HPGA building but it has to be something financially feasible and something that the Town will allow. He asked the Commission to think about what they might like to see go in or any ideas that they may have and let him know. He would be willing to sit down and talk. Things he had considered were a cigar factory, brewery, wedding venue, massage therapist, rehab center.

He stated that he attends Rotary in Hastings frequently and is supportive of the restoration of the WPA building (old civic center). He stated that he is willing to help with that endeavor.

Vice Mayor Nunchuck suggested something in manufacturing for the HPGA building. He encouraged Mr. Coates, saying he is what the Town needs. He stated that one good thing the Town has is good water with our reverse osmosis water system and suggested perhaps a bottled water facility.

Mrs. Stevens stated that she is encouraged by both Mr. Coates and Rotary and doesn’t want to see the people of Hastings lose hope as to what can happen in Hastings. She said there are “Main Street” grants for revitalizing main streets and this has been done successfully in other small towns adding that it does have to be a cooperative effort with the property owners on Main Street to be successful. She added that this had been brought up several years ago with Clerk Jack working hard to get the property owners on Main Street to meet with the Town to work toward this type project but only 2 property owners showed up at the meetings. She suggested that maybe Mr. Coates and Rotary could talk with and encourage the property owners to get together with the Town and come up with a plan for revitalizing Main Street, possibly coming up with a specific theme or different type business that would draw people from other areas. This would benefit all of the property owners and businesses in Town.

She added that there was so much interest in Hastings and plans for large development prior to the 2008 economy fall and we just need to get back on track, perhaps form a committee and promote Hastings.

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She advised Mr. Coates that if he comes up with something that is not within his existing commercial category but is within one of the other categories he can apply for a land use change, noting that she can't guarantee approval, but he could make that application and go through review and public hearing process.

Commissioner French suggested possibly compartmentalizing with different types of businesses within the building.

It was the consensus of the Commission to work with Mr. Coates.

STAFF REPORTS

Treasurer Copies of the Financial Statements for the month ending December 31, 2015 had been provided. Mr. O'Connell went over the reports. There were no problems or irregularities.

MOTION was made by Nunchuck and seconded by Bradley to accept and approve the Financial Statements for the month ending December 31, 2015. Motion passed unanimously.

Utilities Mr. Runion addressed the Commission and reported that everything is going good. They are ready for an inspection coming up for the new permit for the reject water.

General Services Frank Sladish reported on the parking on Main Street. He said St. Johns County will be coming back to complete the striping for parking.

Mayor Ward stated that he has a problem with the bigger vehicles diagonally parking on the north end/east side of N Main Street because of the traffic coming off of St. Johns and Park not being able to see oncoming traffic.

Vice Mayor Nunchuck suggested changing to parallel parking.

Mayor Ward stated that he didn't think the diagonal parking is an issue anywhere else but it is on that end because if a big truck parks there diagonally it is very hard to see if a car is coming down Main Street.

Mrs. Stevens stated that she understood and agreed with Mayor Ward's concern with the danger on the corner of Main and Park, but she noted that parallel parking will create a loss of parking spaces and she encouraged other areas to remain diagonal where possible. She noted that unfortunately there is little or no off street parking for businesses, both current and those that may come, so street parking is vital.

After lengthy discussion it was the consensus of the Commission to leave the diagonal parking as it was down Main Street, but to do a no parking area at the north end of Main. General Service Department to work with St. Johns County to accomplish this as they will be painting the parking spaces.

Mr. Sladish noted that the no parking spaces will also go back as they were at the corner of Cochran and Main.

It was the consensus of the Commission that Mayor Ward review the site and make any changes for the safety aspects on the corners as he deems necessary.

Upon question from Mayor Ward relative the clean up on the interior of the old civic center building, Mr. Sladish stated that there are footers, etc., in there that may require some heavy equipment; they will do what they can. He reiterated that they will have no problem cleaning up the exterior areas.

Attorney Attorney McCabe reported;

- Relative Sheriff Department lease; he sent a letter on December 28th to the Sheriff stating that per the lease agreement there is a delinquent amount due. Shortly thereafter a check was received for January, 2016 rent but not for the October, November and December, 2015 rent

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nor the amounts associated with the utilities. No further communication has been received. He hopes to hear something soon, but if not he will send a follow up letter. He noted that Clerk Jack was holding the check until the meeting tonight.

Upon question from Mayor Ward, Attorney McCabe recommended depositing the check because there is nothing on the check to indicate that it is final payment.

Clerk Clerk Jack reported;

- Relative the Rails to Trails from Hastings to Spuds; she is in receipt of the final plans for the actual bike trail. The D.O.T. date to receive bids on the project is July 1, 2021. Plans are on file in the office for anyone who wishes to review them.

- Early voting dates for the March 15th election are March 5th thru March 12th.
Early voting dates for the August 30th election are August 20th thru August 27th.
Early voting dates for the November 8th election are October 24th thru November 5th.

- Submitted a letter to Department of Environmental Protection requesting a waiver of fee for the Town's Reverse Osmosis Plant and Wastewater Plant. Approximately \$7,000.00 in fees have been waived.

- She met with Mr. Evans relative concerns about the arch work he has done on the building. He recognized that some of the areas had not formed the way he hoped that it would and he would make those corrections.

- Mayor to appoint Standing Committees at February meeting. The term of office for the Committees is two years.

- Auditors anticipate being in the office the first week of February for performing the Town's annual audit.

Clerk Jack noted the attendance of SJC Deputy Daniel Roberts at tonight's meeting and introduced him to the Commission.

The following bills were approved for payment.

General Fund

BlueCross	Dec. 2015 health premium	5,180.70
Coleman, Anthony	5 hrs. patrol @ \$33	165.00
HaganAceHardware	parts/supplies	164.67
Nunchuck, Paul V.	CEB Officer	70.00
O'Connell	Nov. 2015 services	900.00
SunLife	Dec. 2015 ADD/life premium-	187.86
TechnicalField	mount security cameras	1,065.59
Windstream	904-692-1420	472.37
AdvancedDisposal	garbage service	518.02
Crystal water	cooler & supplies	30.75
FPL	Nov. 2015 electric	3,186.79
GatorParts,Inc.	parts/supplies	16.90
McCabe	Nov. 2015 legal service	2,275.00
PortConsolidated	fuel	464.06
Purdy1Inc	Nov. 2015 cleaning	420.00
Stevens, Pam	51.4 miles @ \$.445	22.87
T-Mobile	mobile phones	47.70
USABluebook	parts/supplies	540.81
AgPro	parts/supplies	63.70
StaplesCredit	office supplies	179.30
Fleet,Inc.	Nov. 2015 planning	412.50

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General Fund, cont.

OldCityWeb	Existing site update	20.00
Pack's	remove virus	135.00
Praxair	cylinder rental	25.74
Ring Power	1/2 - repair 305CR -	1,452.60
Skye	moisture assessment for mould	695.00
FutchTractorDepot	parts/supplies	134.98
ServPro of St. Augustine	mold remediation	855.27
Baileystire	valve	1.79
Berry	ad	26.75
PortConsolidated	fuel	5.95
Record CEB	ad	17.95
TripleSFire,Inc.	5 yr. system inspection, next 12/04/2020	625.50
USBank	copier	306.11
SJCTaxCollector	share of postage for taxes	23.43
Jack, Shelby	candy for parade	33.00
Cash	Cash (Employee)	650.00
Cash	Cash for Publix	160.00
EGP Inc.	copier	316.23
FL.MunicipalInsuranceTrust	liability premium	5,669.50
Nunchuck, Paul V.	CEB officer	70.00
OldCityWeb	add Minutes and Agenda	20.00
PortConsolidated	fuel	493.92
PurchasePower	1/2 postage meter refill	152.00
R&J Power,Inc.	parts/supplies	352.89
SunLife	Jan. 2016 ADD/life premium	187.86
UnitedHealthCare	Jan. 2016 dental/vision premium	182.20
PitneyBowes	1/2 - quarterly lease#8322349	127.50
SoutheasternPaper	paper supplies	156.49
Windstream	(904) 692-1420	493.13
BlueCross	Jan. 2016 health premium	5,180.70
Pack's	computer repair	154.00

Water & Wastewater

TOH Renewal ReplacementFund	reimburse for Barney's and MetroRooter	2,000.00
TOH Sinking Fund	#11 of 12 for 01/01/2016 bond payment	5,080.13
BlueCross	Dec. 2015 health premium	5,227.97
HaganAceHardware	parts/supplies	35.33
Hawkins	chemicals	1,373.90
Quill	office supplies -	117.96
RoyRunion	parts reimbursements	73.64
SunLife	Dec. 2015 ADD/life premium-	218.41
T-Mobile	Jennie & Justin mobile phones	71.06
TechnicalField	1/2 - security cameras -	1,065.59
Windstream	multiple shop accounts	387.23
AdvancedDisposal	Dec. 2015 garbage service	6.66
FPL	Nov. 2015 electric	2,835.43
Gator,Inc	parts/supplies	93.84
StaplesCredit	office supplies	288.32
T-Mobile	mobile phones -	102.69
Futch'sTractorDepot,Inc.	parts/supplies -	87.48
Baileys	parts/supplies -	124.50
Grainger	parts/supplies -	10.58
RingPower	repairs -	1,452.66
Windstream	voicegrids	206.80
Lowe's	Dec. 2015 statement	357.29
Grant's water & wastewater	computer repairs	90.00