

CITY OF CLEWISTON
Regular Commission Meeting
December 19, 2022

The City of Clewiston City Commission held its Regular Commission Meeting in the City Hall Commission Chambers Monday, December 19, 2022. The meeting was called to order at 5:00 p.m. by Vice Mayor Thompson. Commissioner Pittman gave the invocation and the audience joined in reciting the Pledge of Allegiance.

Commissioners Present: Vice Mayor Greg Thompson, Commissioner Barbara Edmonds, Commissioner Mali Gardner, Commissioner Hillary Hyslope and Commissioner James Pittman.

Personnel Present: City Manager Randy Martin, City Clerk Kathy Combass, Finance Director Shari Howell, Director of Operations Danny Williams, Police Chief Thomas Lewis, Director of Recreation & Leisure Services Lauren McGinnis and City Attorney Dylan Brandenburg.

Visitors Present: Terry Gardner and Jerry Cochrane.

Additions/Deletions/Changes and Approval of the Agenda – Manager Martin stated that there were no additions, deletions or changes to the agenda. In keeping with past practices, he suggested that City Attorney Brandenburg assume the duties as chair of the meeting during the reorganization of the Commission segment. The Manager also added that an alternative version of Ordinance No. 2022-11 was provided for consideration that limits the area of application to the U.S. Highway 27 Corridor as discussed at the first reading of the ordinance at the last meeting.

REORGANIZATION OF CITY COMMISSION – Designation of Mayor and Vice Mayor by City Commission per the City Charter which states “During the first regular meeting in December of each general election year, the City Commission shall hold an organization meeting, and from their number appoint by majority vote, the Mayor and Vice Mayor”.

Attorney Brandenburg reviewed Section 3.04 of the City Charter and proceeded to open the floor to receive nominations for the position of Mayor.

Commissioner Edmonds nominated Commissioner Pittman for Mayor.
Attorney Brandenburg asked for a roll call vote.

Commissioner Edmonds voted yea.
Commissioner Pittman voted yea.
Commissioner Thompson voted yea.
Commissioner Hyslope voted yea.
Commissioner Gardner voted nay.

Attorney Brandenburg stated the nomination passed by a vote of 4-1 and congratulated Commissioner Pittman.

Attorney Brandenburg next proceeded to open the floor to receive nominations for the position of Vice Mayor.

Mayor Pittman nominated Commissioner Thompson for Vice Mayor.
Attorney Brandenburg asked for a roll call vote.

Commissioner Edmonds voted yea.
Mayor Pittman voted yea.
Commissioner Thompson voted yea.
Commissioner Hyslope voted nay.
Commissioner Gardner voted yea.

Attorney Brandenburg stated the nomination passed by a vote of 4-1 and turned the agenda over to Mayor Pittman.

Public Comments – There were no public comments.

1. Consent Agenda

- A. *Special City Commission Meeting Minutes – October 3, 2022*
- B. *City Commission Meeting Minutes – October 17, 2022*
- C. *City Manager Performance Evaluation*
- D. *2023 Regular Commission Meeting and Tentative Workshop Schedule*
- E. *Resolution No. 2022-104 – Grounds Maintenance Contract Extension (Area A locations) with IVG Corp*
- F. *Resolution No. 2022-105 – Grounds Maintenance Contract Extension (Area B locations) with Cross Training Ministries, Inc.*
- G. *Resolution No. 2022-106 – Declares Police Unit No. 1301 as surplus to be utilized as a donation to Hendry County Emergency Management*

Commissioner Gardner made a motion, seconded by Commissioner Hyslope, to approve the consent agenda. Vote 5 yeas, 0 nays

PUBLIC HEARING

- 2. Ordinance No. 2022-11 – Final Reading – PUBLIC HEARING – 5:05 p.m.** – Ordinance No. 2022-11 amends the Clewiston Code of Ordinances, Chapter 102, Site Design and Improvement Standards, Article II, Off-Street Parking and Loading Regulations; creating Section 102.43 – Connectivity.

Manager Martin reviewed the alternative version of the proposed ordinance which would limit the affected area to all zoning districts along and adjacent to the U.S. Highway 27 Commercial Corridor District. Mayor Pittman opened the public hearing, read Ordinance No. 2022-11 by title and asked for public comments. There were no public comments. Vice Mayor Thompson asked if the alternative version was a recommendation by Manager Martin. Manager Martin stated that staff is fine with either version. The alternative version was generated in response to the Commission member comments during the first reading of the ordinance discussion. Mayor Pittman stated that he thought that most of the reconstruction building would probably happen more along the corridor and that is the area where the connectivity would be needed most. Commissioner Hyslope asked if the language limited us if development started to spur in other areas. Manager Martin stated that he feels that traffic is less of an issue on some of the side streets. Also, there you are contending with smaller lot sizes with less widespread impact on traffic. Smaller lots may have more difficulty in accommodating connectivity potentially. Connectivity in areas other than the corridor should be less of a concern in most cases. He suggested that the Commission could begin with it being applied along the corridor where it is most impactful. Vice Mayor Thompson stated that he feels the alternative version addresses the issue and would not hinder development in other areas. Manager Martin noted that the ordinance could be amended or expanded to additional areas in the future if desired.

Commissioner Hyslope made a motion, seconded by Vice Mayor Thompson, to approve Ordinance No. 2022-11 in the alternative version. Vote 5 yeas, 0 nays

Mayor Pittman closed the public hearing.

Manager Martin stated that this ordinance will be impactful for our next workshop to be scheduled later in January when staff expect to be bring forward discussion of some of the larger development proposals under review because they are located along and adjacent to the corridor.

Mayor Pittman asked if metal buildings are allowed in the City's U.S. Highway 27 corridor ordinance. Manager Martin stated that there may be some provisions that limit the type of building but will get clarity on that question and follow up with the Commission. Mayor Pittman stated that we have a lot of vacant property now and would hate to see it fill up with steel buildings. Manager Martin agreed and advised he would have staff research the matter.

RESOLUTIONS

3. **Resolution No. 2022-107** – Resolution No. 2022-107 designates the individuals currently in the seats of Mayor, City Manager, City Clerk and Finance Director as authorized signatories for all accounts maintained at city depository banks.

Mayor Pittman summarized Resolution No. 2022-107.

Commissioner Hyslope made a motion, seconded by Commissioner Gardner, to approve Resolution No. 2022-107. Vote 5 yeas, 0 nays

4. **Resolution No. 2022-108** – Resolution No. 2022-108 accepts the financing proposal from Truist Financial Corporation dated December 15, 2022 and authorizes the purchase from The Peterbilt Store of three solid waste trucks in the total amount of \$982,209.00. Proposals for the financing were received from three financial institutions as detailed in the agenda documents.

Mayor Pittman summarized Resolution No. 2022-108. Regarding the recommended equipment purchases, Director of Operations Danny Williams stated that the front loader and side loader recommended for purchase are expected to be ready for delivery by February, 2023, but the replacement grapple loader will not likely be available until the second or third quarter of next year.

Commissioner Gardner made a motion, seconded by Commissioner Hyslope, to approve Resolution No. 2022-108. Vote 5 yeas, 0 nays

Before the vote, Mayor Pittman asked if the revenue resulting from the increased fees would cover this cost. Finance Director Shari Howell stated the cost is expected to exceed the estimated budget by about \$5,000.

5. **Resolution No. 2022-109** - Resolution No. 2022-109 authorizes the acceptance of the proposal from Pool Surface Inc. dated December 12, 2022 for renovations to the city pool in the total amount of \$91,500.00.

Mayor Pittman summarized Resolution No. 2022-109.

Vice Mayor Thompson made a motion, seconded by Commissioner Hyslope, to approve Resolution No. 2022-109. Vote 5 yeas, 0 nays

Before the vote, Director Williams stated that he struggled to get quotes despite numerous attempts but feels Pool Surface Inc. has good recommendations. He noted that we are planning to do in-house some of the needed renovation work which is outside the scope of the proposed contract to try to manage costs. He also reminded the Commission that U.S. Sugar Corporation donated \$75,000 toward the project. Manager Martin is planning to use ARPA funding for the city share of renovation elements. Manager Martin stated that as long as the code requirements are satisfied with the repair, the city should be able to once again open the pool for public use. The goal is to re-open for the summer of 2023 season. He recommended this contract award as a single source contract consist with city procurement requirements because only certain contractors in the region can do the specified work and staff has been trying for a lengthy period to get pricing. Contractor availability is even further limited at this time due to the impacts on the demand for these type services after Hurricane Ian hit the region.

MISCELLANEOUS ACTION AND DISCUSSION ITEMS

6. **COMMISSIONER APPOINTMENTS/RE-APPOINTMENTS** - Appointments/Re-appointments of Commissioners to the Hendry County Tourist Development Council (TDC), Southwest Florida Regional Planning Council (SWFRPC), Hendry County Industrial Development Authority (IDA), Board of Building Commissioners, Southwest Florida League of Cities and Auditor Selection Committee and as an alternate to the Southwest Florida League of Cities and the 16 County Coalition.

Mayor Pittman asked if Phillip Roland was still serving on the Clewiston Drainage District Board. Manager Martin stated that according to the district the seat held by former Commissioner Phillip Roland was not city appointed. Commissioner Gardner noted that Mr. Roland's term did not expire until 2024. Manager Martin stated that staff will follow up and see if the current appointee is attending and what the procedure would be to make a recommendation.

Commissioner Hyslope stated that she would like to remain the City's representative on the Hendry County TDC; Vice Mayor Thompson stated that he would like to remain the City's representative on the SWFRPC and would like to take former Commissioner Petersen's place as the city's representative on the Southwest Florida League of Cities since he has been attending the meetings as the alternate; Commissioner Edmonds agreed to serve as an alternate on the Southwest Florida League of Cities; Mayor Pittman agreed to serve as the City's representative on the Hendry County IDA and remain the representative for the Board of Building Commissioners; Commissioner Gardner agreed to continue serving as the alternate on the 16 County Coalition; and Commissioner Edmonds agreed to serve on the Auditor Selection Committee.

Commissioner Gardner made a motion, seconded by Commissioner Hyslope, to approve the appointments/re-appointments of Commissioner Hyslope as the City's representative on the Hendry County TDC; Vice Mayor Thompson as the City's representative on the SWFRPC and the Southwest Florida League of Cities; Mayor Pittman as the City's representative on the Hendry County IDA and the Board of Building Commissioners; Commissioner Gardner as the alternate for Hendry County on the 16 County Coalition; and Commissioner Edmonds as the alternate to Vice Mayor Thompson on the Southwest Florida League of Cities and as the City's representative on the Auditor Selection Committee. Vote 5 yeas, 0 nays

7. **Old Business** – Manager Martin briefly commented on planning for the next Commission workshop in January. By consensus, the workshop was then scheduled for January 30, 2023 at 5:00 p.m.
8. **Departmental Monthly Activity Reports** – Commissioner Gardner stated that she would like to review some of the reports with Manager Martin after the first of the year.
9. **Comments from City Manager** – “State of the City” Update – Manager Martin reviewed the highlights of the detailed report and the updated Grant Project Summary included. The report covered the full scope of all city service areas with a review of accomplishments and a prognosis of expectations for the coming year. He reported that of the \$51.9 million in grant type funding and donation sources pursued over the past couple of years, the city has been approved for or received \$34.7 million to date. He stated that he feels very optimistic that Clewiston is in a good position and will be ready if and when all these projects are fully funded and ready to move forward. He is further optimistic that 2023 is going to be even more successful than 2022 in terms of meeting priority goals and objectives and advancing efforts to build a foundation for the sustainable quality of life into the future that is desired for “America's Sweetest Town”. He hoped this report gives a taste to the community that the city is doing its due diligence to plan and operate efficiently and affordably with an eye to the future for an abundance of good outcomes.

After reviewing report highlights, Manager Martin stated that Director Williams is motivated to make a change in some of the solid waste scheduling which should allow staff to flex and be better positioned to address sidewalks and other repair needs. Director Williams confirmed that was correct and also clarified that residential curbside trash collection will continue to be twice a week. Some were confused by schedule changes considered of late, so he wanted to clarify that twice per week pickup will not be reduced by any schedule changes. Commissioner Gardner suggested that a recreation activity calendar be prepared for the community. Director McGinnis stated that was on her list to do. She also noted that she is having a difficult time getting people involved with some of the recreation and leisure planning efforts. She hopes more people will become invested as the department attempts to expand offerings. She stated that she also plans to work on getting information posted on social media on a more regular basis and is trying to think of other ways to encourage

community involvement. She then announced that an event in the park for Easter is being planned as the next seasonal type activity.

10. **Comments from City Attorney** – Attorney Brandenburg reported that he prepared a first draft of an amendment to the storm shutter ordinance that should be ready for first reading in January. He then wished everyone a Merry Christmas.
11. **Comments from the City Commission** – Mayor Pittman commented on the large number of people that were enjoying their time in the holiday decorated Civic Park last night when he was there with his grandson.

Commissioner Gardner acknowledged Libby Williams as the motivating force in getting the decorating of the park going and congratulated her for what she did to get this started. She then wished everyone in the community a Merry Christmas and Happy New Year.

Commissioner Hyslope thanked Director McGinnis and her staff for their hard work on the City's first tree lighting event. She also acknowledged U.S. Sugar for running the Sugar Express and the Santa Express as she feels the train draws a lot of positive attention for us by attracting people outside our area. She mentioned that she saw in an email where the flagpole had come in and commented on the Nutcracker Ballet that featured a combination of Clewiston and Glades residents. She stated that Shop with a Cop event had a great turnout and the City Employee Appreciation Luncheon was excellent. She also acknowledged U.S. Sugar Corp. for their donation of turkeys. She stated that we have had so much great stuff happening in our community lately and it is really positive and exciting to see. She then wished everyone a Merry Christmas.

Vice Mayor Thompson stated that Manager Martin's report shows positive movement of the City. He expressed that he is honored to serve and wished everyone a Merry Christmas.

Commissioner Edmonds also wished everyone a Merry Christmas and stated that she is honored to be a part of the Commission and is happy to see recreation services and activities growing.

Mayor Pittman agreed with the Commissioners comments and wished everyone a Merry Christmas and prosperous New Year. He stated that our town is blessed; we are moving forward in many directions and it is going to be exciting. He gives God all the glory for it.

Adjournment

Vice Mayor Thompson made a motion, seconded by Commissioner Hyslope, to adjourn the meeting at 6:05 p.m. The motion was approved unanimously.

James Pittman, Mayor

Mary K. Combass, City Clerk