



CITY OF PARKER

City Hall

1001 West Park Street

Phone 850-871-4104

www.cityofparker.com

Mayor

Rich Musgrave

Clerk

Nancy Rowell

Council Members

Ken Jones, Mayor Pro Tem

Ron Chaple

Stacie Galbreath

John Haney

Attorney

Tim Sloan

PUBLIC NOTICE

REGULAR MEETING

OF

THE CITY OF PARKER COUNCIL

January 15, 2019

5:30 PM

PARKER CITY HALL

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER - Mayor Musgrave

INVOCATION – Rev. Dr. Richard Connor, Sr., Parkway Presbyterian Church

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Jones

ROLL CALL

ITEMS FROM THE AUDIENCE (non-agenda items)

REGULAR AGENDA

- 1. Assignment of Development Permit from HBO Storage to RRB Development—
Jim Berry, RRB Development**

2. **Placement of RV's on HBO/RRB Property**—Jim Berry, RRB Development
3. **HR Policy Update**—Council
4. **Financial Update**—Bookkeeper Wamsley
5. **Discuss Debris Removal**—CrowderGulf, Tetra Tech, and Public Works
Supervisor Summerlin

CLERK'S REPORT

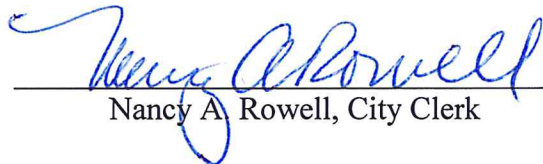
MAYOR'S REPORT

COUNCIL COMMENTS AND ANNOUNCEMENTS

ADJOURNMENT

Upcoming Events

- Next Regular City Council Meeting is February 5, 2019 at 5:30 pm
- Next Planning Commission Meeting is February 12, 2019 at 5:00 pm



Nancy A. Rowell, City Clerk

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at 1001 West Park Street, Parker, Florida 32404; or by phone at (850) 871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD). ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Jim Berry, RRB Development

2. MEETING DATE:

January 15, 2019

3. REQUESTED MOTION/ACTION: Mr. Berry requests the Council to approve the assignment of the development permit, previously issued to HBO Storage, to RRB Development which is purchasing the business and property.

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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N/A

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5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

The Planning Commission recommended and the City Council approved issuance of a development permit to HBO Storage to make additions and improvements to its property. HBO Storage had begun work prior to Hurricane Michael and is working on changes since the storm. The development permit and agreement specified that if the business/property should sell, the Council would have to approve the assignment of the permit. A draft addendum for the assignment is attached if the Council is in favor of the assignment.

AGENDA ITEM #

1

**ADDENDUM TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF
PARKER AND LGC OF BAY COUNTY, LLC DATED JULY 11TH, 2018.**

Whereas, the City of Parker (the "City") and LGC of Bay County, a Florida limited liability company ("LGC") made and entered into that certain Development Agreement dated July 11th, 2018 (the "Development Agreement"), pursuant to which LGC and the City made certain agreements concerning the development of the real property described therein (the "Project");

Whereas, Section 9 of the Development Agreement requires written consent by the City to assignment of the Development Agreement to another party;

Whereas, LGC contemplates that, on or about the next Ninety (90) days, LGC shall convey fee simple title of the Project (the "Conveyance") to RRB Parker Tyndall, LLC, a Delaware limited liability company ("RRB"), and in connection with such Conveyance that LGC and RRB shall enter into a written assignment and assumption agreement (the "Assignment and Assumption Agreement") pursuant to which LGC shall assign and RRB shall assume, all rights and obligations under the Development Agreement;

Whereas, the City is willing to consent to the assignment and assumption of the Development Agreement to RRB and accept RRB as successor Developer under the Development Agreement;

Now therefore, and subject to the closing of the Conveyance and the execution and delivery of an Assignment and Assumption Agreement, the parties agree and consent:

1. The City hereby consents to the Assignment and Assumption Agreement and the assignment of all right, title and interest in and to the Development Agreement from LGC to RRB, and upon such assignment, the City agrees to accept RRB as Developer and Owner with all rights accorded to the Developer under the Development Agreement.
2. RRB hereby agrees to assume all obligations of Developer and Owner under the Development Agreement.
3. LGC shall, upon the Conveyance, be released from all obligations and rights as Developer and Owner under the Development Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to the Agreement to be executed as of the date below:

Witnesses:

City:

CITY OF PARKER

Printed Name: _____

Richard Musgrave, as Mayor

Date:_____

Developer/Assignor:

LGC OF BAY COUNTY, a Florida limited liability company

Printed Name:_____

Lee Eilers, as sole Manager

Date:_____

Developer/ Assignee:

RRB PARKER TYNDALL, LLC, a Delaware limited liability company

Printed Name:_____

James Berry, Managing Member

Date:_____



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Jim Berry, RRB Development

2. MEETING DATE:

January 15, 2019

3. REQUESTED MOTION/ACTION:

Decide on allowing RVs on commercial construction property in aftermath of storm

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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N/A

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5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

RRB Development is purchasing HBO Storage and desires to continue construction/development of the property. They have asked that the City consider allowing some portion of their work team to reside on site while the construction is under way. Section 5-12.2 (12) of the LDR does not specifically permit such use, however the Council granted a similar temporary use to the work team at Holy Hill Church a few years ago.

AGENDA ITEM #

2



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

All Departments / Department Heads

2. MEETING DATE:

January 15, 2019

3. REQUESTED MOTION/ACTION: Approve changes to the HR Policy Manual covering several topics

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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N/A

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5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

Staff has been meeting to identify desired changes in certain sections of our HR Policy Manual. Changes include:

- Increasing Probation Period
- Changing vacation accrual rate for new employees hired after the date of these changes
- Increasing vacation and sick leave accrual for firefighters to reflect 53 hour vs. 40 hour work week
- Accrued sick leave payout for employees with 10 or more years' service upon resignation or retirement

Staff has been meeting to identify desired changes in certain sections of our HR Policy Manual. Changes include:

- Increasing Probation Period from 6 months to one year for all new hires
- Vacation accrual rate for new employees hired after the date of these changes will be:
 - Start date through 5 years - 2 hours per week accrual rate for 40 hour per week employees (2.6 hours for 53 hour per week employees)
 - Five years through 15 years – 3 hours per week accrual rate for 40 hour per week employees (3.9 hours per week for 53 hour per week employees)
 - Over 15 years – 4 hours per week accrual rate for 40 hour per week employees (5.2 hours per week for 53 hour per week employees)
- Vacation accrual rate for existing employees will remain:
 - Start date through 5 years – 2 hours per week accrual rate for 40 hour per week employees (2.6 hours per week for 53 hour per week employees)
 - Five years through 10 years – 3 hours per week accrual rate for 40 hour per week employees (3.9 hours per week for 53 hour per week employees)
 - Over 10 years – 4 hours per week accrual rate for 40 hour per week employees (5.2 hours per week for 53 hour per week employees)
- Sick leave accrual rates for 40 hour per week employees remain at 2 hours per week. Sick leave accrual rates for 53 hour per week employees will be 2.6 hours per week.
- Employees with 10 or more years' service upon resignation or retirement will receive a lump sum payout equal to 25% of his/her accrued sick leave but payout will be capped at 240 hours. Employees terminated are ineligible for any payout. Should an employee have received sick leave donation, those hours would be deducted from the total accrued for payout purposes. No lump sum payouts of accrued sick leave will be eligible to be counted for any FRS contribution towards years of service.



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Financial - Casey Wamsley

2. MEETING DATE:

January 15, 2019

3. REQUESTED MOTION/ACTION:

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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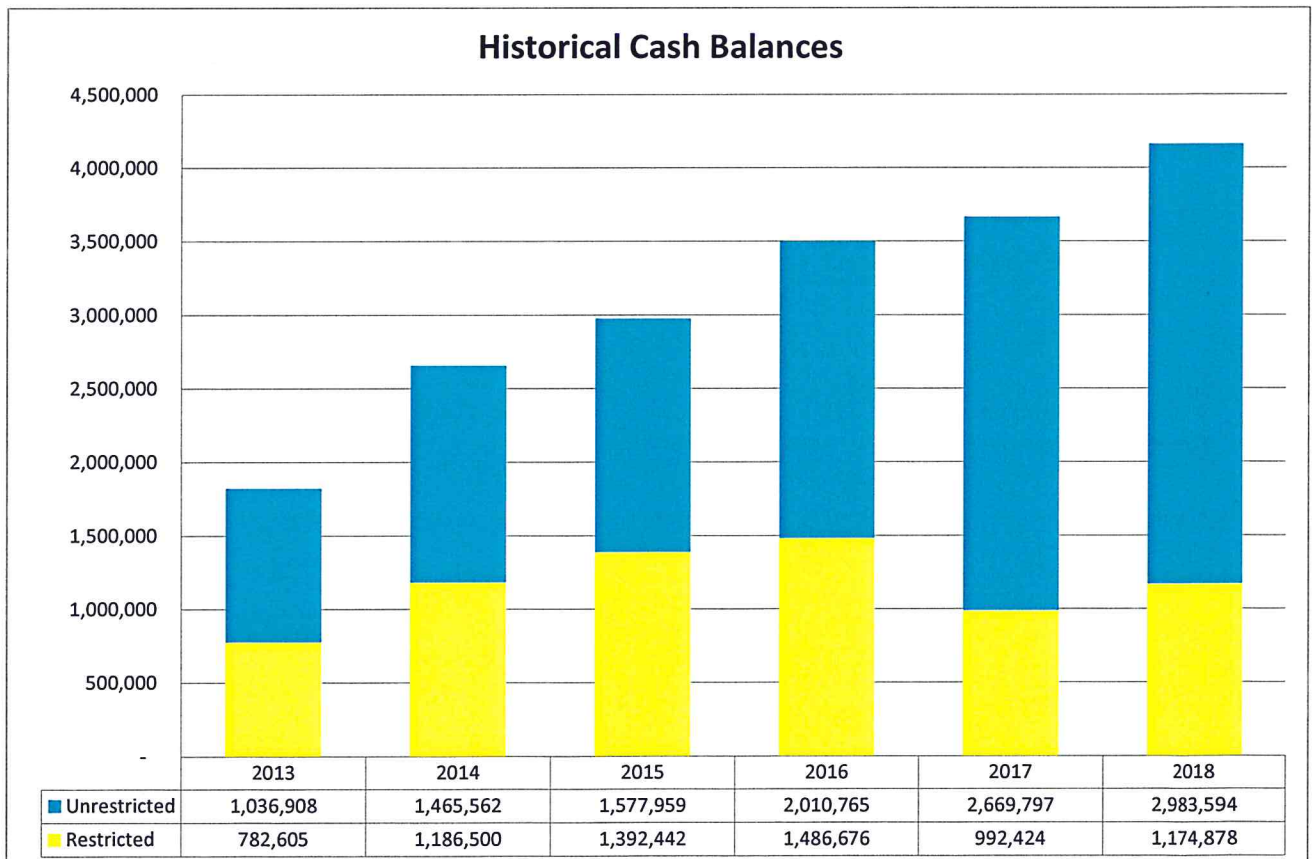
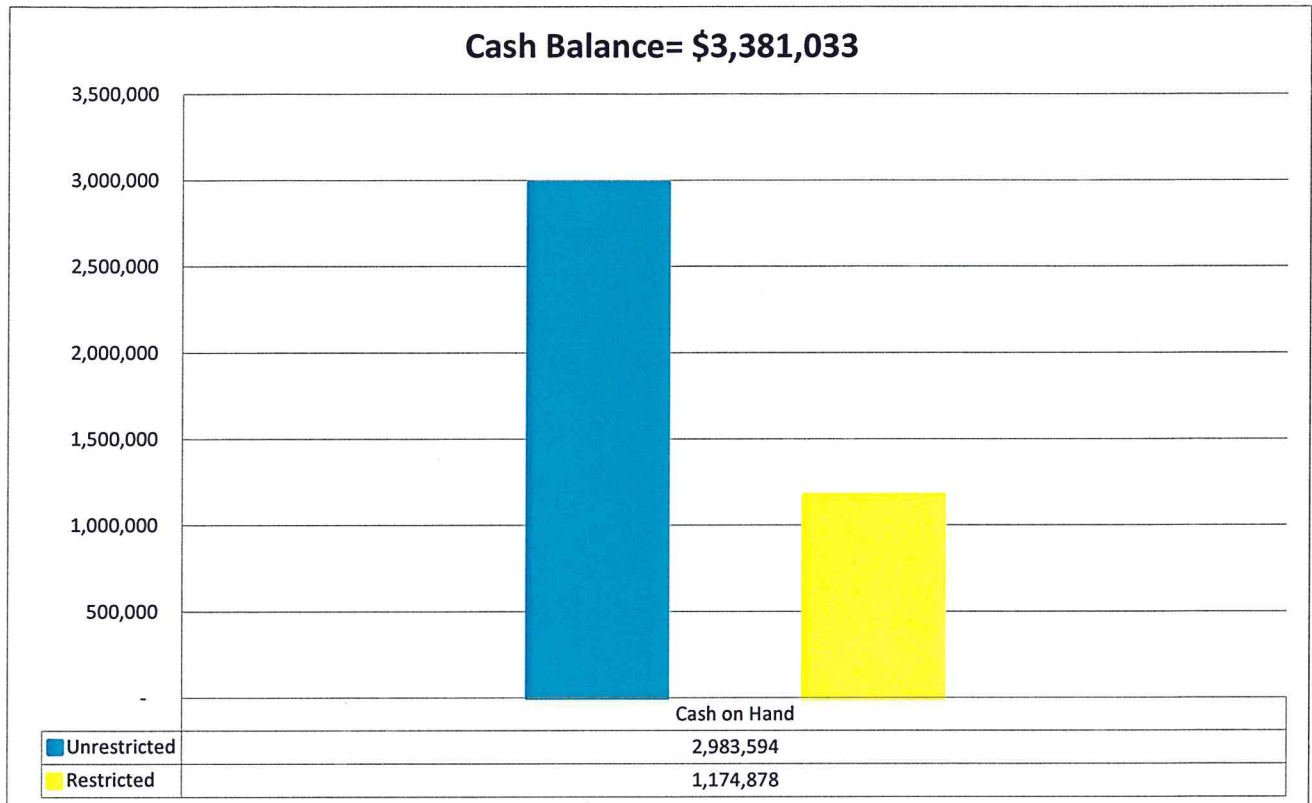
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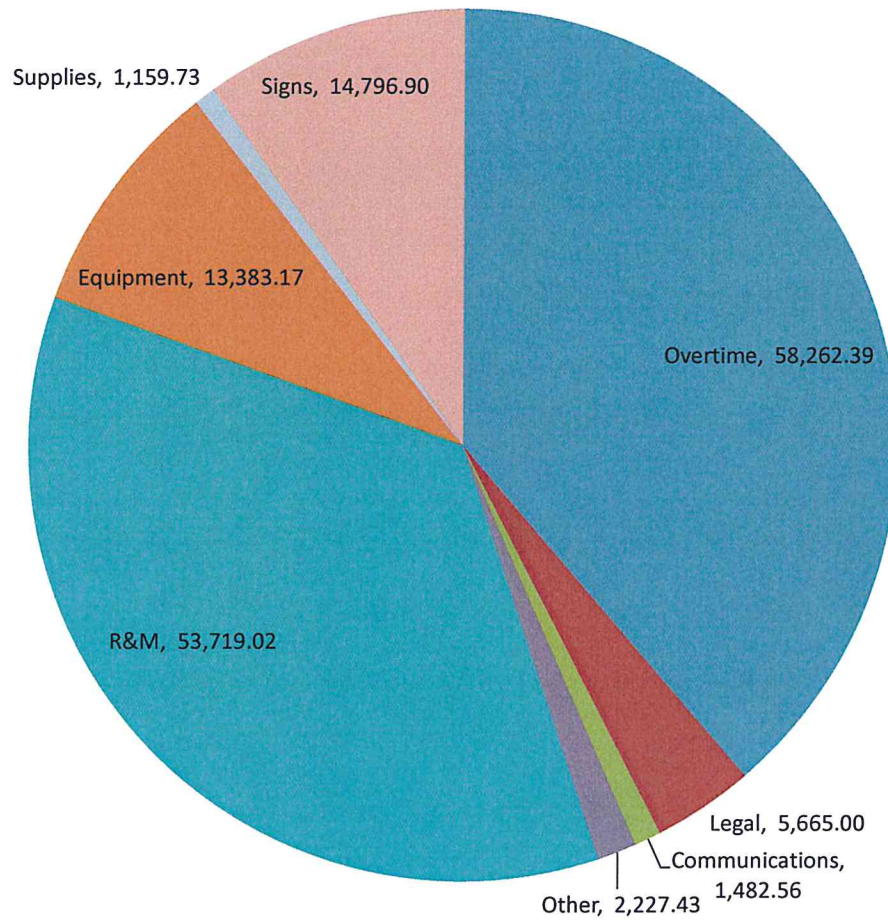
5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

This is just an update for how we ended the last year and to let you know where we are after the storm. I will let you know where our cash account balance is and how much we have spent on hurricane expenses.

City of Parker
Financial Status as of September 30, 2018



Disaster Expenses



Distaster Related Information

Amounts Spent for Hurricane Recovery

October, 2018	60,286.07
November, 2018	16,051.14
December, 2018	74,358.99
Total Spent*	\$ 150,696.20

*Does not include amounts to be reimbursed by insurance

Cash Balance as of January 4, 2018

\$ 3,359,255.48

Estimated Debris Costs as of January 6, 2018

Cubic yards	392,000
Cost per Yard	\$ 12.00
Total Cost to be Paid	\$ 4,704,000

Utility Revenue for the 1st Quarter

	2018	2019
Water Revenue	204,667	180,140
Sewer Revenue	576,528	278,065
Penalties	14,472	101
Tax	20,034	17,581
Tipping Fees	87,780	54,631
	903,480	530,519

Difference:
\$ 372,961



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Crowder Gulf/Tetra Tech/Public Works

2. MEETING DATE:

January 15, 2019

3. REQUESTED MOTION/ACTION:

Discuss storm debris removal

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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N/A ☒

5. BACKGROUND: (PROVIDE HISTORY; WHY THE ACTION IS NEEDED; WHAT GOAL WILL BE ACHIEVED FOR THE CITY)

Crowder Gulf Project Manager Drew Sprinkle, Tetra Tech Project Manager Matt Mooneyham and Parker Public Works Supervisor Tony Summerlin will discuss the progress with storm debris hauling and projections for future work.