



**MINUTES
REGULAR MEETING
of THE MARY ESTHER CITY COUNCIL
December 20, 2023 - 6:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

CITY COUNCIL PRESENT

Chris Stein, Mayor
Susan Coxwell, Councilmember
Jan Lipscomb, Councilmember

Larry Carter, Mayor Pro Tem
April Sutton, Councilmember

CITY STAFF PRESENT

Jared Cobb, City Manager
Hayward Dykes, City Attorney
Shawn Lindsey, Public Works Director

Dillon Morris, Interim City Clerk
Heather Day, Finance Director
Kelvin Cherry, Code Compliance Officer

OTHERS PRESENT

Scott Jernigan, Jacobs Project Manager

Jeff Wagner, OCWFD Deputy Chief

1. INVOCATION

Deputy Chief Jeff Wagner, Ocean City-Wright Fire Control District, gave the invocation.

2. CALL TO ORDER

The meeting was called to order by Mayor Stein at 6:00 PM.

3. PLEDGE OF ALLEGIANCE

Mayor Stein led the pledge of allegiance.

4. ROLL CALL

The Interim City Clerk called the roll as reflected above.

5. APPROVAL OF THE AGENDA

Mayor Stein asked if the council wished to make any changes to the agenda. Hearing none, Mayor Stein asked for a motion. Councilmember Sutton initiated the motion, seconded by Councilmember Lipscomb. The motion passed 4 to 0.

RESULT:	PASSED (4-0)
MOVER:	Councilmember April Sutton
SECOND:	Councilmember Janice Lipscomb
AYES:	Larry Carter, Susan Coxwell, Janice Lipscomb, April Sutton
NAYS:	None

6. UNFINISHED BUSINESS

There was no unfinished business so Mayor Stein moved onto item 7.

7. NEW BUSINESS

7.1. Ratification of the Purchase Agreement for 302 Mary Esther Boulevard

City Manager Cobb discussed the offer letter that was accepted for the asking price of \$2,375,000 with all other terms remaining the same as previously discussed. He went on to say that staff is asking for the ratification of that agreement.

Mayor Stein asked for a motion to ratify the purchase agreement for 302 Mary Esther Boulevard as presented. Councilmember Sutton initiated the motion, seconded by Councilmember Coxwell. Upon hearing no discussion, Mayor Stein asked for the vote. The motion passed 4 to 0.

RESULT:	PASSED (4-0)
MOVER:	Councilmember April Sutton
SECOND:	Councilmember Susan Coxwell
AYES:	Larry Carter, Susan Coxwell, Janice Lipscomb, April Sutton
NAYS:	None

7.2. Ratification of Financing Agreements for Purchase and Improvements of 302 Mary Esther Boulevard and Christobal Waterfront Park

Finance Director Day remarked that the Florida League of Cities, Florida Municipal Loan Council, and the Public Resource Advisor Group, has helped the City in regard to securing financing agreements for improvements for 302 Mary Esther Boulevard and Christobal Waterfront Park. The city manager has already executed the engagement letters and the city is seeking the council's ratification of the agreements.

Councilmember Sutton asked Finance Director Day why the city is doing Christobal Park, remarking that she believed it was TDC funds. She responded that the city will be reimbursed and this is to preserve the fund balance.

Mickey Johnston, with Public Resources Advisory Group, introduced himself to council and discussed some of the financing pertaining to the agreements. He remarked that interest rates are about 4.75%-4.85% and they are trying to get that rate if not lower.

Mayor Stein asked if there are any other questions, upon hearing none he asks for a motion to ratify the attached engagement letters with FLC, FMLC, and PRAG. Councilmember Sutton initiated the motion, seconded by Councilmember Lipscomb. Upon hearing no discussion, Mayor Stein asked for the vote. The motion passed 4-0.

RESULT:	PASSED (4-0)
MOVER:	Councilmember April Sutton
SECOND:	Councilmember Janice Lipscomb
AYES:	Larry Carter, Susan Coxwell, Janice Lipscomb, April Sutton
NAYS:	None

7.3. Resolution 23-07, Establishing Intent to Reimburse Capital Expenditures with Proceeds of Future Tax-Exempt Financing

Financial Director Day discussed that resolution 23-07 allows the city to seek reimbursement for any expenditures incurred between then and loan closure on the projects instead of using reserves.

Mayor Stein asked if there were any questions. Upon hearing none, he asked for a motion to approve Resolution 23-07, establishing the intent to reimburse capital expenditures with proceeds of future tax-exempt financing. Councilmember Coxwell initiated the motion, seconded by Councilmember Lipscomb. The motion passed 4-0.

RESULT:	PASSED (4-0)
MOVER:	Councilmember Susan Coxwell
SECOND:	Councilmember Janice Lipscomb
AYES:	Larry Carter, Susan Coxwell, Janice Lipscomb, April Sutton
NAYS:	None

7.4. Update on Springdale Neighborhood Infrastructure Improvements

Public Works Director Shawn Lindsey remarked that public works have placed seed and straw and temporary seeding mix to keep sand from coming out into the subdivision, and that public works have been sweeping the subdivision. He also mentioned the map presented in the packet shows areas that can have sidewalks on both sides of the road and that they would also add to the map where sidewalks can be put on one side of the road.

Councilmember Sutton asked if work was done, if the city could clean up any issues the next day. Public Works Director Lindsey remarked that the Public Works Department and Jacobs would be having monthly meetings to improve communications for issues for cleanup. Council discussed a recent water main break and commended the Jacobs team for their hard work and response to fixing the main break.

Mayor Stein asked about the possibility of including the city projects in the public works monthly reports. City Manager Cobb said that we will take care of it and update the cities website projects page.

Mayor Pro Tem Carter asked about the status of Well 1 to Scott Jernigan, Project Manager at Jacobs, to which he responded that the mechanical equipment is installed, they are installing electrical equipment at that time, and that early February is the goal for the well startup.

8. ADJOURN

Mayor Stein asked if anyone else has any other comments to add.

Councilmember Sutton had no additional comments.

Mayor Pro Tem Carter thanked the staff for a wonderful year, and he appreciated all the due diligence that takes place for every project. He also remarked, as a tax payer, that he likes the prospects of tax revenue the city is generating while following the community vision plan and suggested for the city manager to look at Mary Esther's business tax and follow the best practices for it.

Councilmember Coxwell had no additional comments.

Mayor Stein remarked that the Santa Run went well and he is looking forward to the holidays.

Councilmember Lipscomb had no additional comments.

Interim City Clerk Morris tells everyone of the staff Christmas party and activities there will be and wished everyone a happy holiday.

City Manager Cobb wished everyone a merry Christmas.

The council meeting adjourned at 6:30 PM

Dillon Morris

Interim City Clerk, Dillon Morris

Meeting approved on 11/16/24

