



**MINUTES
CITY OF PANAMA CITY
CITY COMMISSION MEETING
JUNE 27, 2023
8:00 A.M.**

1. Opening Prayer with Pastor Heath Taws of First Presbyterian Church.
2. Pledge of Allegiance to the Flag.
3. Roll Call and Approval of Minutes for the June 13, 2023 Commission Meeting.

City Clerk Jan Smith called the roll with the following members present: Mayor Michael Rohan, Commissioners Janice Lucas, Brian Grainger, Josh Street and Jenna Haligas. Also present: City Manager Mark McQueen, City Attorney Nevin Zimmerman, and Assistant City Manager Jared Jones.

Commissioner Grainger moved to approve the minutes for the June 13, 2023 City Commission meeting as presented. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

4. Additions, Deletions and Modifications.

City Manager Mark McQueen discussed the withdrawal of item 10d the Dockage agreement for St. Andrews Marina.

City Manager Mark McQueen requested the additions of item 7e, Underground Distribution Facilities Installation Agreement and Easement with FPL for Lift Station 61, item 10h to approve revising the Fire Assessment rate back to the FY 20-21 original rate and an addition of a slide copy for the presentation by Warren Averitt concerning the City of Panama City Florida Forensic Accounting Service outcomes.

Commissioner Street moved for approval of the additions and deletions. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

5. Mayor's Report

- 5.a. Notice of Vacancy for the Board of Trustees for the Retirement Plan and Trust for the General Employees of the City of Panama City.

Mayor Rohan announced a vacancy on the Board of Trustees for the Retirement Plan and Trust for the General Employees of the City of Panama City.

- 5.b. Community Announcements.

Mayor Rohan read the City of Panama City Community Announcements during a video slide presentation.

6. Audience Participation

Frank Reybrock, 2202 Owens Circle, Panama City; Mitch Holman, 1110 Beck Ave., Panama City; Derek Thomas, 1100 W. 10th St., Panama City; Emanuel Hill, 508 E. 9th St., Panama City; Tony Bostick, 159 N. Kimbrel Ave., Callaway; Michelle Bryant, 803 E. 10th St., Panama City; Robert Stewart, 261 Everitt Ave, Panama City; Walter Henry, 614 Maple Ave., Panama City; addressed the Commission.

7. City Attorney

- 7.a. Final reading and Public Hearing of an ordinance repealing Ordinance 2676 that granted an ad valorem tax exemption to Air Temp of America, Inc. adopted on February 26, 2019.

City Attorney Nevin Zimmerman announced the public hearing.

Patrick Jones Chairman of Bay EDA gave a brief presentation.

Commissioner Lucas moved for approval of final reading of ordinance 3166 repealing Ordinance 2676 that granted an ad valorem tax exemption to Air Temp of America, Inc. adopted on February 26, 2019. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3166

AN ORDINANCE REPEALING ORDINANCE NO. 2676 ENTITLED "AN ORDINANCE OF PANAMA CITY, FLORIDA GRANTING AD VALOREM TAX EXEMPTION TO AIR TEMP OF AMERICA, INC., FOR ITS REAL PROPERTY AND IMPROVEMENTS THEREON AND FOR ASSOCIATED PERSONAL PROPERTY AS HEREIN DEFINED AS A NEW BUSINESS, PURSUANT TO THE

STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE”.

7.b. Consideration of Amended Joint Use Agreement with Bay District Schools for the Barbara W. Nelson Fine Arts Center at Bay High School.

Rufus Wood, 1911 E. 10th St., Panama City; Walter Henry, 614 Maple Ave., Panama City; Brenda Lewis Williams, 1007 N. Center Ave., Panama City; addressed the Commission.

Michelle Bryant, 803 E. 10th St., Panama City; Thelma Rohan, 239 S. Cove Terrance Dr., Panama City; Jim Colvin, 5427 Julie Dr., Panama City; addressed the Commission.

City Attorney Nevin Zimmerman recommended a new wording for the policy which would remove the names of the organizations.

Commissioner Grainger moved for approval of Amended Joint Use Agreement with Bay District Schools for the Barbara W. Nelson Fine Arts Center at Bay High School removing the listed items 1 and 2 and a small modification by City Attorney Nevin Zimmerman.

Mayor Rohan passed the Gavel to Commissioner Haligas at 9:30 a.m.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

Commissioner Haligas passed the Gavel to Mayor Rohan at 9:30 a.m.

7.c. Consideration for approval of leases for seized properties.

Michelle Bryant, 803 E, 10th St., Panama City; Walter Henry, 614 Maple Ave., Panama City; Tony Bostick, 159 N. Kimbrel Ave., Callaway; Brenda Lewis Williams, 1007 N. Center Ave., Panama City; addressed the Commission.

Commissioner Street moved for approval of leases for seized properties. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

Commissioner Street made a subsequent motion to proceed with the auctions and contact the property owners offering them the opportunity to purchase the homes, and within two weeks bring back a report of any interested owners to the Commission Meeting for discussion, and the market value will be determined by the auctioneers. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

Mayor Rohan recessed for a short break at 9:57 a.m.

The meeting reconvened at 10:11 a.m.

Brenda Lewis Williams, 1007 N. Central Ave., Panama City addressed the Commission.

7.d. Executive Search Firm for City Manager.

Brenda Lewis Williams, 1007 N. Central Ave., Panama City addressed the Commission.

Commissioner Grainger made a motion to advertise for 30 days with the free options available to the City and also select two recruiting services, after 30 days if a candidate is not selected, move forward and use the firms Goodwin as first choice and BPS as second choice. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

7.e. Addendum – Underground Distribution Facilities Installation Agreement and Easement with FPL for Lift Station 61.

Commissioner Street moved for approval of Underground Distribution Facilities Installation Agreement and Easement with FPL for Lift Station 61.

Walter Henry, 614 Maple Ave., Panama City addressed the Commission.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

8. City Clerk

8.a. Presentation on the results of the forensic audit by Warren Averett CPA.

Tammy McGaughy with Warren Averett gave a video presentation on the results of the forensic audit.

Rufus Wood, 1911 E. 10th St., Panama City; Walter Henry, 614 Maple Ave., Panama City; Michelle Bryant, 803 E. 10th St., Panama City; addressed the Commission.

8.b. Consideration to accept forensic audit findings and recommended actions.

Commissioner Street moved for approval to accept forensic audit findings and recommended actions. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 8.c. Consideration to authorize the City Clerk to negotiate a short-term debt issue of not to exceed \$150 million.

Commissioner Haligas moved to authorize the City Clerk to negotiate a short-term debt issue of not to exceed \$150 million.

Walter Henry, 614 Maple Ave., Panama City; Frank Reybrock, 2022 Owens Circle, Panama City; Brenda Lewis Williams, 1007 N. Center Ave., Panama City; addressed the Commission.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – Commissioner Josh Street. The City Clerk certified the motion passed by a 4-1 vote.

9. Unfinished Business

- 9.a. Final reading of Ordinance 3157.1 is a voluntary annexation of approximately 0.303 acres of property located at 1313 W. 30th Street.

City Attorney Nevin Zimmerman announced the public hearing.

Commissioner Haligas moved for approval of the final reading of Ordinance 3157.1 a voluntary annexation of approximately 0.303 acres of property located at 1313 W. 30th St. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3157.1

AN ORDINANCE OF THE CITY APPROVING THE VOLUNTARY ANNEXATION OF 0.303 ACRES OF UNINCORPORATED PROPERTY LOCATED AT 1313 W 30TH STREET, INTO THE CITY, AS FURTHER DEFINED HEREINAFTER, AMENDING THE WARDS AND BOUNDARIES OF THE CITY TO INCLUDE SAID LAND AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.b. Final reading of Ordinance 3157.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 1313 W. 30th Street.

City Attorney Nevin Zimmerman announced the public hearing.

Commissioner Haligas moved for approval of the final reading of Ordinance 3157.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 1313 W. 30th Street. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3157.2

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF RESIDENTIAL FOR A PARCEL OF PROPERTY LOCATED AT 1313 W 30TH STREET, (PARCEL ID 13055-000-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

- 9.c. Final reading of Ordinance 3157.3 amending the Zoning Map of the City to reflect a zoning designation of Residential-2 for the property located at 1313 W. 30th Street.

Commissioner Grainger moved for approval of the final reading of Ordinance 3157.3 amending the Zoning Map of the City to reflect a zoning designation of Residential-2 for the property located at 1313 W. 30th Street. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3157.3

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 1313 W 30TH STREET, (PARCEL ID 13055-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.303 ACRES, RESIDENTIAL-2 R-2, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.d. Final reading of Ordinance 3158.1 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for a property located at 1413 Frankford Avenue.

Commissioner Haligas moved for approval of the final reading of Ordinance 3158.1 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for a property located at 1413 Frankford Avenue.

City Attorney Nevin Zimmerman announced the public hearing is continued throughout the final readings.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3158.1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF GENERAL COMMERCIAL FOR A PARCEL OF PROPERTY LOCATED AT 1413 FRANKFORD AVENUE, (PARCEL ID 29640-000-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.e. Final reading of Ordinance 3158.2 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2 for the property located at 1413 Frankford Avenue.

Commissioner Street moved for approval of the final reading of Ordinance 3158.2 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2 for the property located at 1413 Frankford Avenue. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3158.2

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 1413 FRANKFORD AVENUE, (PARCEL ID 29640-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.409 ACRES, GENERAL COMMERCIAL-2, GC-2, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.f. Final reading of Ordinance 3159.1 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 621 E. Beach Drive.

Commissioner Lucas moved for approval of the final reading of Ordinance 3159.1 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 621 E. Beach Drive. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3159.1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF RESIDENTIAL FOR A PARCEL OF PROPERTY LOCATED 621 E. BEACH DRIVE, PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.g. Final reading of Ordinance 3159.2 amending the Zoning Map of the City to reflect a zoning designation of Residential-1, R-1, for the property located at 621 E. Beach Drive.

Commissioner Lucas moved for approval of the final reading of Ordinance 3159.2 amending the Zoning Map of the City to reflect a zoning designation of Residential-1, R-1, for the property located at 621 E. Beach Drive. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3159.2

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 621 E BEACH DRIVE, (PARCEL ID 20307-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 1.423 ACRES, RESIDENTIAL-1, R-1, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Rohan recessed for a short break at 12:34 pm

Meeting reconvened at 12:46 p.m.

10. City Manager

- 10.a. Consideration of approval for award of Bid PC23-044 SRF Area D-11 Improvements to Gulf Coast Utility Contractors in the amount of \$6,247,900.00 and approving up to \$6,560,295.00 to include a 5% contingency and approval of Budget Amendment Resolution No. 20230627.2.

Commissioner Street moved for approval to award Bid PC23-044 SRF Area D-11 Improvements to Gulf Coast Utility Contractors in the amount of \$6,247,900.00 and approving up to \$6,560,295.00 to include a 5% contingency and approval of Budget Amendment Resolution No. 20230627.2. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230627.2

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR AREA D-11 IMPROVEMENTS.

- 10.b. Consideration to approve Panhandle Engineering, Inc Task Order for SRF Area D-11 Improvements Construction Engineering Inspection Services in the amount up to \$48,000 proposed at the standard hourly rate listed in the Task Order.

Commissioner Street moved to approve Panhandle Engineering, Inc Task Order for SRF Area D-11 Improvements Construction Engineering Inspection Services in the amount up to \$48,000 proposed at the standard hourly rate listed in the Task Order. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 10.c. Consideration to approve CDG Engineers, Inc Task Order for Area D-11 Improvements for Construction Engineering Inspection Services in the amount up to \$193,000 proposed at the standard hourly rate listed in the Task Order.

Commissioner Street moved to approve CDG Engineers, Inc Task Order for Area D-11 Improvements for Construction Engineering Inspection Services in the amount up to \$193,000 proposed at the standard hourly rate listed in the Task Order. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 10.d. Consideration of approval of updated Dockage Agreement for St. Andrews Marina.

This item was withdrawn.

- 10.e. Approval of a Development Agreement with CSS St. Andrews LLC

City Attorney Nevin Zimmerman announced the public hearing.

Commissioner Street moved for approval of a Development Agreement with CSS St. Andrews LLC. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 10.f. Consideration of approval of additional scope for a Fish Cleaning Station in the amount of \$198,549.35 to Inland Construction & Engineering, Inc. (ICE) for the Snug Harbor Boat Launch Facility.

Commissioner Haligas made a motion for approval of additional scope for a Fish Cleaning Station in the amount of \$198,549.35 to Inland Construction & Engineering, Inc. (ICE) for the Snug Harbor Boat Launch Facility.

Commissioner Haligas clarified her motion was to approve the pavilion and the picnic area, all improvements extracting and not including the fish cleaning station.

It was clarified by City Manager Mark McQueen the amount is \$70,328.55 without the fish cleaning station.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

Michelle Bryant, 803 E 10th St., Panama City; Brenda Lewis Williams, 1007 N. Center Ave., Panama City; addressed the Commission.

- 10.g. Consideration of approval to enter into a two-year contract with Panama City Automotive Group - John Lee Nissan, for the preventive maintenance of City vehicles.

Commissioner Grainger moved for approval to enter into a two-year contract with Panama City Automotive Group - John Lee Nissan, for the preventive maintenance of City vehicles. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

10.h. Addendum – Consideration to approve revising the Fire Assessment rate back to the FY 20-21 original rate.

City Manager Mark McQueen suggested we defer this final decision until the July 11th Commission Meeting.

Mark Lawson was available VIA telephone to answer any questions.

Commissioner Haligas made a motion to table revising the Fire Assessment rate back to the FY 20-21 original rate to the July 11th, 2023 Commission Meeting. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 5-0 vote.

11. Adjournment.

There being no further business the meeting was adjourned at 1:35 p.m.