



**MINUTES
CITY OF PANAMA CITY
CITY COMMISSION MEETING
JULY 25, 2023
8:00 A.M.**

1. Opening Prayer with Pastor Doug White of St. Andrew Baptist Church and Pledge of Allegiance to the Flag.

2. Roll Call

Deputy City Clerk Doreen Geldert called the roll with the following members present: Commissioners Josh Street, Janice Lucas and Brian Grainger. Member absent: Mayor Michael Rohan and Commissioner Jenna Haligas. Also present: City Manager Mark McQueen, City Attorney Nevin Zimmerman, Assistant City Manager Jared Jones and Assistant City Manager Brandy Waldron.

3. Appointment of Mayor Pro Tempore.

Commissioner Granger moved to appoint Commission Street as Mayor Pro Tempore until Mayor Michael Rohan returns. On a roll call vote, Commissioners Josh Street, Janice Lucas and Brian Grainger voted "YEA". "NAYS" - none. The Deputy City Clerk certified the motion passed by a 3-0 vote.

4. Approval of Minutes for the July 11, 2023 Commission Meeting.

Commissioner Lucas moved to approve the minutes for the July 11, 2023 City Commission meeting as presented. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

5. Additions, Deletions and Modifications.

City Manager Mark McQueen requested Item 11j be moved to the beginning of the City Managers section and be discussed before item 11a.

Commissioner Grainger moved for approval of discussing item 11j before item 11a. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

6. Mayor's Report

- 6.a. Deputy Chief Paul Powell, Police Department, 25-year service recognition plaque.

Mayor Josh Street presented Deputy Chief Paul Powell with a plaque recognizing him for 25-years of service with the City of Panama City.

- 6.b. Consideration of Appointment to the Panama City Housing Authority.

Commissioner Lucas moved to appoint Gerald Lowther to the Panama City Housing Authority. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

- 6.c. Notice of Term Expirations on the Infrastructure Surtax Citizens Committee.

Commissioner Grainger moved to reappoint Frank Denecke and Denise Rowan to the Infrastructure Surtax Citizens Committee for a two-year term that expires on July 22, 2025. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

- 6.d. Notice of Term Expirations on the Panama City Planning Board.

Commissioner Lucas moved to reappoint Doug Crosby, Chris Stamps and Brian Neubauer to the Panama City Planning Board for a two-year term that expires on July 22, 2025. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

- 6.e. Notice of Vacancy on the Downtown Improvement Board.

Mayor Josh Street announced the vacancy on the Downtown Improvement Board and the opportunity to apply for the position.

- 6.f. 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 Josh Street announced the vacancy on the Board of Trustees for the Retirement Plan and Trust for the General Employees of the City of Panama City and the opportunity to apply for the position.

- 6.g. Community Announcements.

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

7. Audience Participation

Janice Flowers, 1001 Maple Ave., Panama City; Rick Stuart, 2705 W. 11th St., Panama City; Derek Thomas, 1100 W. 10th St., Panama City; Paul Hunt, 830 Brandeis Ave., Panama City; Edward Morris Coley, 614 Williams Ave., Panama City; Joel Putnam, 121 Kraft Ave., Panama City; Brenda Lewis Williams, 1007 N. Central, Panama City; James Ciesielski, 1208 Cherry St., Panama City; Rufus Wood, 1911 E. 10th., Panama City; Walter P Henry, 614 Maple Ave., Panama City; addressed the Commission.

8. City Attorney

8.a. Approval of Infill Affordable Housing Projects.

Robert Hughes, 533 Bunkers Cove Rd., Panama City; Walter P Henry, 614 Maple Ave., Panama City; addressed the Commission.

Commissioner Grainger moved for approval of Infill Affordable Housing Projects. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

9. Unfinished Business

9.a. Final reading of Ordinance 3150 requesting an abandonment of an easement located northeast of the Williams Avenue and E. 6th Court intersection and northwest of the Satsuma Avenue and E. 6th Court intersection.

Edward Morris Coley, 614 Williams Ave., Panama City; Charles Parker, 616 Williams Ave., Panama City; Walter P Henry, 614 Maple Ave., Panama City; addressed the Commission.

Commissioner Grainger made a motion to deny final reading of Ordinance 3150 requesting an abandonment of an easement located northeast of the Williams Avenue and E. 6th Court intersection and northwest of the Satsuma Avenue and E. 6th Court intersection. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

9.b. Final reading of Ordinance 3160 requesting abandonment of a portion of an alleyway located southwest of the Elm Avenue and E. 10th Street intersection and southeast of the Maple Avenue and E. 10th Court intersection.

Mayor Street announced the public hearing.

Commissioner Lucas moved for approval of final reading of Ordinance 3160 requesting abandonment of a portion of an alleyway located southwest of the Elm Avenue and E. 10th Street intersection and southeast of the Maple Avenue and E. 10th Court intersection. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and

Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

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

ORDINANCE NO. 3160

AN ORDINANCE VACATING AND ABANDONING A PORTION OF A PLATTED STREET RIGHT-OF-WAY LOCATED SOUTHWEST OF ELM AVENUE AND E 10TH STREET INTERSECTION AND SOUTHEAST OF THE MAPLE AVENUE AND E 10TH STREET INTERSECTION PANAMA CITY, FLORIDA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE SEVERABILITY OF ANY PART OF THIS ORDINANCE DECLARED INVALID; AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.c. Final reading of Ordinance 3164.1 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 515 E. 5th Court.

Mayor Street announced meeting is open for public comment.

Commissioner Grainger moved for approval of final reading of Ordinance 3164.1 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 515 E. 5th Court. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

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

ORDINANCE NO. 3164.1

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 AT 515 E 5TH COURT, PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.d. Final reading of Ordinance 3164.2 amending the Zoning Map of the City to reflect a zoning designation of Residential-1, R-1, for a property located at 515 E. 5th Court.

Mayor Street announced the public hearing.

Commissioner Lucas moved for approval of final reading of Ordinance 3164.2 amending the Zoning Map of the City to reflect a zoning designation of Residential-1, R-1, for a property located at 515 E. 5th Court. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

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

ORDINANCE NO. 3164.2

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 515 E 5TH COURT, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.11 ACRES, GENERAL COMMERCIAL-1, R-1, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

10. Consent Agenda

- 10.a. Downtown Panama City Farmer's Market 2024; 8 a.m. -1 p.m. every Saturday in 2024 at McKenzie Park, Park Ave. & Gateway to McKenzie. This event is organized by the Downtown Improvement Board and Anchored Market Ventures LLC.
- 10.b. Consideration of approval of Community Development Grant Recovery Policies and Procedures.
- 10.c. Consideration of approval for award of Bid PC-23-020 for St. Andrews Parking Lots Project to Mainline Construction in the amount of \$927,051.13.
- 10.d. Consideration of approval of Task Order Amendment No. 1 in the amount of \$18,600.00 for the design of the shade pavilion with Panhandle Engineering, Inc. for the design of the Snug Harbor Boat Launch Facility.
- 10.e. Consideration of approval of Task Order Amendment No. 2 in the amount of \$31,840.00 for additional CEI services with Panhandle Engineering, Inc. for the design of the Snug Harbor Boat Launch Facility.
- 10.f. Consideration of approval to enter into Contract negotiations with DAG Architect for the Emergency Operations Center Safe Room Project.

Commissioner Grainger moved for approval of the consent agenda as presented. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

11. City Manager

11.j. Placement Modification to the Agenda

Consideration to approve the Main Agreement for RFQ 23-021 Professional Services for the Beach Drive Multi-Use Sidewalk Project and the first Task Order – Phase 1 with Panhandle Engineering for \$209,752 to begin design services for the Panama City Sidewalk Improvements Project and Resolution 20230725.8 - Acceptance from FDOT of a portion of SR 30.

Alice De Wall, 1938 W. 27th St., Panama City; Janis Boatright, 1614 Molitor Ave., Panama City; Gail Allen, 1600 W. Beach Dr., Panama City; George Carothers, 1702 W. Beach Dr. Panama City; Raymond Bentz, 1910 W. Beach Dr., Panama City; Hank Picken, 820 W. Beach Dr., Panama City; James Bennett, 920 W. Beach Dr., Panama City; Derek Thomas, 1100 W. 10th St., Panama City; Cathy Smith, 405 S. Palo Alto Ave., Panama City; James Ciesielski, 1208 Cherry St., Panama City; Kenneth Taylor, 909 Frankfort Ave., Panama City; Joel Putnam, 121 Kraft Ave., Panama City; Bonnie Blue, 3001 W. 10th St., Panama City; addressed the Commission.

Commissioner Grainger moved to approve the Main Agreement for RFQ 23-021 Professional Services for the Beach Drive Multi-Use Sidewalk Project and the first Task Order – Phase 1 with Panhandle Engineering for \$209,752 to begin design services for the Panama City Sidewalk Improvements Project and Resolution 20230725.8 - Acceptance from FDOT of a portion of SR 30.

Commissioner Grainger amended his motion to separate the Resolution and Contract.

Commissioner Grainger moved for approval of Resolution 20230725.8 - Acceptance from FDOT of a portion of SR 30. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.8

A RESOLUTION OF THE CITY OF PANAMA CITY, FLORIDA, AUTHORIZING SUPPORT OF A TRANSFER AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PORTIONS OF STATE ROAD 30 AND AUTHORIZING THE CITY TO EXECUTE SAID AGREEMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Grainger moved for approval of the Main Agreement for RFQ 23-021 Professional Services for the Beach Drive Multi-Use Sidewalk Project and the first Task Order – Phase 1 with Panhandle Engineering for \$209,752 to begin design services for the Panama City Sidewalk Improvements Project. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

Mayor Street recessed the meeting for a short break at 10:09 a.m.

The meeting reconvened at 10:18 a.m.

- 11.a. Consideration to set the proposed Millage Rate for Fiscal Year 2024 for the City of Panama City and the Downtown Improvement Board.

Commissioner Lucas moved to set the Millage Rate as 4.7999 mills for Fiscal Year 2024 for the City of Panama City and 3.0000 mills as the millage rate for the Downtown Improvement Board.

Derek Thomas, 1100 W. 10th St. addressed the Commission.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

- 11.b. Consideration for the approval of setting the date, time, and meeting place of the tentative Budget Hearing for the City of Panama City and Downtown Improvement Board.

Commissioner Lucas moved for approval of setting the date, time, and meeting place of the tentative Budget Hearing for the City of Panama City and Downtown Improvement Board on Thursday September 14, 2023 and Tuesday September 26, 2023 at 5:01 p.m., in the Bay County Commission Meeting Room located in the Bay County Government Complex. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

- 11.c. Consideration to approve the use of Hurricane Ian Deployment Reimbursement funds to purchase capital items consisting of a Ford F-250 and Extrication Equipment in the amount of \$73,340.00 along with corresponding Budget Amendment Resolution No. 20230725.1.

Commissioner Grainger moved to approve the use of Hurricane Ian Deployment Reimbursement funds to purchase capital items consisting of a Ford F-250 and Extrication Equipment in the amount of \$73,340.00 along with corresponding Budget Amendment Resolution No. 20230725.1. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted “YEA”. “NAYS” - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.1

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET TO PURCHASE CAPITAL ITEMS USING REIMBURSEMENT FUNDS FROM HURRICANE IAN DEPLOYMENT

- 11.d. Consideration to approve entering into a contract with Mott MacDonald for the Millville Wastewater Treatment Plant Relocation Study (Bid PC23-014) pursuant to "Grant Work Plan" of the State of Florida Department of Environmental Protection Standard Grant Agreement Number LPA-0203 in the amount of \$1,325,000.00 and approval of Budget Amendment Resolution No. 20230725.2.

Mayor Street announced the public hearing.

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

Commissioner Grainger moved to approve entering into a contract with Mott MacDonald for the Millville Wastewater Treatment Plant Relocation Study (Bid PC23-014) pursuant to "Grant Work Plan" of the State of Florida Department of Environmental Protection Standard Grant Agreement Number LPA-0203 in the amount of \$1,325,000.00 and approval of Budget Amendment Resolution No. 20230725.2. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.2

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR THE MILLVILLE WASTEWATER TREATMENT PLANT RELOCATION STUDY CONTRACT.

- 11.e. Consideration of approval for award of Bid PC23-010 Carl Gray Park Phase 2 Improvements to Inland Construction and Engineering in the amount of \$2,279,246.00 and Budget Amendment Resolution No. 20230725.3.

Mayor Street announced the public hearing.

Commissioner Lucas moved to approve award of Bid PC23-010 Carl Gray Park Phase 2 Improvements to Inland Construction and Engineering in the amount of \$2,279,246.00 and Budget Amendment Resolution No. 20230725.3. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.3

A RESOLUTION PROVIDING FOR THE AMENDMENT OF
THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR
CARL GRAY PARK PHASE 2 IMPROVEMENTS.

- 11.f. Consideration for approval of CPH for the Architectural and Engineering Services in the amount of \$7,960.00 for additional services for the Joe Moody Harris Park project and Budget Amendment Resolution No. 20230725.4.

Commissioner Lucas moved for approval of CPH for the Architectural and Engineering Services in the amount of \$7,960.00 for additional services for the Joe Moody Harris Park project and Budget Amendment Resolution No. 20230725.4. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.4

A RESOLUTION PROVIDING FOR THE AMENDMENT OF
THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR
ADDITIONAL A/E SERVICES AT JOE MOODY HARRIS
PARK.

- 11.g. Consideration to approve Budget Amendment Resolution No. 20230725.5, and RFQ No. PC23-031 HRP Project HEART (Streetscapes Phase II) Contract for Metric Engineering in the lump sum amount not to exceed \$472,739.00.

Commissioner Grainger moved for approval of RFQ No. PC23-031 HRP Project HEART (Streetscapes Phase II) Contract for Metric Engineering in the lump sum amount not to exceed \$472,739.00.

Mayor Street recommended removing the SRF and public works funding from the project.

Commissioner Grainger made a motion to approve the engineering contract with Metric Engineering, and only the CDBG-DR portion for 323,015.00 with no resolution required. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

- 11.h. Consideration of approval for award of Bid PC23-046 SRF Area F-2 Improvements to Gulf Coast Utility Construction in the amount of \$7,967,780.71 and approving up to \$8,366,169.75 to include 5% contingency and approval of Budget Amendment Resolution No. 20230725.7.

Mayor Street announced the public hearing.

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

Commissioner Lucas moved for approval for award of Bid PC23-046 SRF Area F-2 Improvements to Gulf Coast Utility Construction in the amount of \$7,967,780.71 and approving up to \$8,366,169.75 to include 5% contingency and approval of Budget Amendment Resolution No. 20230725.7. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.7

A RESOLUTION PROVIDING FOR THE AMENDMENT OF
THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR
AREA F-2 SEWER IMPROVEMENTS.

- 11.i. Consideration to approve Task Order for Area F2 Construction Engineering Inspection Services with Dewberry Engineering, Inc. in the amount of \$323,680.00.

Commissioner Lucas moved for approval of Task Order for Area F2 Construction Engineering Inspection Services with Dewberry Engineering, Inc. in the amount of \$323,680.00. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

- 11.j. Consideration to approve the Main Agreement for RFQ 23-021 Professional Services for the Beach Drive Multi-Use Sidewalk Project and the first Task Order – Phase 1 with Panhandle Engineering for \$209,752 to begin design services for the Panama City Sidewalk Improvements Project and Resolution 20230725.8 - Acceptance from FDOT of a portion of SR 30.

This item was discussed before item 11a.

- 11.k. Consideration of approval to award BID #PC 23-043, Sidewalks & Curbs Replacement Project, for construction to Break N Ground LLC in the amount of \$209,875.20 and Budget Resolution No. 20230725.9.

Derek Thomas, 1100 W. 10th St., Panama City addressed the Commission.

Commissioner Grainger moved for approval to award BID #PC 23-043, Sidewalks & Curbs Replacement Project, for construction to Break N Ground LLC in the amount of \$209,875.20 and Budget Resolution No. 20230725.9. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230725.9

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET FOR THE CONSTRUCTION OF SIDEWALK AND CURBS UTILIZING FEMA FUNDS.

11.l. Consideration for ratification of emergency repairs to wastewater Pump Station 41 located at 530 E. 6th Street by Marshall Brothers Construction & Engineering in the amount of \$212,800.00.

Commissioner Grainger moved for approval of ratification of emergency repairs to wastewater Pump Station 41 located at 530 E. 6th Street by Marshall Brothers Construction & Engineering in the amount of \$212,800.00. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

11.m. Parkbrook Subdivision; First Amendment to Wholesale Water Contract, (ii) Developer Agreement with Garden Street Communities Southeast and (iii) First Amendment to Traditions Interlocal Agreement.

Commissioner Grainger moved for approval of Parkbrook Subdivision; First Amendment to Wholesale Water Contract, (ii) Developer Agreement with Garden Street Communities Southeast and (iii) First Amendment to Traditions Interlocal Agreement. On a roll call vote, Commissioners Janice Lucas, Brian Grainger and Mayor Josh Street voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 3-0 vote.

12. Adjournment.

There being no further business the meeting adjourned at 11:03 a.m.