



City of  
**Panama City Beach**

City Hall  
17007 PCB Parkway  
PCB, FL 32413  
[www.pcbfl.gov](http://www.pcbfl.gov)

**MINUTES** of the **December 9, 2021** Special Meeting of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency.

**Mayor Mark Sheldon called the meeting to order at 9:00 a.m.**

**ROLL CALL**

**MAYOR MARK SHELDON**  
**VICE MAYOR GEOFF MCCONNELL**  
**COUNCILMAN PAUL CASTO**  
**COUNCILMAN PHIL CHESTER**  
**COUNCILMAN MICHAEL JARMAN**

A quorum was present with all five council members. Others present were City Manager Drew Whitman, City Attorneys Amy Myers and Cole Davis, City Clerk Lynne Fasone, Directors, staff, and members of the public and press.

Pastor Brad Zimanek with Gulfview United Methodist Church led the invocation and Vice Mayor McConnell led the Pledge of Allegiance.

Mayor Sheldon provided community announcements. Mayor Sheldon called for approval of the regular meeting minutes from September 23, 2021, October 14, 2021 and October 28, 2021. Councilman Casto so moved. Vice Mayor McConnell seconded the motion. All were in favor of approval by a roll call vote (5-0).

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**APPROVAL OF AGENDA**

Mayor Sheldon called for approval, additions and/or deletions of the agenda. Manager Whitman recommended removing from the regular agenda item #9 (Grant for CRA Lighting) at this time and possibly bringing it back the first of January. Vice Mayor McConnell moved to approve the agenda, as amended. Councilman Casto seconded the motion. All were in favor of approval by a roll call vote (5-0).

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**PRESENTATIONS**

Mayor Sheldon called for presentations.

On behalf of City Council, Vice Mayor McConnell (1) presented the Arnold High School Swim Team with a Proclamation recognizing the Boys' Varsity Swim and Dive Team as State 2A Champions; (2) recognized Mr. Johnny Bell for his 35 years of service to the City; and (3) recognized Terry Parris, Fire Rescue Division Chief, as the Bay County Chamber of Commerce's First Responder of the Year Award recipient.

**PUBLIC COMMENTS - NON-AGENDA BUSINESS (LIMITED TO THREE MINUTES)**

Mayor Sheldon opened the floor for consent agenda and/or non-agenda business public comments.

Bill Caravello – Mr. Caravello asked to speak on the Margaritaville Plat. Mayor Sheldon informed him that he would be invited back up to the podium when the Plat was discussed.

Michelle Carter – Ms. Carter commented on her interaction with a PCB PD Officer and Police Supervisor during her traffic stop for her bicycle covering her license plate. Ms. Carter further commented on her interaction with Chief Talamantez.

Molly Allen – Ms. Allen thanked the city for answering questions/responding to her email. Ms. Allen further inquired that if the State owns Lullwater Lake do they also own the wetlands. Ms. Allen also commented that she attended the Planning Board meeting yesterday where a statement was made that the city hired a team of people, Ms. Allen asked what that team of people would be doing for the city.

Burnie Thompson – Mr. Thompson commented on the State owning Lullwater Lake and the 1962 Diamond Head Plat. Mr. Thompson asked the city to fix the dangerous curve on Griffiths Parkway where there are way too many accidents. Mr. Thompson commented on the city draining Lullwater Lake and the city not knowing about the draining by GAC. Mr. Thompson further commented on one of his public records requests and the recent arrest of a Sports Complex executive.

Mayor Sheldon called for further public comments. Hearing and seeing none, Mayor Sheldon closed public comments.

**CONSENT AGENDA**

**RESOLUTION NO. 22-42, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A GRANT AGREEMENT WITH THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR THE GRAND LAGOON SEWER EXTENSION PROJECT IN THE NOT TO EXCEED AMOUNT OF \$71,975.**

**RESOLUTION NO. 22-43, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH SYNAGRO SOUTH, LLC FOR SLUDGE HAULING AND DISPOSAL SERVICES FOR THE PANAMA CITY BEACH WASTEWATER TREATMENT FACILITY AT THE UNIT PRICES PER WET TON INDICATED IN THE BODY OF THE RESOLUTION.**

**RESOLUTION NO. 22-44, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH FLORIDA, AUTHORIZING UTILITY WORK BY HIGHWAY CONTRACTOR AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR RESURFACING OF STATE ROAD 392A (HUTCHISON BLVD.) ITS ENTIRE LENGTH FROM ITS WESTERN INTERSECTION WITH STATE ROAD 30 (FRONT BEACH ROAD) TO ITS EASTERN INTERSECTION WITH STATE ROAD 30 (FRONT BEACH ROAD), IN THE BASIC AMOUNT OF \$6,000.00.**

**RESOLUTION NO. 22-45, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING, AND TO THE EXTENT NECESSARY RATIFYING, THE EMERGENCY REPAIR OF A PUMP FOR LIFT STATION 40 FROM AAG ELECTRIC MOTORS & PUMPS, INC. IN THE AMOUNT OF \$11,199.**

**RESOLUTION NO. 22-46, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AGREEMENTS FOR THE PURCHASE OF TURF CHEMICALS FROM SOUTHEASTERN TURF GRASS SUPPLY, INC. AND FIS OUTDOOR AT SET UNIT PRICES.**

**RESOLUTION NO. 22-47, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A GRANT AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT FOR THE EAST POLICE SUBSTATION SAFE ROOM IN THE BASIC AMOUNT OF \$102,684.36.**

**RESOLUTION NO. 22-48, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF A JOHN DEERE EXCAVATOR FROM BEARD EQUIPMENT COMPANY IN THE BASIC AMOUNT OF \$161,668.02.**

**RESOLUTION NO. 22-49, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING MASTER SERVICES AGREEMENTS FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH DAG ARCHITECTS AND GOODWYN MILLS CAWOOD.**

Mayor Sheldon asked Ms. Fasone to read the consent agenda. Mayor Sheldon announced that the consent agenda was available. **Councilman Jarman moved to approve the consent agenda. Councilman Casto seconded the motion. All were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

#### **REGULAR AGENDA- DISCUSSION/ACTION**

#### **ITEM 1. ORDINANCE NO. 1575, AMENDING TOWING RATES, SECOND READING / PUBLIC HEARING AND ADOPTION.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Ordinance 1575 by title only. Mayor Sheldon opened the public hearing. Hearing and seeing no comments, Mayor Sheldon closed the public hearing. Mayor Sheldon invited Manager Whitman to comment. Manager Whitman reported that this was the second reading of the ordinance that would tie the rates to the FHP and Bay County rates. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Ordinance 1575. Councilman Casto seconded the motion. Hearing and seeing no further comments, the motion passed by a (4-1) roll call vote.**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

#### **ITEM 2. APPROVAL OF PANAMA CITY BEACH RESORT MARGARITAVILLE COTTAGES PHASE 2 PLAT AND PUBLIC HEARING (*Quasi-judicial public hearing*).**

Mayor Sheldon called for Jennings Disclosures from City Council members. Councilman Casto reported that he had talked with Director Mel Leonard about this project. Councilman Chester reported that he knew where the property was located and had talked with department heads about the project.

Councilman Jarman reported that he knew the location of the property and had talked with staff about the project. Vice Mayor McConnell reported that he had talked with staff about the project. Mayor Sheldon reported that he met with the developer when they come in and went through the project.

Mrs. Myers confirmed that the appropriate public notices were made and that she had reviewed the title which was in the name of the dedicator.

Mayor Sheldon opened the public hearing.

Bill Caravello – Mr. Caravello inquired as to how the News Herald, the meaning of quasi-judicial hearing, suggested that if the News Herald was involved, they should be here to answer questions. Mr. Caravello inquired as to how many cottages were planned, what was the parking plan, green space, if the project would be gated. Mr. Caravello recommended that the voting be delayed.

Burnie Thompson – Mr. Thompson commented that this was a quasi-judicial hearing and inquired if council members had talked with the developer about the project.

Martha Hoke (inaudible) Lanta Street – Miss Martha inquired (1) how the city could approve a dead end with nothing behind it; (2) if the developer had a plan for phase 2; (3) why couldn't the entire scope be approved now; and (4) why hadn't the overall scope of the project been shared with the public. Miss Martha recommended that the Plat not be approved at this time.

Alfredo "Alfie" Martin, 1161 Crane Street – Mr. Martin reported that the article in the News Herald was entirely fake news because they (Bid-O-Wee) never opposed the development. Mr. Martin commented that they want to protect the entrance on Crane. Mr. Martin asked Council to make sure there would never be an entrance or exit on Crane Street. Mr. Martin asked that the developer clean up the dirt.

Linda Herring, 103 Crane Street – Ms. Herring asked if the developer was allowed to do what they wanted before the city issued a permit. Ms. Herring commented on the developer's meeting with Bid-O-Wee residents, early on. Ms. Herring asked what was happening at the rear of the property.

Mayor Sheldon called for further comments, hearing and seeing no further comments, Mayor Sheldon closed the public hearing. Mayor Sheldon invited Directors Leonard and Jenkins to the podium.

Director Leonard reported that the city could not require the developer to plat everything all at one time. Director Leonard reported that the developer had met all the land code requirements and would continue to phase in the project at their discretion, their timeframe. Director Leonard further reported that the developer had met all the city's requirements with respect to parking, setbacks, amenities, etc. Director Leonard reported all noticing requirements were met. Director Leonard explained the permit approval process.

Mayor Sheldon invited the Applicant to speak.

Jason Alley, representative of the Applicant and Owner – Mr. Alley reported that they were following the city's land development code. Mr. Alley reported the vision for the project was changed from a large-scale hotel/condo. Vice Mayor McConnell commented that this project should have a much smaller impact. Mr. Alley concurred and discussed internal roads and added that they were not allowed to use Crane Street, however, one entrance would be built on Crane Street that would be locked and only used for emergency access only, Fire and Police.

Mayor Sheldon asked Mrs. Myers to explain the quasi-judicial hearing process. Ms. Myers concurred. Mayor Sheldon asked Mrs. Myers to explain the News Herald's involvement. Mrs. Myers explained the noticing requirements and publishing notices in the News Herald Newspaper.

Director Jenkins reported that this project/subdivision went through the appropriate process, the plans were reviewed as well as utilities, fire, police, and the project meets the city's LDC regulations for subdivisions. Director Jenkins reported further on the project/subdivision's private right of way.

Mayor Sheldon asked the developer to answer the question about the dirt on the house. Mr. Alley reported that previously we had a mound of dirt out there, however, that mound had been knocked down and it would not be mounded again. Mr. Alley reported that they would be submitting the last phase of the project shortly. Mr. Alley generally discussed the overall land plan.

Mayor Sheldon called for comments from Council. Vice Mayor McConnell commented that he was hopeful that the community would embrace the project since it now had a lower impact. Councilman Jarman inquired as to when the rest development plan would be submitted. Councilman Chester inquired if everything was single family. Mr. Alley reported that everything was single family, except for one multi-use building. Mr. Alley added that there were no plans for multi-family units, except for a few small condos in the multi-use building next to the amenity center. Mr. Alley reported that the rest of the plans should be submitted in the next 30-60 days. Councilman Jarman suggested that the developer submit a master plan and go over it with the Bid-O-Wee community. Mr. Alley reported that they did send the master plan over to the Bid-O-Wee president. Councilman Casto inquired if anyone other than the emergency services would have access to the emergency exit. Mr. Alley reported that no one would have access except first responders.

Mayor Sheldon noted this item was available to Council. **Vice Mayor McConnell moved to approve the Plat. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

### **ITEM 3. ORDINANCE NO. 1576, PROPOSING AMENDMENTS TO THE CITY CHARTER, FIRST READING.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Ordinance 1576 by title only. Mayor Sheldon opened the public hearing.

Burnie Thompson – Mr. Thompson inquired if this was going on a referendum. Mr. Thompson made a verbal public records request for all digital copies of in and out emails from the Charter Review Committee to Chairman McConnell and between Chairman McConnell and Rick Ramos, as well as all text messages.

Mayor Sheldon called for additional public comments. Hearing and seeing none, Mayor Sheldon closed public comments. Mrs. Myers reported that members of the Charter Review Committee were present to answer any questions. Mayor Sheldon thanked the Charter Review Committee members and noted this item was available to Council.

Zachary Coleman, Charter Review Committee Member – Mr. Coleman reported the Committee was made up of the citizens of the community and these were recommendations made by the Committee. Mr. Coleman reported all of the amendments were great for the citizens and recommended moving forward. Mayor Sheldon thanked Zach for his service on the Committee.

Councilman Casto thanked the committee for their time. Councilman Casto added that the Charter was over 50 years old and there was a good article in the News Herald regarding what the citizens' committee was recommending. Councilman Jarman concurred with Councilman Casto. Councilman Jarman discussed the civil service/grievance board and asked the residents to read the amendments and vote accordingly. Vice Mayor McConnell noted that he was very proud of the Committee and thanked them for their service. Mayor Sheldon concurred and thanked the committee members for stepping up. Councilman Chester agreed and also thanked the members for their time and effort. Vice Mayor McConnell reported that all of the Charter Review Committee meetings were open to the public meeting and the Committee did have residents attend the meetings.

Mayor Sheldon noted this item was available. **Vice Mayor McConnell moved to approve Ordinance 1576. Councilman Casto seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

#### **ITEM 4. RESOLUTION NO. 22-52, A BUDGET AMENDMENT TO RE-APPROPRIATE EXPENDITURES.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-52 by title only. Mayor Sheldon opened the public hearing. Hearing and seeing no comments, Mayor Sheldon closed the public hearing. Mayor Sheldon invited comments from Director Ellis. Director Ellis reported that this item was a general housekeeping item for the Finance Department and related mostly to moving expenditures and revenue because of timing issues.

Mayor Sheldon thanked Director Ellis and noted this item was available to Council. **Councilman Jarman moved to approve Resolution 22-52. Councilman Chester seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

#### **ITEM 5. RESOLUTION NO. 22-50, FIRE ALARM SYSTEM.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-50 by title only. Mayor Sheldon opened the public hearing. Hearing and seeing no comments, Mayor Sheldon closed the public hearing. Mayor Sheldon noted this item was available to Council. Councilman Jarman recused himself from the vote on the grounds that there is a working relationship between his parents and B&C Fire. Councilman Jarman reported that he had filed the appropriate paperwork with the Clerk. **Councilman**

**Chester moved to approve Resolution 22-50. Councilman Casto seconded the motion. Hearing and seeing no further comments, the motion passed by a roll call vote.**

Vice Mayor McConnell	Aye
Councilman Jarman	Abstained
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 6. RESOLUTION NO. 22-51, BEACH SAFETY SERVICES AGREEMENT AND BUDGET AMENDMENT.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-51 by title only. Mayor Sheldon called for public comments. Hearing and seeing no comments, Mayor Sheldon closed the public hearing. Mayor Sheldon invited Fire Chief Morgan to the podium. Chief Morgan discussed the purpose of the agreement and added that it was the culmination of a lot of work of a lot of individuals that bridges the gap between private and public to make the beaches safer. Chief Morgan thanked the city's partners. Mayor Sheldon concurred and thanked Mr. Chapman for stepping up physically and financially to make the city's beaches safer. Councilman Casto concurred and further discussed the city's lifeguard/Beach safety program and thanked the Chapman family for stepping up. Councilman Jarman concurred. Vice Mayor McConnell concurred and thanked Mr. Chapman and Councilman Casto for backing this program. Councilman Chester concurred and discussed Mr. Chapman being able to advertise that they have beach safety on the beach at their hotel. Mayor Sheldon thanked the city's legal team.

Mayor Sheldon noted this item was available to Council. **Councilman Casto moved to approve Resolution 22-51. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 7. RESOLUTION NO. 22-53, FIRE DEPARTMENT GRANT AND BUDGET AMENDMENT.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-53 by title only. Mayor Sheldon called for public comments, hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon invited Fire Chief Morgan to the podium. Chief Morgan turned the floor over to Chief Parris who explained the purpose of the grant. Councilman Chester recommended that the city look for grants for beach safety equipment. Chief Parris noted he would search for that. Mayor Sheldon announced this item was available to Council. **Vice Mayor McConnell moved to approve Resolution 22-53. Councilman Casto seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 8. RESOLUTION NO. 22-54, APPROVING A GRANT FOR THE FRANK BROWN PARK SAFE ROOM.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-54 by title only. Mayor Sheldon called for public comments.

Michelle Carter – Ms. Carter noted she supported the resolution if it was for a safe room for storms.

Hearing and seeing no further comments, Mayor Sheldon closed the public comment period. Mayor Sheldon announced this item was available to Council. **Councilman Casto moved to approve Resolution 22-54. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**\*ITEM 9. RESOLUTION NO. 22-55, APPROVING A GRANT FOR CRA LIGHTING. *Removed from the agenda.***

**\*ITEM 10. RESOLUTION NO. 22-56, HYATT DEVELOPER REIMBURSEMENT AGREEMENT.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-56 by title only. Mrs. Myers explanation that this agreement would repeal the prior agreement and create a new one, largely to reach the same goal, only now the developer would be installing the improvement. Mrs. Myers added that, because of the cost of time, the cost of the intersection was now \$325,000-\$375,000. Mrs. Myers further reported that the developer requested two minor amendments to the agreement and Mrs. Myers reviewed those amendments for Council.

Mayor Sheldon called for public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. Discussion regarding the developer paying the same amount and oversight of the project took place. **Vice Mayor McConnell moved to approve Resolution 22-56. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 11. RESOLUTION NO. 22-57, MSA FOR ENVIRONMENTAL ENGINEERING SERVICES I.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-57 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon invited comments from Manager Whitman. Manager Whitman explained the city had a 5-member committee review the MSA's and recommended approval.

Mayor Sheldon noted this item was available to Council. **Councilman Casto moved to approve Resolution 22-57. Councilman Chester seconded the motion.**



Vice Mayor McConnell asked if Council could discuss how MSAs were done. Vice Mayor McConnell discussed the federal government's process for doing MSAs. Vice Mayor McConnell reported his preference would be to qualify the companies, then they get on board, then the task order goes out.

Councilman Jarman commented that if this was Council's direction, he would recommend pulling these items from the agenda, as it was a total revision of the city's current program. Vice Mayor McConnell noted that he understood, however, this was also Bay County's process, and he did not want to limit the city's options.

Mayor Sheldon invited Manager Whitman's comments. Manager Whitman commented he would work with Council's direction; however, he would recommend picking one company for major stormwater.

Vice Mayor McConnell discussed the city's qualification process. Councilman Jarman noted this would be a major revision. Discussion regarding this being 8-years' worth of MSAs took place. Mayor Sheldon noted that he was not opposed, however, he wanted to make sure Council would not hinder staff.

Discussion regarding how the process currently works and how the process proposed by Vice Mayor McConnell may work took place. Discussion regarding scoring and qualifications took place. Discussion regarding the number of staff hours spent reviewing the MSAs took place. Discussion regarding the MSAs in front of Council now versus changing the process later took place.

Vice Mayor McConnell commented that he would not want to cause any delay on the city's business, but he would want to look at the process. Councilman Casto concurred and recommended going forward, after what Council has on the agenda today, Council and staff take a look at the process. Councilman Jarman concurred and recommended that staff take a look at this in January.

**Councilman Jarman moved to call the vote on Resolution 22-57 and asked Council to vote now and then take the time to look at the process later. The Resolution 22-57 was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 12. RESOLUTION NO. 22-58, MSA FOR ENVIRONMENTAL ENGINEERING SERVICES II.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-58 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council.

Vice Mayor McConnell noted that he felt the same about each MSA on the agenda as previously stated. Mayor Sheldon noted he understood. Councilman Chester discussed ranking the applicants versus actual "qualified" applicants. Council further discussed changing the process midstream. Mayor Sheldon noted he understood Vice Mayor's point, however, he did not want to hinder.

Vice Mayor McConnell recommended changing the timeframe of the contracts from 8 years to 2 years. Mrs. Myers discussed initial terms and termination for convenience clauses, as stated in the agreements. Council further discussed terms and renewals of the contracts. Discussion regarding previous MSAs already approved by Council took place. Councilman Casto inquired if staff was ok with changing the contracts

from 8 years to 2 years. Mrs. Myers discussed the monumental task and time commitment of staff to review these MSAs, in addition to their day-to-day work. Further discussion regarding qualifications took place. Mayor Sheldon invited Director Shaeffer to comment.

Director Shaeffer recommended that Council go ahead and proceed as advertised and further discussed the convenience clause. Further discussion regarding the terms in the RFQ, as advertised, took place. Discussion regarding whether or not to direct staff to change the terms of the contracts took place. Director Shaeffer commented on consultants meeting the criteria and also building their resumes at the same time. Manager Whitman discussed the staff time involved with reviewing the MSAs in front of Council. Discussion regarding this being a change from what was advertised and termination without cause took place. Discussion regarding truly qualified consultants took place. Mayor Sheldon thanked Director Shaeffer for his comments. Councilman Jarman asked for the direct solution for today. Vice Mayor McConnell noted his solution for today was to change the contracts to 2 years. Manager Whitman recommended reaching out to the contractors before changing the terms, if that was Council's direction. Manager Whitman recommended proceeding with staff recommendations. Council further discussed changing the terms to 2-years.

**Councilman Casto moved to approve Resolution 22-58, as advertised for four-years. Councilman Chester seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 13. RESOLUTION NO. 22-59, MSA FOR SURVEYING AND PLAT REVIEW.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-59 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-59. Councilman Casto seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 14. RESOLUTION NO. 22-60, MSA FOR GENERAL DESIGN, SURVEY, PERMITTING AND CONSTRUCTION ADMINISTRATION SERVICES.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-60 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to approve Resolution 22-60. Councilman Chester seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 15. RESOLUTION NO. 22-61, MSA FOR ENGINEERING SERVICES RELATED TO MAJOR POTABLE WATER FACILITIES.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-61 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Casto moved to approve Resolution 22-61. Councilman Chester seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 16. RESOLUTION NO. 22-62, MSA FOR MAJOR WASTEWATER AND RECLAIMED WATER FACILITIES.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-62 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-62. Councilman Casto seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 17. RESOLUTION NO. 22-63, MSA FOR MINOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER ENGINEERING PROJECTS.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-63 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-63. Councilman Jarman seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 18. RESOLUTION NO. 22-64, MSA FOR GENERAL STORMWATER ENGINEERING.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-64 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-64. Councilman Casto seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 19. RESOLUTION NO. 22-65, MSA FOR STORMWATER MAJOR ENGINEERING SERVICES.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-65 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to approve Resolution 22-65. Councilman Chester seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 20. RESOLUTION NO. 22-66, MSA FOR ENGINEERING SERVICES FOR MINOR ROADWAY, SIDEWALKS AND TRAILS.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-66 by title only. Mayor Sheldon opened public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-66. Councilman Casto seconded the motion. Hearing and seeing no further comments, the resolution was adopted by a roll call vote of (3-2).**

Vice Mayor McConnell	No
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	No

**ITEM 21. RESOLUTION NO. 22-67, GRANT FOR PHASE 1 OF SAN SOUCI DRAINAGE PROJECT.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-67 by title only. Mayor Sheldon called for public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 22-67. Councilman Casto seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 22. RESOLUTION NO. 22-68, BID AWARD- SALE OF SURPLUS UTILITY LOT.**

Mayor Sheldon introduced Mrs. Myers, City Attorney. Mrs. Myers read Resolution 22-68 by title only. Mayor Sheldon called for public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon invited comments from Manager Whitman. Manager Whitman explained that the city advertised these four surplus parcels, received one bidder, and recommended approval. Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to approve Resolution 22-68. Vice Mayor McConnell seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 23. DISCUSSION / ACTION ITEM, BEACH FRONT DEVELOPMENT.**

Mayor Sheldon invited comments from City Manager Whitman. Manager Whitman explained he asked the developer to come in and speak since this was such an important project to the city. Manager Whitman asked for Council's direction to proceed and noted that the city and developer understood that each could walk away while the project was being negotiated and that Hook'd would be leased out for one more year.

William Harrison, 101 Harrison Avenue - Mr. Harrison reported that his group responded to a solicitation from the city a number of months ago. Mr. Harrison noted there was a lot of reasons why they should sit down with the city and collaborate. Mr. Harrison discussed setting up a cone of silence, preserving the past, creating an iconic place for the future, financial concerns, figuring out what actually would work in that space, and the market. Mr. Harrison acknowledged the city's short-term goals for the property. Mr. Harrison proposed to work with the city on the use while collaborating with council and holding a 2-day public charrette. Mr. Harrison recommended after that process they would create a design and figure out if that design was financially feasible. Mr. Harrison stated he would work with the city's attorneys to move quickly to get the shovel in the ground. Mayor Sheldon discussed timeline and noted this was an amazing opportunity for PCB. Mayor Sheldon called for comments from Council

Councilman Chester asked Mr. Harrison to explain to the public where the property was located. Mr. Harrison described the location on Front Beach Road at Pier Park. Discussion regarding possibly expanding the footprint and the timeline took place. Mayor Sheldon reported that it was only right to give an extension for another year. Mayor Sheldon reported that he was in favor of a January meeting and was excited about what this could be. Mayor Sheldon noted he was all in favor of another year and setting a meeting as soon as possible. Vice Mayor McConnell concurred with Mayor Sheldon. Mr. Harrison noted that one thing that would be helpful would be to have communication with each member of Council and with staff about design and architecture before the charette. Council agreed and noted that the City Manager would arrange the one-on-ones with council members.

Manager Whitman concurred and recommended the development group meet with staff and engineers first, then schedule one-on-ones with Council and lastly hold a public workshop before the January 27<sup>th</sup> day meeting.

Mayor Sheldon asked Mrs. Myers if she needed a formal motion. Mrs. Myers stated yes, and recommended a 2-part motion, one that blesses staff to continue and/or to start formal negotiations with this developer for the redevelopment of the beach front and one that approves the continued use of Hook'd as a tenant for the next season.

**Vice Mayor McConnell moved to continue negotiations and to extend the lease out a year, as just discussed and requested. Councilman Chester seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**\*ITEM 24. DISCUSSION / ACTION ITEM, SELECT DATE/TIME OF WORKSHOP - CRA MANAGER PRESENTATIONS.**

Mayor Sheldon called for public comment. Hearing and seeing none, Mayor Sheldon invited comments from City Manager Whitman. Manager Whitman explained that he put out a bid for CRA Manager 30 days ago and the city received two responses -Panhandle Engineering and DRMP. Manager Whitman recommended Council set-up a workshop to hear presentations from the two respondents. Manager Whitman reported he would bring back rankings to Council.

Mayor Sheldon noted this item was available to Council. **Mayor Sheldon recommended Council schedule a special meeting on December 21, 2021, at 1:00 p.m. to hear presentations. Hearing and seeing no objection, the date was approved by unanimous consent of Council.** Mayor Sheldon asked Ms. Fasone to publish the date of the special meeting. Discussion regarding developing the special meeting agenda took place.

**ITEM 25. DISCUSSION / ACTION ITEM, APPOINTMENTS TO THE TDC.**

Mayor Sheldon called for public comment. Hearing and seeing none, Mayor Sheldon invited comments from Manager Whitman. Manager Whitman reported that all three current members would willing to serve new terms on the TDC Board: Councilman Casto, Councilman Chester and Gary Walsingham. Mayor Sheldon noted this item was available to Council. **Vice Mayor McConnell moved to approve the slate. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 26. DISCUSSION / ACTION ITEM, VICE MAYOR MCCONNELL'S APPOINTMENT TO THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE.**

Mayor Sheldon called for public comment. Hearing and seeing none, Mayor Sheldon invited comments from Vice Mayor McConnell. Vice Mayor McConnell recommended appointing Neil Bennett to the Committee in Les McFatter's vacant seat. Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to approve the slate. Councilman Casto seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 27. DISCUSSION / ACTION ITEM, 2022 CITY COUNCIL MEETING DATES.**

Mayor Sheldon called for public comment. Hearing and seeing none, Mayor Sheldon reported that the list of 2022 council dates were included in the council packet. Mayor Sheldon recommended rescheduling Council's first meeting in August so as not to conflict with the FLC's conference. Mayor Schedule recommended moving the August 11<sup>th</sup> meeting to August 9th at 9am. Mayor Sheldon also recommended scheduling both the November and December meetings at 9 am. Mayor Sheldon called for comments from Council. All members were in agreement. **Vice Mayor McConnell moved to approve the 2022 Council schedule, as presented. Councilman Jarman seconded the motion. Hearing and seeing no further comments, all were in favor of approval by a roll call vote (5-0).**

Vice Mayor McConnell	Aye
Councilman Jarman	Aye
Councilman Casto	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**CITY MANAGER REPORT**

City Manager Whitman thanked Mr. Johnny Bell for his service to the city. Manager Whitman wished everyone a Merry Christmas.

**CITY ATTORNEY REPORT**

Mrs. Myers reported that with respect to the stormwater assessment, the judge entered an order approving the methodology, validating the assessment, and the appeal process had passed.

**COUNCIL COMMENTS**

Councilman Casto thanked Mr. Bell for his service and asked Director Leonard to answer Ms. Allen's questions regarding the "team" and wetlands. Director Leonard explained that the state had jurisdiction over the wetlands but was not always the owner of the wetland, and with respect to the "team", that comment was about the CRA manager, tonight's agenda item # 24. Councilman Chester wished everyone a Merry Christmas. Councilman Jarman noted that with respect to the "flow rates" records request, the requestor might want to narrow that request down, with respect to the Sports Complex the TDC altered police. Councilman Jarman wished everyone a Merry Christmas and Happy New Year. Vice Mayor McConnell discussed the crash on Griffiths and asked for more lighting or flashing lighting at the curve. Vice

Mayor McConnell reported that he spoke with the 3rd grade at Petronius, and they would like to take the kids artwork and put it on the trash cans. Vice Mayor asked the City Manager to create a coalition between the TDC, Petronius, the city, and Keep PCB Beautiful. Mayor Sheldon agreed with the Vice Mayor on adding additional lighting, flashing lights, etc. at the curve. Mayor Sheldon reported that the Utilities Department should have the smell from the wastewater treatment facility taken care of about the first week of January. Mayor Sheldon discussed the Economic Development Committee creating a video for the city and recommended that that item be added to the January Council agenda for approval. Mayor Sheldon thanked staff for all their hard work and wished everyone a Merry Christmas and Happy New Year.

With nothing further, Mayor Sheldon adjourned the meeting by unanimous consent at 11:20 am.

READ AND APPROVED this 13<sup>th</sup> day of January, 2022.



\_\_\_\_\_  
Mark Sheldon, Mayor  
City of Panama City Beach, Florida

ATTEST:



\_\_\_\_\_  
Lynne Fasone, MMC  
City Clerk

\* ACTION ITEMS NOTED WITH AN ASTERISK ARE TAKEN BOTH BY THE CITY COUNCIL AND THE PANAMA CITY BEACH REDEVELOPMENT AGENCY JOINTLY AND CONCURRENTLY. IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.