



City of
Panama City Beach

City Hall
17007 PCB Parkway
PCB, FL 32413
www.pcbfl.gov

MINUTES of the **September 8, 2022** Regular 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 September 8, 2022 regular meeting to order at 6:00 p.m.

ROLL CALL

MAYOR MARK SHELDON
VICE MAYOR PAUL CASTO
COUNCILMAN PHIL CHESTER
COUNCILMEMBER MARY COBURN
COUNCILMAN MICHAEL JARMAN

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

American Legion Post 402 Commander Bob Hoffman led the invocation. Mayor Sheldon led the Pledge of Allegiance.

Mayor Sheldon provided community announcements. Mayor Sheldon called for approval of the August 23, 2022 special meeting minutes and the August 25, 2022 regular meeting minutes. **Vice Mayor Casto so moved. Councilman Jarman seconded the motion. The minutes were unanimously approved by a roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

APPROVAL OF AGENDA

Mayor Sheldon called for approval, additions and/or deletions to the agenda. Hearing and seeing none, **Councilman Jarman moved to approve the agenda. Vice Mayor Casto seconded the motion. All were unanimously in favor of approval of the agenda by a roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

PRESENTATIONS

On behalf of City Council, Mayor Sheldon presented Emma Jean-Lubin with a Boys & Girls Club Proclamation.

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

Mayor Sheldon opened the floor to non-agenda business public comments, limited to three minutes each.

1. Ms. Hilton, PCB Resident – Ms. Hilton asked to comment on Library funding. Mayor Sheldon asked Ms. Hilton to come back up during the public comment period on Item 2, the budget.
2. Maria Thompson, 157 Seclusion Circle, PCB Resident – Ms. Thompson commented that she attended the most recent Coffee with Contractor regarding the CRA Project. Ms. Thompson commented on parking on Front Beach Road, high-rises, and the many vacation rentals. Ms. Thompson recommended that the CRA Master Plan be reviewed.
3. Burnie Thompson, County Resident – Mr. Thompson commented on Resolution 17-146, the public records policy. Mr. Thompson expressed concern that the City was charging too much for public records and asked that the policy be revisited. Mr. Thompson commented on the Florida Elite Softball organization.
4. Brooke Bullard, Director of The Anchorage Children’s Home – Ms. Bullard asked for Council’s support of a one-time \$30,000 contribution to Anchorage Children’s Home. Mayor Sheldon asked Ms. Bullard to come back up during the public comment period on Item 2, the budget.

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

CONSENT AGENDA - NONE

REGULAR AGENDA- DISCUSSION/ACTION ITEMS

ITEM 1. RESOLUTION NO. 22-196, AMENDING CITY BUDGET FOR FY 2022.

Mayor Sheldon introduced City Attorney Amy Myers. Mrs. Myers read Resolution 22-196 by title only. Mayor Sheldon called for public comment on Item #1. Hearing and seeing no public comment, Mayor Sheldon closed the public hearing/public comment period. Mayor Sheldon invited comment from Assistant City Manager White. Ms. White reported that everything was as discussed during the budget workshop.

Mayor Sheldon noted this item was available to Council. Hearing and seeing no comments, **Councilman Chester moved to approve Resolution 22-196. Councilmember Coburn seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **Resolution No. 22-196 was approved by a unanimous roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

ITEM 2. RESOLUTION NO. 22-197, ADOPTING CITY BUDGET FOR FY 2023.

Mayor Sheldon introduced City Attorney Amy Myers. Mrs. Myers read Resolution 22-197 by title only. Mayor Sheldon called for public comment on Item #2.

1. Julie Hilton, PCB Resident – Ms. Hilton commented that the funding for the PCB Library was more complex than she realized. Ms. Hilton applauded those who were supportive of the library. Ms. Hilton talked about some students being well below average in reading. Ms. Hilton commented

on the library fees charged by the County being higher than originally told to the City. Ms. Hilton commented that she learned that the County was not sharing grant funds they received with the City to help fund library personnel, etc. Ms. Hilton added that she thought that there was an opportunity to make the library the best it could be and more efficient.

2. John Langston, Chairman of the Advisory Committee for the Library – Mr. Langston commented that the library was an asset to the community and discussed those assets. Mr. Langston reported on the library's current budget, that it supported six employees, two of whom may need to find new jobs if the budget was cut. Mr. Langston asked Council members to do no harm by not reducing the library budget.
3. Laura Roesch, 7112 South Lagoon Drive, Board Member of the Bay County Public Library Foundation, not a PCB resident- Ms. Roesch provided literacy numbers for Hutchinson Beach Elementary and Breakfast Point Elementary and noted a good percentage of students were falling behind. Ms. Roesch reported that the Foundation's focus was on literacy. Ms. Roesch reported on the free "Library on Wheels," thanks to donations by St. Joe and private individuals. Ms. Roesch asked Council, and all organizations, to find a way forward to work together to build a world-class library system.
4. Brooke Bullard, Director of The Anchorage Children's Home – Ms. Bullard asked for Council's support of a one-time \$30,000 contribution to Anchorage Children's Home for the purpose of constructing a new transitional living facility serving the homeless youth in Bay County, FL. Ms. Bullard discussed the purpose and benefits of the Children's Home.
5. Ron Steenslane – Mr. Steenslane noted he lived outside of City limits; however, he was a lover of the library. Mr. Steenslane reported that he had been following social media site regarding funding of the library. Mr. Steenslane summarized the current situation in his opinion and noted that there was not a financial crisis in PCB and asked Council to fund the library at the requested \$222,000. Mr. Steenslane suggested that Council appoint a citizens group to look at future funding options.
6. Rita Whitaker-Hahn, a PCB Resident – Ms. Whitaker-Hahn noted that she wrote all Councilmembers a letter. Ms. Whitaker-Hahn added that the PCB library was her most favorite library ever. Ms. Whitaker-Hahn talked about the programming and the extraordinary staff at the library. Ms. Whitaker-Hahn discussed the benefits of reading. Ms. Whitaker-Hahn ask Council to be creative and constructive in finding funding so there would be no disruptions in services.
7. Richard Krauser, a PCB Resident – Mr. Krauser commented that he read an article that the Council may be shutting down the library. Mr. Krauser commented that he was a retired teacher and noted his support for schools and libraries. Mr. Krauser talked about new jobs coming to town and asked Council to fund the library, as it should not be a problem. Mr. Krauser noted that he was also a registered nurse and with that experience he knows that public spaces, such as the library, was a safe space, and also provided many resources for people who were de-housed. Mr. Krauser asked Council to find the money to fund the library.

Mayor Sheldon called for further public comments. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon invited comment from Assistant City Manager White. Ms. White reported the budget in front of Council was as Council directed Staff to add and/or take out during the budget discussions.

Mayor Sheldon reported that the library funding request was now \$211,000, which was confirmed by Bay County this morning. Mayor Sheldon reported that the City had asked the TDC and the County for funding support and was told no. Mayor Sheldon reported that Council does not want to cause harm to the library, however, it was Council's job to look at every line item in the budget and look out for its residents. Mayor Sheldon noted that funding the library at \$211,000 and a one-time donation of \$30,000 to the Anchorage Children's Home was available to Council.

Vice Mayor Casto noted his support for funding the library and noted the County had been doing a great job at running the library. **MOTION #1 - Vice Mayor Casto moved to fund the library by adding the \$37,000 back into the budget which was taken out during the budget discussions.** Mayor Sheldon called for discussion. Mayor Sheldon noted that the County was asking for \$211,000 now. Manager Whitman concurred and reported that about an hour ago the Chairman of the County Commissioners reported to him that they could run the library for \$211,000. **Vice Mayor Casto amended his motion to fund the library at \$211,000.** Mayor Sheldon called for further discussion by Council.

Councilman Jarman thanked everyone who reached out to him and reported that he responded back to all calls and/or emails and found that 95% of those reaching out were County residents. Councilman Jarman reported that he spoke with the Chairman of the "Friends of the Library," and that organization does not fundraise for the library. Councilman Jarman further reported additionally that he spoke with the "PCB Library Foundation," which was an endowment, however, not very well funded. Councilman Jarman recommended that Council assist the Foundation build up its funding in the future. Councilman Jarman reported that the County had basically been requesting an 11% increase each year, which was a very heavy weight from the City's perspective. Further discussion regarding literacy numbers, costs of library personnel, and maintenance of the building, and the number of County residents versus City residents using the library took place.

Vice Mayor Casto discussed Beach amenities being used by non-residents as well as residents and added that the City was blessed to have these amenities and the 1% sales tax to help fund them. Further discussion regarding subsidizing the Aquatics Center and other Beach amenities took place.

Councilmember Coburn shared a comment she received from a constituent. Councilmember Coburn noted that she was fine with funding the library at the requested \$211,000.

Councilman Chester commented that Council originally brought this up because we wanted the County to have a little skin in the game. Councilman Chester shared a comment of a PCB resident he received; she suggested that the City raise the County's rent on the library. Councilman Chester explained the County does not pay the City rent, nor do they pay the water bill, insurance, or for the new HVAC unit needed. Councilman Chester added that Council was just hoping the County would have a little more skin in the game. Councilman Chester noted that he too was fine with funding the library at the requested \$211,000.

Councilmember Coburn recommended that Council look at running its own library. Councilman Chester and Mayor Sheldon concurred. Mayor Sheldon asked Manager Whitman to gather numbers on running its own library system.

Mayor Sheldon noted that he too had responded to emails and calls and added that Council was looking for funding support from the County. Mayor Sheldon explained that Bay County receives 50% of its library operating costs from a grant, the City receives none of that grant. Mayor Sheldon explained that the County budgeted for its library employees to receive a 6.5% raise. Mayor Sheldon expressed concern with the City paying for the County's library employees raises at 6.5%, a ½% higher than what City employee would be receiving.

Vice Mayor Casto reported that he thought that supporting an endowment fund in the future was a great idea. Mayor Sheldon concurred, along with grants. Mayor Sheldon discussed the City and County being great partners, however, it was Council's job to look out for the residents of PCB. Mayor Sheldon stated that he too was fine with funding the library at the requested \$211,000.

Manager Whitman reported that he had the City's lobbyist and grant writer looking for ways to fund the library.

Mayor Sheldon noted there was a motion on the floor. Vice Mayor Casto confirmed that he amended his original motion to fund the library at \$211,000. Councilmember Coburn seconded the motion. Mayor Sheldon called for further discussion. Councilman Jarman noted that the total funding for the library, with capital improvements, etc., would be \$489,040.00. Mayor Sheldon asked Ms. Fasone to call the roll. The motion to fund the library at \$211,000 was approved by a unanimous roll call vote (5-0).

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

Mayor Sheldon called for discussion on the request to fund the **Anchorage Children's Home** at a one-time ask of \$30,000.

Councilmember Coburn reported that she had a phone conversation with Ms. Bullard and expressed concern with funding non-profits with taxpayer dollars.

Mayor Sheldon discussed how the City funds the Boys & Girls Club. Discussion regarding the different non-profits on the Beach took place. Councilman Chester inquired if the group had requested funding from PCB, Lynn Haven, etc.

Brooke Bullard, Director of Anchorage Children's Home – Ms. Bullard provided background information on Anchorage Children's Home, discussed its funding, including State funding, 283 funding from the City and private contributions.

Councilmember Coburn inquired if the City sends out fundraising information, etc. in its water bills. Manager Whitman reported no, not at this time. Councilmember Coburn discussed the idea of a "Mayor's Fund" to raise money for non-profits. Council further discussed the needs of the homeless, abused and non-profits. Mayor Sheldon noted he was fine with funding this one-time \$30,000 request. Further discussion regarding Council originally looking for help with funding the library, buy-in from the County took place.

Vice Mayor Casto noted his support of this one-time \$30,000 contribution. Vice Mayor Casto inquired if there were sufficient funds to fund this request. Assistant City Manager White reported that yes, there were more than sufficient funds to fund this request. **Motion #2 Vice Mayor Casto moved to fund Anchorage Children's Home at a one-time \$30,000 contribution. Councilman Jarman seconded the motion.** Mayor Sheldon called for discussion from Council. Mayor Sheldon requested the City Manager look at funding a certain number of non-profits each year; he'd like Council to explore that. Hearing and seeing no further discussion, Mayor Sheldon asked Ms. Fasone to call the roll. **The motion to fund Anchorage Children's Home at a one-time \$30,000 contribution was adopted by a unanimous roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

Mayor Sheldon called for additional comments from Council on the **overall budget**. Hearing and seeing none, Mayor Sheldon noted this item was available to Council. **Motion #3 Councilman Chester moved to approve Resolution 22-197, with the amendments just adopted by Council. Vice Mayor Casto seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **Resolution 22-197 was approved, as amended, by a unanimous roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

***ITEM 3. RESOLUTION NO. 22-211, APPROVING CRA AGENCY BUDGET, AMENDING BUDGET FOR FY 22 AND ADOPTING BUDGET FOR FY 2023.**

Mayor Sheldon introduced City Attorney Amy Myers. Mrs. Myers read Resolution No. 22-211 by title only. Mayor Sheldon called for public comment on Item #3. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon invited comment from Manager Whitman and/or Assistant Manager White. Hearing and seeing none, Mayor Sheldon noted this item was available to Council. **Vice Mayor Casto moved to approve Resolution 22-211. Councilman Jarman seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **Resolution 22-211 was approved by a unanimous roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

***ITEM 4. RESOLUTION NO. 22-212, APPROVING OFFER FOR FRONT BEACH ROAD, SEGMENT 4.1 RIGHT-OF-WAY.**

Mayor Sheldon introduced City Attorney Amy Myers. Mrs. Myers read Resolution No. 22-212 by title only. Mayor Sheldon called for public comment on Item #4. 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 22-212. Councilmember Coburn seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **Resolution 22-212 was approved by a unanimous roll call vote (5-0).**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

ITEM 5. RESOLUTION NO. 22-213, APPROVING THE PURCHASE OF GENERAL INSURANCE FROM FLORIDA LEAGUE OF CITIES, INC.

Mayor Sheldon introduced City Attorney Amy Myers. Mrs. Myers read Resolution No. 22-213 by title only. Mayor Sheldon called for public comment on Item #5. Hearing and seeing no comments, Mayor Sheldon closed public comments. Mayor Sheldon noted this item was available to Council.

Councilmember Coburn inquired if this coverage included Workers' Compensation coverage. Discussion regarding windstorm coverage passed at the last Council meeting took place. Mayor Sheldon invited HR Director Philput to the podium. Director Philput discussed the recent RFP let this past July and further reported that this general insurance would cover all other lines of coverage, including Workers' Compensation.

Councilman Chester moved to approve Resolution 22-213. Councilmember Coburn seconded the motion. Mayor Sheldon called for further discussion. Hearing and seeing none, Resolution No. 22-213 was approved by a unanimous roll call vote (5-0).

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

ITEM 6. DISCUSSION / ACTION ITEM, REAPPOINTMENT OF COUNCIL REPRESENTATIVE THOMAS SMITH TO THE CIVIL SERVICE COMMISSION.

Mayor Sheldon called for public comment on Item #6. Hearing and seeing none, Mayor Sheldon closed public comment. Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to reappoint Thomas Smith to the Civil Service Commission. Councilmember Coburn seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **all were unanimously in favor of Mr. Smith's reappointment by a roll call vote (5-0).** Councilmembers thanked Mr. Smith for volunteering to serve another term.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

ITEM 7. DISCUSSION / ACTION ITEM, REAPPOINTMENT OF PLANNING BOARD MEMBERS.

Mayor Sheldon called for public comment on Item #7. Hearing and seeing no comment, Mayor Sheldon closed public comment. Mayor Sheldon invited comment from Manager Whitman. Manager Whitman reported that four Planning Board Members were up for reappointment and further reported that all four members would like to be reappointed (Ethan Register, Zachery Coleman, Jason Morehouse and David Scruggs).

Mayor Sheldon noted this item was available to Council. **Councilman Jarman moved to reappoint all four members to the Planning Board. Vice Mayor Casto seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, **all were unanimously in favor of Mr. Register, Mr. Coleman, Mr. Morehouse and Mr. Scruggs' reappointments to the Planning Board by a roll call vote (5-0).** Councilmembers thanked the four members for volunteering to serve another term.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

CITY MANAGER REPORT

No report.

CITY ATTORNEY REPORT

No report.

COUNCIL COMMENTS - Mayor Sheldon invited comments from Council. Councilman Chester welcomed and thanked Ms. Cheryl Joyner for stepping up and taking the Director of Parks & Recreation position. Mayor Sheldon concurred and added that Ms. Joyner was a great asset to the City. Mayor Sheldon wished Vice Mayor Casto a Happy Birthday!

With nothing further, Mayor Sheldon adjourned the meeting by unanimous consent at 7:14 p.m.

READ AND APPROVED this 22nd day of September, 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.