



City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

MINUTES of the **September 12, 2024** 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 Stuart Tettemer called the September 12, 2024 regular meeting to order at 6:00 p.m.

ROLL CALL

- COUNCILMAN PAUL CASTO**
- COUNCILMEMBER MARY COBURN**
- COUNCILMAN ETHAN REGISTER**
- VICE MAYOR MICHAEL JARMAN**
- MAYOR STUART TETTEMER**

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor Michael Jarman led the invocation. Councilmember Mary Coburn led the Pledge of Allegiance.

Mayor Tettemer invited everyone to briefly adjourn into the lobby for an unveiling of former City Manager Richard Jackson’s photograph at 6:03 p.m.

COMMUNITY ANNOUNCEMENTS

At 6:06 p.m. Mayor Tettemer presented community announcements.

APPROVAL OF MEETING MINUTES

Mayor Tettemer called for approval of meeting minutes.

1. August 6, 2024 Special Meeting / Budget Workshop Minutes
2. August 8, 2024 Special Council Meeting Minutes
3. August 22, 2024 Regular Meeting Minutes

Hearing and seeing no comments, **Vice Mayor Jarman moved to approve the minutes listed above. Councilman Casto seconded the motion. All were unanimously in favor of approval of the meeting minutes by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tettemer	Aye

APPROVAL OF AGENDA

Mayor Tette mer called for approval, additions and/or deletions to the agenda. Mayor Tette mer recommended tabling **Item #11 Discussion / Action Item Marijuana Dispensaries** until the October 10 meeting. Councilman Casto recommended tabling Item #11 until after the election as he needed more time.

Mayor Tette mer called for Council discussion. Discussion took place regarding the timing of Florida Amendment 3 legalizing marijuana and a possible effective date. Discussion regarding tabling the item to a date certain took place. Discussion regarding if there was an advantage for Council to act prior to the amendment possibly passing. Attorney Davis noted if the amendment passes, it would not take effect until 6 months after passage.

Councilman Casto moved to table Item 11 until the November 14, 2024 meeting. Vice Mayor Jarman seconded the motion. All were unanimously in favor of the motion by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

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

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

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

Mayor Tette mer provided instructions and then opened the floor to non-agenda business public comments, limited to three minutes each.

1. Tom Klumps – Mr. Klumps expressed concerns about special events taking place in the City. Mr. Klumps commented on drownings on the beach and stated that Council did not care about people getting killed and hurt during the Thunder Beach event. Mr. Klumps asked Council to take another look at the special events ordinance.
2. Gary Wayne Beck – Mr. Beck handed out 5 pages of written comments to be distributed to the entire Council. Mr. Beck commented on his name being forged on paperwork concerning his house. Mr. Beck further commented that a man paid his property taxes. Mr. Beck further talked about criminals trying to take his house.
3. Genice Hatcher - Mrs. Hatcher commented that she thought the Mayor should recuse himself when voting on matters dealing with his community, Bid-A-Wee, as he owns two homes in that neighborhood. Mrs. Hatcher commented that CRA money should be used to beautify the CRA corridor and not to be used to purchase land at Nick’s Pizza to provide parking for Bid-A-Wee folks.
4. Scott Heilman – Mr. Heilman commented, with respect to Mr. Klumps comments, the First Amendment protects people and their rights to gather and asked him to look at constitutional rights. Mr. Heilman further commented that no one’s voice should be silenced in this building, and he would like the Mayor to address that concern.

Hearing and seeing no further comments, Mayor Tette mer closed that public comment period and asked Manager Whitman to respond to the public comments.

Manager Whitman commented, with respect to Mr. Klumps’ concerns, the City did revamp its special events ordinance and further discussed the recent amendments to the ordinance. Manager Whitman reported with respect to the City possibly taking Nick’s Pizza, if that happens it would be used for public parking, with an area for stormwater. Mayor Tette mer concurred and added that the Nick’s Pizza plan had been in the works for some time now and would be mostly used by the Bahama Beach residents. Mayor Tette mer reminded everyone that the council meeting was a limited public forum and Council members had an obligation to keep decorum, however, if a person continuously disrupts a meeting that person would be able to submit comments in writing.

Vice Mayor Jarman reminded everyone that the issues concerning Mr. Beck were outside of the City’s jurisdiction, both police and code enforcement. Vice Mayor Jarman also commented with respect to Nick’s Pizza, if that property goes through it would help realign the intersection and would leave some space to be utilized for parking. Vice Mayor Jarman reminded everyone that four years ago Council opened up the public comment period to anyone who wanted to speak, not just residents.

CONSENT AGENDA

Mayor Tette mer asked Clerk Fasone to read the Consent Agenda.

RESOLUTION NO. 24-174, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A COMBINED TASK ORDER AND NOTICE TO PROCEED WITH GEMINI ENGINEERING & SCIENCES, INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO GAYLE’S TRAILS CULVERT IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$152,000.00.

RESOLUTION NO. 24- 175, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN ASSISTANCE TO FIREFIGHTERS GRANT AGREEMENT WITH THE DEPARTMENT OF HOMELAND SECURITY FOR MISSION-BASED RESILIENCE IN THE AMOUNT OF \$497,619.04 AND DESIGNATING THE CITY’S AUTHORIZED REPRESENTATIVE.

RESOLUTION NO. 24-176, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF LIQUID SODIUM HYPOCHLORITE FROM ODYSSEY MANUFACTURING CO. FOR THE UTILITIES DEPARTMENT AT THE SET UNIT PRICE OF \$1.65 PER GALLON AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE BAY COUNTY, FLORIDA, CONTRACT GOVERNING THAT PURCHASE.

RESOLUTION NO. 24-177, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A CHANGE ORDER TO THE CITY’S AGREEMENT WITH DOMINGUEZ-DESIGN BUILD, INC. FOR THE FIRE STATION #31 PROJECT TO INCREASE THE CONTRACT AMOUNT BY \$41,266.00 AND ALLOWING THE CITY MANAGER TO EXECUTE FUTURE CHANGE ORDERS UNDER CERTAIN CONDITIONS TO ACCOUNT FOR TAX SAVINGS.

Mayor Tette mer noted the Consent Agenda was available to Council. **Vice Mayor Jarman moved to approve the Consent Agenda. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of the Consent Agenda by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye

Councilman Casto Aye
Mayor Tetteimer Aye

REGULAR AGENDA- DISCUSSION/ACTION ITEMS

ITEM 1. ORDINANCE NO. 1648, AMENDING THE CITY'S COMPREHENSIVE GROWTH DEVELOPMENT PLAN RELATED TO THE SANITARY SEWER ELEMENT; SECOND READING / PUBLIC HEARING.

Mayor Tetteimer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1648 by title only. Mayor Tetteimer invited Director Mel Leonard to comment. Director Leonard summarized that this was a state requirement for all local governments to make updates to its comprehensive plan. Director Leonard reported the state had no objections to the City's proposed plan so after this second reading, if passed by Council, he would send it back to the state for its final approval. Further discussion regarding the state making every local government look at the feasibility of converting existing septic to sanitary sewer.

Mayor Tetteimer opened the public hearing. Hearing and seeing no comments, Mayor Tetteimer closed the public hearing. Mayor Tetteimer invited comments from Council. **Councilman Casto moved to approve Ordinance No. 1648. Councilman Register seconded the motion. All were unanimously in favor of approval of Ordinance No. 1648 by a (5-0) roll call vote.**

Councilmember Coburn Aye
Councilman Register Aye
Vice Mayor Jarman Aye
Councilman Casto Aye
Mayor Tetteimer Aye

ITEM 2. ORDINANCE NO. 1651 AMENDING SECTION 7-3 OF THE CITY'S CHARTER RELATED TO THE CONDUCT OF MUNICIPAL ELECTIONS, PROPOSING A CHANGE FROM APRIL TO NOVEMBER FOR CITY ELECTIONS, SECOND READING / PUBLIC HEARING.

Mayor Tetteimer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1651 by title only. Mr. Davis reported Council requested that staff prepare an ordinance changing the date of municipal elections from April to November to coincide with state and federal elections. Mr. Davis added that this version, per Council's direction, addressed the lame duck session and meeting dates in November.

Mayor Tetteimer opened the public hearing.

1. Tom Klumps, Mr. Klumps spoke in opposition to Ordinance 1651. Mr. Klumps commented that this should be done by public referendum and Council should not be taking his rights away.

Mayor Tetteimer called for further public comment. Hearing and seeing none, Mayor Tetteimer closed the public hearing. Mayor Tetteimer called for comments from Council.

Vice Mayor Jarman noted that this amendment, in his opinion, would give more people the right to vote and **moved to approve Ordinance 1651. Councilman Register seconded the motion. The motion was approved by a (3-2) roll call vote.**

Councilmember Coburn No
Councilman Register Aye
Vice Mayor Jarman Aye
Councilman Casto Aye
Mayor Tetteimer No

ITEM 3. ORDINANCE NO. 1652, AMENDING SECTION 19-154 OF THE CITY’S CODE OF ORDINANCES RELATED TO PERMITTING IN PUBLIC RIGHT-OF-WAYS; FIRST READING/ PUBLIC HEARING.

Mayor Tetterer invited Attorney Davis to comment. Attorney Davis read Ordinance 1652 by title only. Attorney Davis explained the ordinance would add a requirement to the City's permitting process for work in public rights-of-way that the permittee must notify adjacent property owners by door hanger, or other form of written notification, of the identity of the permittee, contact information, and estimated dates of work. Mr. Davis further explained that the notice must occur on or before the work begins, and proof of compliance must be provided to the City before the conclusion of the work. Additionally, Mr. Davis explained that notice was only required for improved adjacent properties and would not apply to vacant properties and would not apply to small projects or for emergency work.

Mayor Tetterer invited comments from Council and **recommended that Council amend the ordinance from 1,000 feet in Section C (d) on page 2 to 500 feet.**

(d) Notice is only required for large projects, defined as impacting 1,000 feet or more of right-of-way.

Councilmember Coburn concurred with Mayor Tetterer. Vice Mayor Jarman asked Director Shaeffer to address Council on this issue. Further discussion regarding the sizes of projects, damage to property, FP&L having the biggest kick back on this, emergency work, and the City helping with locates. Director Shaeffer reported when someone’s line gets messed up, that person calls the City, so it would be nice if contractors would notify residents, the door hangers with have the contractor’s number on it. Director Shaeffer noted he was in support of the 500 feet amendment.

Vice Mayor Jarman moved to approve Ordinance 1652, with the 500 feet amendment in Section C (d). Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Ordinance 1652, as amended, by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

ITEM 4. ORDINANCE NO. 1654, AMENDING THE CITY’S LAND DEVELOPMENT CODE RELATED TO FLOOD MANAGEMENT REGULATIONS; FIRST READING/ PUBLIC HEARING.

Mayor Tetterer invited Attorney Davis to comment. Mr. Davis read Ordinance No. 1654 by title only. Mayor Tetterer invited Director Mel Leonard to the podium. Director Leonard explained that new FEMA flood maps are scheduled to come out in October and the Florida Department of Emergency Management sent recommendations to the City to add these maps into its Land Development Code (LDC). Director Leonard added putting these maps in the LDC would allow the City to maintain its 5 rating, exceptional rating, which allows residents a 25% discount on its flood insurance.

Mayor Tetterer opened the public hearing. Hearing and seeing no comments, Mayor Tetterer closed the public hearing and invited comments from Council.

Discussion took place regarding adding a “Coastal Flood Zone A” that will mostly impact Moonlight Bay Drive area, wave heights, impacting new construction and/or 50% or more construction on buildings and

perhaps mobile homes. Councilman Register inquired if there were any changes that improves residents flood zones. Director Leonard stated no, that would never happen.

Councilman Register moved to approve Ordinance 1654. Councilman Casto seconded the motion. All were unanimously in favor of approval of Ordinance No. 1654 by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

ITEM 5. ORDINANCE NO. 1653, ESTABLISHING THE WATER, SEWER, AND RECLAIMED WATER RATES FOR FISCAL YEAR 2024-25; FIRST READING / PUBLIC HEARING.

Mayor Tetteimer invited Attorney Davis to comment. Mr. Davis read Ordinance No. 1653 by title only. Mayor Tetteimer invited comments from Director Shaeffer.

Director Shaeffer presented a few PowerPoint slides showing residential water rate comparisons in Bay County. Director Shaeffer recommended, if approved by Council, customers within the City limits using the typical 6,000 gallons per month would see an increase in their water and sewer bill of \$1.58 per month.

Mayor Tetteimer called for comments from Council. Councilman Casto thanked Director Shaeffer and noted his support for the small, consistent rate hike that helps the City maintain its systems. Vice Mayor Jarman inquired if the Bay County increase was taken into consideration. Director Shaeffer noted that the 3% Bay County rate increase was baked into the small increase. Vice Mayor Jarman concurred with Councilman Casto and supported the ordinance.

Mayor Tetteimer called for public comments. Hearing and seeing no public comments, Mayor Tetteimer closed the public period.

Mayor Tetteimer called for additional comments from Council. Hearing and seeing none, **Councilman Casto moved to approve Ordinance 1653. Vice Mayor Jarman seconded the motion. All were unanimously in favor of approval of Ordinance No. 1653 by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

***ITEM 6. RESOLUTION NO. 24-178, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY, THE PANAMA CITY BEACH FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY, AND THE BAY COUNTY BOARD OF COUNTY COMMISSIONERS.**

Mayor Tetteimer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-178 by title only. Attorney Davis explained since the creation of the Front Beach Road CRA, the City, the Agency, and the Bay County Commission have worked together to ensure that payment of the CRA tax increment revenue was handled in a manner that was workable and cooperative with Bay County. Mr. Davis added the parties have entered into agreements in 2003, 2005, and 2020 in an effort to ensure that the CRA could fully fund projects, while also providing financial stability to the taxpayers of Bay County. Additionally, Mr. Davis explained in 2023, the County requested that the City forego an additional portion of its tax

increment funding to account for the historic taxable value growth in the Front Beach Road CRA while still fully funding the projects necessary to accomplish the goals of the CRA. Mr. Davis reported the proposed agreement in front of Council accomplish this: 1) The TIF would be limited to the amount calculated based on 4.4362 mils; 2)The TIF in any given year would be capped at \$30M with a 1% increase for every year that the TIF was over \$30M; 3) The TIF may be spent for any purpose consistent with the CRA plan, including operations and maintenance and debt service; 4) a Working Group would be established to provide an easy avenue for resolving disputes and/or clearing up any questions, however, if a dispute could not be resolved by the Working Group, the County Commission and City Council may meet jointly to discuss the issue; 5) The City will prepare a Near Term Work Plan each year and submit that plan to the County which serves to comply with new statutory requirements for the CRA; and 6) the term of the agreement would be 9 years and, if not renewed within 180 days of expiration, the agreement expires and the parties revert to the 2020 agreement currently in place.

Mayor Tette mer called for public comments.

1. Bay County Commissioner Clair Pease – Commissioner Pease thanked staff, Drew, Cole, Holly and the Council for working so hard on this and in getting this done. Commissioner Pease thanked Councilman Register for getting it jump started again.

Mayor Tette mer called for further public comments. Hearing and seeing no comments, Mayor Tette mer closed the public comment period.

Mayor Tette mer called for comments from Council. Mayor Tette mer offered his support but inquired if Council was comfortable with the 9-year term, should it be pulled back. Vice Mayor Jarman noted that he was comfortable with the 9-year term as it stabilizes the City’s uses for maintenance. Council further discussed the pros and cons of possibly changing the terms of the agreement. **Councilman Register moved to approve Resolution 24-178 as written. Vice Mayor Jarman seconded the motion. All were unanimously in favor of approval of Resolution No. 24-178 by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

***ITEM 7. RESOLUTION NO. 24-179, PROVIDING FOR FINDINGS AND AUTHORIZING AND DIRECTING THE EXECUTION OF A CRA NEAR TERM WORK PLAN.**

Mayor Tette mer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-179 by title only. Mayor Tette mer invited CRA Manager Scott Passmore to the podium. Mr. Passmore discussed the CRA projects in the hopper right now.

Mayor Tette mer called for comments from Council. Discussion regarding the status of and when Route 79 would be completed took place. Discussion regarding the “smart-lighting concept” being an old concept and it being eliminated from the plan took place. Discussion regarding the City having better working relationships with contractors, such as FP&L took place.

Mayor Tette mer called for public comments.

1. Genice Hatcher – Mrs. Hatcher spoke in opposition to adding parking within the CRA at Oleander. Mrs. Hatcher reported that Council members should have received six letters from concerned citizens of Oleander Drive regarding the Mayor’s enhanced golf cart parking at Oleander Drive.

Mrs. Hatcher expressed concern and stated that Council should not be able to push the enhanced parking on people and only since the Mayor had taken office did this come up. Mrs. Hatcher expressed concern about the proposed 125 new golf cart parking spaces. Mrs. Hatcher expressed concern that the Mayor has meetings with Bid-A-Wee people and how to better that community. Mrs. Hatcher expressed concern that the Mayor was not representing all of the people, only the people of Bid-A-Wee.

Mayor Tetteimer commented with respect to potential parking at Nick's Pizza that plan had been out there for about 4 years and further discussion the need of that area for stormwater. Mayor Tetteimer commented with respect to potential parking at Oleander at Beach Access 47, the City discussed moving parking to the other side of Oleander to help address parking concerns at that Beach Access.

Vice Mayor Jarman recommended looking at changing the proposed Nick's Pizza parking lot to a mixed-use parking lot for cars and LSVs as that had not been designed yet.

Councilman Register commented on recently visiting with six residents' homes on Oleander Drive. Councilman Register noted that he would be in favor of a mixed-use parking lot at Nick's Pizza, however, he did not request for those 125 parking spots to be design on Oleander, nor would he ever as he did not think that it was a good idea. Discussion regarding people parking in the right of way took place. Councilman Register inquired as to how many parking spots would be in the mixed-use Nick's Pizza parking lot. Manager Whitman stated about 37-47 mixed use spots. Councilman Register noted that it sounded like this would solve the problem. Councilman Register added that he did not appreciate how the proposed design of 125 additional parking spots was brought to him and talked about how 125 spots would not fit down there. Councilman Register noted there should be a happy medium without adding additional burden to the residents at Oleander.

Mayor Tetteimer talked about how Council arrived at the maximum number of 125 parking spots. Discussion regarding having a few spots each at seven beach accesses, moving the shoulder parking down, reducing the number of spots and parking impact in that area took place.

Councilman Register expressed concern that anytime he would like to give staff direction on something he is required to get consensus from the dais, and this was brought to him and money spent without any consensus from the dais and he thought that was disrespectfully to everyone on the dais.

Mayor Tetteimer explained that this was within the City Manager's spending authority and discretion, \$5,000.00, to investigate/research prior to presenting to Council.

Further discussion regarding the Corradino Group asking Dewberry and Volkert to do conceptional drawings and to gather information to be provided to the City Manager and Mayor took place. Discussion regarding Dewberry and Volkert not charging the City for the conceptional drawings/design took place. Councilman Register expressed concern that Volkert was studying its own idea. Councilman Register stated the goal of the CRA was to get the roads built. Councilman Register inquired if a study of the entire CRA could be done afterwards, instead of paying for multiple studies on the different sections. Discussion regarding not delaying construction on Segment 4.3 and the design/build of the wall took place.

Mr. Passmore discussed the purpose of the Front Beach Road presentation presented to Council during the August 22nd meeting. Councilman Register inquired if Mr. Passmore had his preference would he do one overall study or study each section as they get built and which would be more cost effective. Mr. Passmore stated whichever the Council desired, however, it would be more cost effective to do one study for several reasons. Further discussion regarding the design/build of the wall and the shoulder area being eliminated and challenges as Beach Access 47 took place.

Vice Mayor Jarman inquired if Volkert and/or Dewberry charged the City for this design. Mr. Passmore stated no, it was within the scope of the contract, do to this conceptional design; they answer inquiries, requests and concerns. Vice Mayor Jarman inquired if Mr. Passmore had met with any council members to do the conceptional design. Mr. Passmore stated he met with the Mayor and the City Manager. Vice Mayor Jarman expressed concern that if the companies did not charge, that may be considered a gift to the City which could be a conflict and transparency issue to be addressed.

Councilman Casto discussed, and Mr. Passmore confirmed, that the plans contemplate an underground stormwater chamber area, not an open retention pond, at the proposed Nick's Pizza parking lot with approximately 40-45 parking spots built over the stormwater chamber.

Manager Whitman asked for clarification from Council on the study that he was directed to do during the August 22 meeting, and in the meantime perhaps Council could vote on the near-term work plan.

Mayor Tetteimer recommended removing 2(b) "smart lighting" from the near-term work plan. Mr. Passmore reported it was directed to be removed by the time he came to work on the CRA, remotely controlled lighting, etc. Discussion regarding the purpose of the near-term work plan, being a statement of goals took place. Councilmember Coburn noted she would like to have more information on smart lighting. Councilman Register concurred.

Mayor Tetteimer called for additional comments from Council. Hearing and seeing none, **Vice Mayor Jarman moved to approve Resolution 24-179. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Resolution No. 24-179 by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

Manager Whitman asked for clarification from Council on the study that he was directed to do during the August 22 meeting; the direction was a traffic study with a traffic engineer for Segment 4.3 and should he still look at the parking on Oleander.

Councilman Register moved to remove all of those things based on the discussion that just took place.

Mayor Tetteimer discussed the red lanes and how residents do not feel like they are getting anything out of the CRA. Mayor Tetteimer stated that if a study was done on Segment 4.3, then the City could use that study for Segments 4.1 and 4.2. Attorney Davis reported by state statute that a new study would need to be done because if any portion of any lane is changed a new study would be required by statute. Vice Mayor Jarman reported that until Front Beach Road is completed the red lanes won't be used because they are not connected.

Councilman Register advocated for the CRA road to be built sooner rather than later. Mayor Tetteimer advocated for a study to see if residents can get value out of the red lanes, addressing parking issues and balancing all concerns.

Vice Mayor Jarman advocated for researching if the possible parking at Nick's Pizza would work and for starting a study now pertaining to lanes changes to LSV, for the entirety of the CRA, and then go from there.

Councilman Casto inquired if a study would slow up the bidding on Segments 4.1 and 4.2 CRA where it would not get bid out this year. Mr. Passmore stated no, and added this is a striping and signalization exercise for lane usage. Further discussion regarding timing, the red paint being bid as an alternative, striping and change orders took place.

Discussion regarding the purpose and location of pull-offs/pull-over lanes and how they might be used in the future took place. Discussion regarding what a traffic study may study and using a service similar to "Freebie" took place. Further discussion regarding the best route to take with respect to the wall, creating consensus, getting the CRA done, the location of the wall, and the size of the right of way at the wall took place.

Mayor Tetteimer suggested pushing this discussion to another meeting. Councilman Casto recommended, as recommended by Vice Mayor Jarman, that Council start a traffic study on the entire CRA now, as long as it does not hold up the construction on Segments 4.1 and 4.2.

Mayor Tetteimer summarized that Council would like a traffic study on the Front Beach Road CRA now, with options for additional lanes, including as they are now with the transit, and with the LSV/bike as presented at the August 22 meeting, and other options as they come available, as long as it does not hold up the construction on Segments 4.1 and 4.2. All Council members concurred. Councilman Register asked for consensus that Dewberry and Volkert not be involved with the study. Manager Whitman noted that this would be over his spending authority so it would come back to Council.

Mayor Tetteimer summarized that the Oleander discussion regarding parking be pushed to the October 10, 2024 meeting. Council members concurred after discussion regarding funding a parking study took place.

ITEM 8. RESOLUTION NO. 24-162, AMENDING THE CITY'S BUDGET FOR THE FISCAL YEAR 2023-2024.

Mayor Tetteimer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-162 by title only. Mayor Tetteimer invited Director Gibson to the podium.

Director Gibson reported that all amendments recommended by City Council and the department heads, with approval of the City Manager, have been incorporated into this amended budget.

Mayor Tetteimer called for comments from Council. Council members thanked Director Gibson and staff.

Mayor Tetteimer called for public comments. Hearing and seeing no comments, Mayor Tetteimer closed the public comment period.

Councilman Casto moved to approve Resolution 24-162. Vice Mayor Jarman seconded the motion. All were unanimously in favor of approval of Resolution No. 24-162 by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

ITEM 9. RESOLUTION NO. 24-163, ESTABLISHING THE CITY'S BUDGET FOR FY 2024-2025.

Mayor Tette mer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-163 by title only.

Manager Whitman reported this budget incorporates all the amendments recommended by City Council during the budget workshop. Mayor Tette mer thanked Council members and staff for a productive budget workshop.

Mayor Tette mer called for public comments. Hearing and seeing no comments, Mayor Tette mer closed the public comment period.

Vice Mayor Jarman moved to approve Resolution 24-163. Councilman Register seconded the motion. All were unanimously in favor of approval of Resolution No. 24-163 by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

***ITEM 10. RESOLUTION NO. 24-164, AMENDING THE BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2023, AND ENDING ON SEPTEMBER 30, 2024; ESTABLISHING THE BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025.**

Mayor Tette mer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-164 by title only. Mayor Tette mer invited Director Gibson to the podium.

Director Gibson reported this resolution would authorize the CRA amended budget as well as establish a CRA budget for FY2024-2025. Discussion regarding this budget taking into consideration the interlocal agreement adopted earlier took place.

Mayor Tette mer called for public comments. Hearing and seeing no comments, Mayor Tette mer closed the public comment period.

Vice Mayor Jarman moved to approve Resolution 24-164. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Resolution No. 24-164 by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

ITEM 11. DISCUSSION / ACTION ITEM, MARIJUANA DISPENSARIES. – *Item moved to the November 14, 2024 council meeting at the beginning of the meeting.*

CITY MANAGER REPORT –Manager Whitman thanked the Finance Department for working so hard on the budget and especially Joey St. Germain on the interlocal agreement.

CITY ATTORNEY REPORT – Attorney Davis reported he had altered Council earlier this week that D-Bats agreed to a mutual recission of its lease for the 8 acres at the entrance of Frank Brown Park. Mr. Davis reported the tenant never took position of the property. Mr. Davis added that City Council’s approval was not necessary and recommended a mutual parting of the ways. Council members concurred.

COUNCIL COMMENTS – Mayor Tette mer called for comments from Council.

Councilman Register thanked staff, Police and Fire for their Labor Day presence and thanked Mr. Whitman, Mr. Davis and Ms. White for their work on the interlocal agreement with Bay County.

Vice Mayor Jarman thanked the Jackson family for coming out today to honor Richard Jackson. Vice Mayor Jarman thanked the Council members who supported the ordinance amending the city’s election day.

Mayor Tette mer asked everyone to keep Mrs. Gayle Oberst in their prayers. Mayor Tette mer thanked everyone for attending and announced that Council’s next meeting was schedule for September 26th at 9:00 a.m. God Bless.

With nothing further, Mayor Tette mer adjourned the meeting by unanimous consent at 8:32 p.m.

READ AND APPROVED this 26th day of September, 2024.

CITY OF PANAMA CITY BEACH, FLORIDA



Stuart Tette mer, Mayor

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.