



City of
Panama City Beach

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MINUTES of the **October 24, 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 October 24, 2024 regular meeting to order at 9:00 a.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, Assistant City Manager Holly White, City Attorney Cole Davis, City Clerk Lynne Fasone, Directors, staff, and members of the public and press.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Rob Raines from Ark Church led the invocation and Councilman Paul Casto led the Pledge of Allegiance.

COMMUNITY ANNOUNCEMENTS

Mayor Tettemer presented community announcements.

APPROVAL OF MEETING MINUTES

Mayor Tettemer called for approval of the October 10, 2024 meeting minutes. Hearing and seeing no comments, **Vice Mayor Jarman moved to approve the October 10 minutes. Councilman Casto seconded the motion. All were unanimously in favor of approval of the meeting minutes by a (5-0) roll call vote.**

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

APPROVAL OF AGENDA

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

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

PRESENTATIONS

On behalf of City Council, Councilman Casto presented Employee Years of Service Awards, recognized Firefighter of the Year Firefighter/EMT Austen Walker, presented the Fire Prevention Month Proclamation to Chief Ray Morgan and presented the Veterans Day Proclamation to Commander Mac Centaure and Sr. Vice Commander James Brady from the VFW 10555.

Mayor Tetteimer invited Bay District Schools Superintendent Mark McQueen to the podium to provide an update on Bay District Schools. Mayor Tetteimer thanked Superintendent McQueen.

Mayor Tetteimer invited Assistant City Manager Holly White to present the Half Cent Infrastructure Surtax presentation. Mayor Tetteimer thanked Ms. White.

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

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

Mayor Tetteimer instructed those attending that campaigning was not permitted in the council chambers.

1. Gary Wayne Beck – Mr. Beck played a recorded message from his cellphone and further commented that his rights being violated.
2. Scott Heilmann – Mr. Heilmann commented that the Mayor was under investigation by the Ethics Commission for ethics violations. Mr. Heilmann further commented about lack of transparency. Mr. Heilmann inquired as to how much time and money had been spent on the Mayor’s defense on the ethics violation.
3. Peter Fischetti – Mr. Fischetti provided a “history lesson” on CRA parking and red lanes. Mr. Fischetti commented that right of way was not needed to access the beach. Mr. Fischetti reminded Council that “we are watching you and we hope you put locals first.”
4. Genese Hatcher - Mrs. Hatcher reminded everyone that the Beach was a city of tourism. Mrs. Hatcher asked Council not to increase taxes on locals. Mrs. Hatcher commented that everyone should remember where the money comes from to run this City, tourism taxes.

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

Manager Whitman commented, with respect to Mr. Heilmann’s question, as of last week there were no billable hours spent on the Mayor’s ethics violation complaint.

Vice Mayor Jarman noted that Mr. Fischetti’s comments have been responded to previously and, until there was a benefit to all citizens, public funds could not be used to create parking at Bid-A-Wee.

Councilman Register reminded Mr. Fischetti that Council had authorized a traffic study of the entirety of the CRA. Mayor Tetteimer concurred with Councilman Register and added that the Council was working hard to make sure the CRA works for all residents and visitors alike.

CONSENT AGENDA

Mayor Tetteimer asked Clerk Fasone to read the Consent Agenda.

RESOLUTION NO. 25-07, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AUTHORIZING THE PURCHASE AND APPLICATION OF TURF TREATMENT CHEMICALS FROM SOUTHEASTERN TURF GRASS SUPPLY, INC. FOR THE PARKS AND RECREATION DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$106,000.00.

RESOLUTION NO. 25-08, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE RENEWAL OF THE AGREEMENT WITH HMX PRODUCTIONS FOR AUDIO-VISUAL PRODUCTION AND ENTERTAINMENT SERVICES FOR THE ANNUAL SUMMER CONCERT SERIES HELD AT AARON BESSANT PARK FOR A FEE OF \$5,500.00 PER CONCERT.

RESOLUTION NO. 25-09, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF WATER AND RECLAIMED WATER METERS FROM CORE & MAIN, LP FOR THE UTILITIES DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$900,000.00.

REVISION OF THE MASTER AUDIT LIST TO REMOVE OBSOLETE ITEMS. THESE ITEMS ARE TO BE REMOVED FROM THE MASTER AUDIT LIST. STAFF RECOMMENDS APPROVAL. BY APPROVAL OF THIS MATTER IN THE CONSENT AGENDA, THE CITY COUNCIL MAKES A FINDING OF SURPLUS FOR THESE ITEMS AND APPROVES THEIR REMOVAL FROM THE MASTER AUDIT LIST AND AUTHORIZES DISPOSAL IN ANY LAWFUL MANNER.

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

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

REGULAR AGENDA- DISCUSSION/ACTION ITEMS

ITEM 1. ORDINANCE NO. 1653, ESTABLISHING THE WATER, SEWER, AND RECLAIMED WATER RATES FOR FISCAL YEAR 2024-2025 AND THEREAFTER; SECOND READING / PUBLIC HEARING.

Mayor Tetteimer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1653 by title only. Mayor Tetteimer reported that the first reading of Ordinance No. 1653 was held on September 12, 2024.

Mayor Tetteimer opened the public hearing. Hearing and seeing none, Mayor Tetteimer closed the public hearing. Mayor Tetteimer invited Utilities Director Shaeffer to the podium.

Director Shaeffer presented a short PowerPoint presentation (copy in the Oct 24 agenda packet). Director Shaeffer reported that the rates of the City’s peers in Bay County were considerably higher than those of the City’s.

Mayor Tetteimer invited comments from Council.

Councilman Casto commented that the City had the best utility system in the county because of what Mark just presented. Councilman Casto noted that he was very proud of the City's utility system and offered his support and further noted the City's Utilities Department should be credited for having such a good system.

Vice Mayor Jarman moved to approve Ordinance No. 1653. Councilman Register seconded the motion. All were unanimously in favor of approval of Ordinance No. 1653 by a (5-0) roll call vote.

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

ITEM 2. ORDINANCE NO. 1654, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO FLOOD MANAGEMENT REGULATIONS; SECOND READING/ PUBLIC HEARING.

Mayor Tettermer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1654 by title only. Mayor Tettermer reported that the first reading of Ordinance No. 1654 was held on September 12, 2024.

Mayor Tettermer opened the public hearing.

1. Nancy Viejo – Ms. Viejo inquired as to where one would find copies of the flood maps.

Mayor Tettermer called for additional comments. Hearing and seeing none, Mayor Tettermer closed the public hearing period. Mayor Tettermer reported that copies of the flood maps were in the council agenda packet. Director Leonard added that a link to the maps were also on the City's website, on the Building Division's page.

Director Leonard further reported that FEMA had adopted new flood maps that go into effect on October 24, 2024 and which necessitated the City's update. Director Leonard added that approval of Ordinance 1654 would ensure maintenance of the City's excellent rating in the National Flood Insurance Program. Director Leonard reported that the Planning Board unanimously recommended approval of Ordinance No. 1654 by a 6-0 vote at their October 9, 2024 meeting.

Mayor Tettermer invited comments from Council. **Vice Mayor Jarman moved to approve Ordinance No. 1654. Councilmember Coburn seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

ITEM 3. RESOLUTION NO. 25-10, AUTHORIZING THE CITY TO NEGOTIATE A CONTRACT WITH CORE & MAIN, LP FOR INSTALLATION AND IMPLEMENTATION OF ADVANCED METERING INFRASTRUCTURE FOR WATER AND RECLAIMED WATER METERS.

Mayor Tettermer invited Attorney Davis to comment. Attorney Davis read Resolution No. 25-10 by title only.

Mayor Tettermer called for public comments.

1. Scott Heilmann – Mr. Heilmann commented that this project sounded like a very large investment. Mr. Heilmann inquired if there would be a reduction in the consumption rate with these improved efficiencies.
2. Genese Hatcher – Mrs. Hatcher inquired if the ultimate goal with the smart readers was to have fewer meter readers in the future. Mrs. Hatcher added that there should be a point where we don't need to pay for meter readers.

Mayor Tettemer called for additional public comments. Hearing and seeing none, Mayor Tettemer closed the public comment period.

Director Shaeffer reported that he would expect a reduction in the rate as the City begins to eliminate vehicles and in-person reads, however, he did not feel that it would be measurable for the average consumer. Director Shaeffer added that it was the City's desire and goal to keep rates as low as possible.

Manager Whitman reminded everyone that this was a pilot program. Vice Mayor Jarman noted it was his understanding that staff would be retained, however, the City would not need to replace them, and further discussed the customer service enhancements like the Dashboard and enhanced data with this new program. Assistant Manager White concurred and reported that staff would be repurposed. Mayor Tettemer concurred and added that the current staff would remain in the organization.

Mayor Tettemer invited further comments from Council. **Councilman Casto moved to approve Resolution No. 25-10. Vice Mayor Jarman seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

ITEM 4. RESOLUTION NO. 25-11, ESTABLISHING A FELINE SPAY/NEUTER VOUCHER PILOT PROGRAM.

Mayor Tettemer invited Attorney Davis to comment. Attorney Davis read Resolution No. 25-11 by title only. Mayor Tettemer called for comments from Assistant City Manager White.

Manager White reported that the Council approved this pilot program during the budget process, allocating up to \$40,000 and directed staff to establish guidelines. Manager White reported this was Staff's first draft of those guidelines. Manager White added that since Council discussed this item during the budget meeting, Spay Bay had increased their costs to \$50.00 per cat.

Mayor Tettemer called for public comments.

1. Genese Hatcher – Mrs. Hatcher commented that she did not feel that the City should be in the cat spaying business. Mrs. Hatcher added that she did not think that all citizens should have to pay for this, we should not have to be responsible for somebody else's cat.

Mayor Tettemer called for additional public comments. Hearing and seeing none, Mayor Tettemer closed the public comment period. Mayor Tettemer invited comments from Council.

Councilman Casto reported that the Beach has a feral cat problem, especially on the east end. Discussion regarding Spay Bay increasing its cost to \$50 per cat and the original voucher being set up at \$40 per cat took place. Vice Mayor Jarman noted that he did not have a problem increasing the voucher to \$50.

Councilmember Coburn inquired if domestic cats were included in the draft Council had in front of them this evening. Councilmember Coburn noted that she thought domestic cats should be removed from the program if so and that the City should only pay for feral cats. Councilman Casto and Councilman Register concurred with Councilmember Coburn.

Discussion regarding feral cats versus domestic cats as well as trapping cats took place. Discussions regarding this being a pilot program, trap and release groups, nonprofit organizations on the Beach and the program being limited to the Beach versus all of Bay County took place. Discussion regarding setting aside a certain number of vouchers for nonprofit organizations and setting aside a certain number of vouchers for individuals took place.

Mayor Tettemer inquired if there was a consensus of the Council with respect to setting aside 50 vouchers for individuals within this pilot program. Councilmembers concurred. The Council approved an unlimited number of vouchers to be available to registered nonprofit organizations, within the City limits, up to the approved budgeted amount, along with the price being increased to \$50 per voucher, and removing domestic cats from the pilot program.

Discussion regarding the Staff tracking the numbers/vouchers all year long and reporting back to the Council took place. The Council discussed not issuing more than 20 vouchers at a time to nonprofits to ensure that the vouchers were being utilized before a nonprofit returned to the City for additional vouchers.

Attorney Davis recapped the Council's amendments: Increase the voucher amount to \$50, remove domestic cats from the pilot program, allow registered nonprofits within the City to get up to 20 vouchers at one time, limit the number of vouchers for residents to 50 within this pilot program, with the remaining being reserved for nonprofits up to the approved budgeted amount.

Mayor Tettemer called for additional comments from Council. **Vice Mayor Jarman moved to approve Resolution No. 25-11, as amended (as stated by Mayor Tettemer and Attorney Davis above). Councilman Casto seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

ITEM 5. RESOLUTION NO. 25-12, APPROVING AN AGREEMENT FOR THE CONSTRUCTION OF THE MIRACLE LEAGUE PAVILION & RESTROOM PROJECT; AND AUTHORIZING A BUDGET AMENDMENT.

Mayor Tettemer invited Attorney Davis to comment. Attorney Davis read Resolution No. 25-12 by title only.

Director Joyner provided background information on the Miracle League Pavilion project and noted she hoped that the project could move forward. Discussion regarding future restrooms at the Pickleball courts took place.

Mayor Tettemer reported that the bids came in fairly overbudget. Director Joyner concurred. A brief discussion took place regarding increased costs of construction materials.

Councilmember Coburn offered her support and noted she was excited about this project.

Mayor Tettemer called for public comments.

1. Genese Hatcher – Mrs. Hatcher commented that she was a builder and highly recommended that the City put the project back out to more builders and not accept this one bid. Mrs. Hatcher asked the Council to be good stewards of our money and put the project back out to bid. Mrs. Hatcher inquired as to how many people the City had passed this bid out to.

Mayor Tettemer called for additional public comments. Hearing and seeing none, Mayor Tettemer closed the public comment period. Mayor Tettemer invited comments from Council.

Manager Whitman reported that the bid was put out to everyone via the City's website and on DemandStar, a national system, for 30 days. Manager Whitman added that the City had done its due diligence. A brief discussion regarding how the bidding process works and DemandStar took place.

Councilman Casto offered his support and noted that the City received two bids on this project. Councilman Casto recommended moving forward. **Councilman Casto moved to approve Resolution No. 25-12. Vice Mayor Jarman seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

ITEM 6. DISCUSSION / ACTION ITEM, FRANK BROWN PARK SKATEPARK DESIGN.

Mayor Tettemer invited Assistant Parks Director Keith Meyerl to the podium.

Director Meyerl presented a PowerPoint presentation on the skatepark design (copy included in the Oct 24 council agenda packet). Mr. Meyerl reported that the public had several opportunities to attend public meetings and comment on the design. Mr. Meyerl added that the design was well received by the public. Mr. Meyerl reported that the design hits the marks with respect to budget and with what members of the skate park community would like to see. Mr. Meyerl added that construction should begin in early 2025 with a grand opening being projected in the summer of 2025.

Mayor Tettemer thanked Director Meyerl and called for comments from the Council. A brief discussion regarding elevation took place. Councilman Register inquired about the detention basin within the footprint. Mr. Meyerl reported final approval of the basin would be determined by the stormwater department and permitting. Councilman Register recommended that a more aesthetically pleasing basin be designed, like perhaps a water feature. Councilman Casto concurred and added that that was a good idea and noted that could be designed in-house and should be relatively inexpensive. Council further commented on the design. Councilman Casto recommended moving forward with the design as presented.

Mayor Tettemer called for public comment. Hearing and seeing none, Mayor Tettemer closed the public comment period

Mayor Tetterer called for final comments from Council. **Vice Mayor Jarman moved to accept the concept/design as presented. Councilman Casto seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

CITY MANAGER REPORT – No report.

CITY ATTORNEY REPORT – No report.

COUNCIL COMMENTS – Mayor Tetterer called for comments from Council.

Councilman Register recommended that at the roundabout at Front Beach and Rt 79 the City work with the arts community to install something in the center of the roundabout that welcomes everyone to PCB as it is the City’s gateway. Councilman Register asked Council for consensus.

A brief discussion regarding power already being installed at the roundabout took place. Manager Whitman provided an update on the landscaping being currently installed. Manager Whitman reported the last time Council talked about adding art to the roundabout it died on the dais. Manager Whitman asked for direction from the Council.

Councilman Casto noted that he thought that it was a great idea. Councilmember Coburn concurred and recommended tasking the City’s Public Arts Committee. Councilman Register recommended something more than a beachball should be installed.

Attorney Davis reported the Public Arts Committee is tasked with approving art, vetting. Councilman Register inquired if the rules/purpose of the Committee could be changed. Attorney Davis reported yes that was possible. Mayor Tetterer concurred and suggested that the Committee bring the Council options. Councilmember Coburn recommended hosting a charette for artists. Attorney Davis recommended that Staff work internally and bring something back to the Council for approval. Councilmembers concurred.

Vice Mayor Jarman recommended that the Millcole Avenue project be put back out to bid, if the Council agreed. Manager Whitman inquired as to the limits of the project. Vice Mayor Jarman recommended just the hole. Mayor Tetterer inquired if Staff would consider combining Millcole with other projects, to get better bids. Manager Whitman noted that he would work with Staff and bring something back to the Council.

Vice Mayor Jarman inquired the Council was in agreement with directing Staff to look at, and bring something back to Council, the franchise agreement with trash haulers, as it was now expired. All Councilmembers concurred.

Vice Mayor Jarman asked for an update on the bid process for the pickleball courts. Manager Whitman reported that Staff should be putting it out to bid soon.

Mayor Tetterer congratulated the Tallahassee Medical Hospital / Center on its grand opening. Mayor Tetterer also congratulated Frank Brown Park, the Boys & Girls Club, and AT&T on the grand opening of the Connected Learning Center at Frank Brown Park. Mayor Tetterer wished everyone a happy and safe Halloween. Lastly, Mayor Tetterer reminded everyone that voting was going on now and provided locations and hours of the early voting locations and thanked the poll workers and election workers volunteering their time.

With nothing further, Mayor Tetterer adjourned the meeting by unanimous consent at 11:07 a.m.

READ AND APPROVED this 14th day of November, 2024.

CITY OF PANAMA CITY BEACH, FLORIDA



Stuart Tetterer, 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.