

City Council Meeting
January 12, 2021, 9:00 a.m.
City Hall – 201 Paradise Path

Present

Mayor, William A Cathey
Councilman, Bobby Pollock
Councilman, Jerry Smith
Councilwoman, Sharon Call
Councilman, Darrell Key

Also Present

City Administrator, Mario Gisbert
City Clerk, Lindsey Hovind
City Attorney, Nick Beninate

Meeting was Called to order at 9 a.m.

Tyndall AFB Joint land study/compatible use plan update – Ray Greer

Mr. Greer updated Council on the Joint Land Use study that was started in 2018 but was put on hold due to the storm. It includes Mexico Beach, Parker, Springfield, Callaway, Panama City and parts of unincorporated Bay County. They have found 21 areas of interest to focus on and includes the F-22 mission as well as the F-35 mission. It is open to public comment for the next 30 days and can be viewed on their website Tyndalljlus.com.

Meeting minutes approval by consent brought to the table.

Mr. Pollock motioned, Mr. Key seconded to approve September, October and November 2020 meeting minutes by consent.

Department Reports

Ms. McLeod phoned in. She went over the cash analysis report for everything thru December 2020. She pointed out that the Water Fund operating account showed a 1.7million dollar deficit which she said will change. FEMA money comes in one lump sum and she still has research to do to move funds to where they belong. She does not feel this will be an issue. Mayor Cathey asked if bank statements were reconciled to this and she said not yet. Bank statements were finished thru January 2020, but she has been over all of them getting this report ready and thinks they will be very close. She also added W-2's are ready and W-9's would go out with the W-2's.

Fire Chief Walker advised the new Bay County EMS personnel were here working with the new truck and are responding to all medical calls. He said there were a few kinks to work out at the beginning, but the change has been positive.

Lieutenant William's gave an overview of the 2020 statistics. There were 1811 calls for service and 116,636 miles patrolled, 31 arrests, 389 traffic stops, 378 citations of which 285 were with a warrant and 22 traffic accidents. There have been a few petty crimes lately, but nothing major.

Ms. Johnson updated Council saying 3 new building permits were issued in December. She met with the new owner of Rustic Sands to go over what they could do to clean up the property.

Ms. Lyons shared that there are 3 homes going before the Special Master at the upcoming meeting. She also said the home on Hwy 98 was torn down and the mobile home on 15th was gone. She commented on Rustic Sands and how the clean up so far looks good.

Mr. Davis said the Public Works crews are still working on stump grinding. Dredging of the canal will continue until further notice due to recent storms that continue to fill it back in. The sidewalk project is under way and they will be replacing 5026 linear feet of concrete. Parking lot at 8th and Hwy 98 is finished. Pilings are going in at the Marina Project and the Welcome Center is ready for foundation. Contract for street signs is being voided and will go back out for bid soon. Public asked if it was possible to put a sign at the boat ramp saying if the canal was open or closed. Tommy said that would not be an issue and the canal dredging staff could be responsible for it.

Mr. Martin reported they are working on replacing damaged fire hydrants. Due to an issue with a generator, they had a small wastewater overflow. There is a system they could get that could notify staff if that happens to avoid future issues. Sampling in the creek and canal have all come back good.

Dave with Dewberry stated they are in contact with FEMA about the 428 funds for the sidewalk repairs project. The beach bypass needs a DEP Notice to Proceed which they expect in 2 weeks. Project should be done by May 1st. The street project bid has been extended to January 19th because of the complexity of the plans. The boat launch expansion, for boat ramps only, is in the design and permit stage. For the landscape project, FDOT has said that there cannot be any permanent irrigation install which means temporary water must be part of the bid. Mayor Cathey asked if it was going to be possible to stay with the budget of the grant money for the project. Mr. Key questioned the plant selection and asked that all plant material be drought tolerate to avoid plant loss. Dave assured that he did not think either would be an issue.

Ryan with Atkins updated on several thing. The lift station funds are obligated, and documents are filed for reimbursement. Wastewater collection system is pending final review stage. He expects funds to be obligated next month. Substantial damage funds are pending in final review stage. He hopes those will be wrapped up next month. A & E payment came through last week. He submitted data for the demo project and trash property removal, it is in the beginning stages. The pier, jetty and police and fire station are in design and development stages. 85 million is already obligated for those projects.

Minor Replat - 107 38th St S A&B was brought to the table.

Open Public hearing at 9:57 a.m.

Mr. Gisbert summarized that there were two townhomes prior to storm, zoned townhome but not actually platted as such. Originally 50 ft lot that was separated into 2 sections for townhomes. Rick Breeden property owner wants to combine 2 townhome lots and build a single-family home.

Public hearing was closed 10:01

Mr. Smith motioned, and Ms. Call seconded. Motion passed with a 4 to 1 vote.

Minor Replat - 107 38th St S C&D was brought to the table.

Open Public hearing at 10:02 a.m.

Mr. Gisbert noted this is same request as prior agenda item. Rick Breeden speaking for owner said they will put 1 residence on each lot with a party wall on the lot line. Basically, it will be a duplex. It was asked

if he knew what was going on with lots E and F. Mr. Breeden said they are separate owners and he did not know their plans.

Public hearing was closed 10:04

Mr. Smith motioned, and Ms. Call seconded to accept minor replat. Motion passed with a 4 to 1 vote.

Variance – 118 Canal Pkwy (Front setback – P&Z denied) was brought to the table.

Open Public hearing at 10:05 a.m.

Mr. Gisbert noted homeowner was in the hospital and could not attend. Variance is for front setback encroachment of 5.1 feet.

Public hearing was closed 10:06

Mr. Key asked about what setback should be and was noted it is still 15 feet back. Mr. Gisbert explained house is built, they want to extend a deck into the setback. Mr. Key said he does not have issue given the location. Attorney read standards and they state hardship must be shown.

Mr. Pollack motioned, and Ms. Call seconded to deny variance. Motion passed with a 3 to 2 vote.

Change in use – 101 40th St - Restaurant to a souvenir shop was brought to the table.

Open Public hearing at 10:12 a.m.

No public present

Public hearing was closed 10:12a.m.

Mr. Gisbert stated this is simple change in use.

Mr. Key motioned, and Mr. Pollack seconded to accept the change in use. Motion passed unanimously.

Change in use – 2802 Hwy 98 Unit C – Retail to ice cream shop was brought to the table.

Open Public hearing at 10:13 a.m.

No public present

Public hearing was closed 10:14 a.m.

Mr. Gisbert stated again this is simple change in use.

Mr. Smith motioned, and Mr. Pollack seconded to accept the change in use. Motion passed unanimously.

Resolution 21-01 SCADA for WTP and MXI was brought to the table.

**A RESOLUTION OF THE CITY OF MEXICO BEACH, FLORIDA
APPROVING A QUOTE FROM HAWK SCADA FOR WTP AND MX-1 IN THE
AMOUNT OF \$10,093.00. (Ten Thousand, Ninety-Three Dollars and Zero Cents.)**

Mr. Pollock motioned, and Mr. Key seconded to read Resolution 21-01 (by title only)

Mr. Gisbert noted this is to expand the system already in place to alert utilities staff of an alarm at the water treatment plant or MX-1 lift station.

Mr. Smith motioned, and Mr. Key seconded to adopt Resolution 21-01. Motion passed unanimously.

Resolution 21-02 Fire Department SCBA – Funded by a state grant was brought to the table.

A RESOLUTION OF THE CITY OF MEXICO BEACH, FLORIDA APPROVING A PROPOSAL FOR A SCBA AIR COMPRESSOR AND FILL STATION WITH MUNICIPAL EQUIPMENT COMPANY LLC., IN THE AMOUNT OF \$36,414.60 (Thirty-Six Thousand, Four Hundred, Fourteen Dollars and Sixty Cents).

Mr. Pollock motioned, and Mr. Key seconded to read Resolution 21-02 (by title only)

Chief Walker explained this is for a gas filling station that would allow the Fire Department to refill their own breathing tanks they use during training and fighting fires.

Mr. Pollock motioned, and Mr. Key seconded to adopt Resolution 21-02. Motion passed unanimously.

Ordinance 748– Sale of 246 Lalla Ln (2nd reading) was brought to the table.

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AUTHORIZING THE SALE OF 246 LALLA LANE AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Mr. Pollock motioned, and Mr. Smith seconded to read Ordinance 748 (by title only)

Mr. Smith motioned, and Mr. Key seconded to adopt Ordinance 748. Motion passed unanimously.

Ordinance 755 was brought to the table.

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AMENDING THE LAND DEVELOPMENT CODE TO MODIFY THE TOWNHOME DISTRICT ZONING CATEGORY PRINCIPAL USES TO ALLOW SINGLE FAMILY DETACHED AND ELIMINATE MULTIFAMILY RESIDENTIAL; PROVIDING FOR CODIFICATION; REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN IMMEDIATELY EFFECTIVE DATE.

Mr. Key motioned, and Ms. Call seconded to read Ordinance 755 (by title only)

Mr. Key motioned, and Ms. Call seconded to adopt Ordinance 755. Motion passed unanimously.

Parcel of land 101 x 100 37th St – FDEO Grant – Appraisal and survey release was brought to the table.

Mr. Gisbert explained this grant was through the State and would give up to \$500,000 towards the purchase of land for the benefit of the pier. The grant will only pay up to an appraised value and ends June 30, 2021 He has 4 pieces of property on 37th St that are all 100 feet deep and two are 16ft wide, one is 50ft wide and the other is 19 ft wide. The owners are asking \$485,000 for all four. The appraisal will be around \$700 and the survey will be around \$500 for each parcel, both of which have to be done for the grant money. Mr. Gisbert would like to go ahead with the appraisal to see what the grant would cover and see if the property owners will accept that price. If so, will go ahead with the surveys.

Mr. Pollock motioned, and Mr. Key seconded to go forward with the appraisal process and possible survey.

Estuary program was brought to the table.

Mr. Gisbert stated he has been contacted by FSU about an Estuary study they are doing from St Joseph's Bay to St Andrews Bay. They would like a volunteer from Council to represent Mexico Beach in the study.

Mr. Key volunteered.

Atkins/ACDC CAT Z payments were brought to the table.

Mr. Gisbert is continuing to monitor what is obligated. The State gets the funds and holds 50%, but Mr. Gisbert is going to try to get them to relax the amount they are holding. Any payments going out already go before Council and this will not change. Mr. Smith does not think we should be paying the CAT Z payments at all. He motioned to deny making any more payments to CAT Z. Ms. Call said she needed more information before she could second, and Mr. Key agreed. Mr. Key asked if they could table to the next meeting to get more information.

Mr. Pollock Motioned, and Mr. Key seconded to table this motion until the next meeting.

City Attorney Report

Mr. Beninate said there is nothing to report at this time.

City Administrator Report


Mr. Gisbert said MBARA contacted him about a \$125,000 grant. It would be \$60,000 from the State and \$60,000 from MBARA.

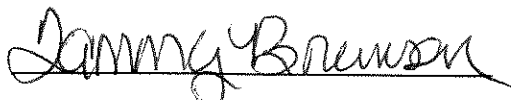
Council Comments

Mr. Key commented on the sidewalk project update from earlier in the meeting. He said he did not feel it was right that the HOA who had pavers in front of their building did not have them replaced. Instead, it was replaced with concrete which he thought was an overstep for someone to have made that decision. He feels it should have been put back the way it was.

Mr. Key motioned to adjourn the meeting and Ms. Call seconded.

Meeting adjourned at 10:52 a.m.

By: 
Mayor William A Cathey

Attest: 
Tammy Brunson, City Clerk