

MARIANNA CITY COMMISSION
REGULAR MEETING
MARCH 2, 2021
6:00 PM

CITY HALL
2898 GREEN STREET
Join by Zoom:
Dial 929-205-6099
Meeting ID: 875 4006 2876

The Marianna City Commission met for a regular meeting on the above date and time. Mayor Ephriam called the meeting to order. City Clerk, Kimberly J. Applewhite, called the roll. Members present were: Mayor Travis Ephriam, Kenneth Hamilton, John Roberts, Allen Ward, II and Rico Williams.

Mayor Ephriam gave the invocation and led the Pledge of Allegiance.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to approve the agenda, with the addition of item 6-F – Steven Benton.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to approve the minutes for February 2021.

Adam Blaylock Deputy Secretary, for SRF-Clean Water State Revolving Fund and Tim Banks Director of Clean Water, presented the City with the Pisces Award recognizing the City's solar array program.

John Garrett with Wheeler Emergency Management Consulting appeared before the Commission to give an update on reimbursement from FEMA for expenses incurred by the City in the aftermath of Hurricane Michael, Hurricane Sally and Covid-19.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to proceed with demolition on private property as soon as staff & Wheeler were comfortable FEMA reimbursement would be approved.

Upon a motion by Commissioner Roberts, with a second by Commissioner Hamilton, the Commission voted unanimously to authorize payment of Wheeler invoice #19-7116 in the amount of \$2,125.00.

Main Street Marianna Director Megan Holley appeared before the Commission to ask for permission to RFP the lease for the Farmers Market. The current lease with Jackson County Growers Association will expire on May 31, 2021. Ms. Holley informed the Commission that there was interest by other groups to lease the property.

Upon a motion by Commissioner Roberts, with a second by Commissioner Hamilton, the Commission voted unanimously for staff to advertise for RFP for the lease of the Farmers Market.

Ms. Holley also talked about leasing Lafayette Landing for parties and special events. The price for half day will be \$75 and a full day will be \$150.

Upon a motion by Commissioner Roberts, with a second by Commissioner Hamilton, the Commission voted unanimously to lease Lafayette Landing for parties and special events.

Melinda Gay, Administrator of the Marianna Health and Rehab Center appeared before the Commission to give a status report on the Center. Funds were received from the Provider Relief Fund for Nursing Homes. Fund payments to eligible nursing homes are to protect residents from the corona virus disease. The Center was eligible for the Quality Incentive payment which rewards nursing homes for keeping new COVID-19 infection rates among residents lower than the community. A Quality Incentive payment was also received in February. Census for January 2021 was 66.04%. February census is 65.4%. 86% of patients have been vaccinated.

Steve Benton appeared before the Commission on behalf of the Jackson County School Board to discuss Marianna Middle School (JCSB). JCSB has offered the property to the City and needs a decision from the City as soon as possible. If the City doesn't want the property, JCSB will put the property up for private sale. Mayor Ephriam would like the City to have a say in what happens to the property. A special meeting will be held on March 9, 2021 at 5 PM so the City can decide.

At this time Mayor Ephriam recognized the following employees for their years of service to the City:

Colt Howell	5 Years	City of Marianna
Leaokia Barnes	5 Years	Marianna Health & Rehab Center
Jeff Bell	5 Years	Marianna Health & Rehab Center

At this time Mayor Ephriam opened the public forum. Members of the audience were given an opportunity to address the Commission on any subject not on the agenda.

Elmore Bryant appeared before the Commission requesting a letter of support from the City to be sent to Northstar Black Heritage.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to authorize staff to write a letter of support to Northstar Black Heritage.

Willie Mack of 4095 Circle Drive would like to see some City roads rebuilt. Public Works Director, Joe Richey, will meet with Mr. Mack.

Tiffany Garling and Zac Gilmore appeared before the Commission to report that a grant for a website for the Marianna Municipal Airport was on going. They also reported that Amazon will employ around 27 employees. They also discussed other grants that Jackson County had

received. Informed Commission JCEDC applied on behalf of City for RIF for Tri-States waterline which was approved by DEO.

Arthur Penello owner of Penello's Italian Restaurant was present to inform the Commission that there are no public restrooms in the Industrial Park for employees of food trucks to use and suggested the City construct a public restroom in the area.

Mr. Penello feels that he is being singled out by Code Enforcement regarding the banners and LED signs that he has at his business located at 4217 Lafayette Street. He has an animated flag on his sign that isn't allowed under the City's sign ordinance. The Commission directed Mr. Penello meet with the city manager.

At this time a Public Hearing was opened.

The City is planning to apply for funding under the DEO program CDBG-CV to be used to upgrade air quality systems at Marianna Health and Rehab Center and is required to conduct a public hearing. There were no comments from the public.

The Public Hearing was closed.

At this time a Public Hearing was opened.

The City is planning to apply for funding under the DEO program CDBG-ED – the funds must be used for neighborhood revitalization, commercial revitalization and housing rehabilitation. It is required to conduct a public hearing. There were no comments from the public.

The Public Hearing was closed.

Marianna Municipal Development presented the Commission with the February 2021 planning and permitting report.

Miller and Miller Chevrolet Buick GMC are making approximately \$2 million of improvements to their business at 4204 Lafayette Street. Miller and Miller are located within the West End CRA. These improvements will enhance the property located within the CRA. As an incentive and in support of improvements within the CRA the owners have requested a waiver of the City's portion of the building permitting fees. The waiver would total \$2,248.34.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to approve the recommendation and waive the City's portion of the building permitting fees for Miller and Miller Chevrolet Buick GMC.

The City of Marianna Planning and Zoning Board met in regular session on February 22, 2021 and voted to recommend approval of the additions to the 2018-2019 Dilapidated Structure List. The two properties:

Elinor Adams Estate – located at 4400 Pearl St (04-4N-10-0124-0000-0171).

Meladimataji Jai Shree, LLC – located at 3003 Carters Mill Rd (33-5N-10-0000-0770-0000).

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to add 4400 Pearl St and 3003 Carters Mill Rd to the 2018-2019 dilapidated structure list.

City Manager Jim Dean read proposed Ordinance #1110 by title:

AN ORDINANCE AMENDING ORDINANCE NO. 812, WHICH ADOPTED THE CITY OF MARIANNA COMPREHENSIVE PLAN, AND ORDINANCE NO. 1103, WHICH AMENDED THE CITY OF MARIANNA COMPREHENSIVE PLAN AND FUTURE LAND USE MAP TO PROVIDE FOR THE ADOPTION OF A CERTAIN SMALL SCALE FUTURE LAND USE MAP AMENDMENT (SSA-2021-01) TO THE CITY OF MARIANNA COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

This was the first reading.

Mr. Clay Milton was present on behalf of the hospital. The plan is to use the property as a home. There will be no office or clinic at this address.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to authorize advertising proposed ordinance #1110 for land use change on the Schulz property located at 2959 Daniel St and set a second hearing for the April 6, 2021 meeting.

Municipal Development Director Kay Dennis read proposed Ordinance #1111 by title:

AN ORDINANCE AMENDING ORDINANCE NO. 815, WHICH ADOPTED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS AND ORDINANCE NO. 1104, WHICH AMENDED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR A ZONING DISTRICT CHANGE TO THE ADOPTED ZONING DISTRICT MAP OF THE CITY OF MARIANNA, FLORIDA; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

This was the first reading.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to authorize advertising proposed ordinance #1111 and set a second hearing for a zoning change for the Schulz property located at 2959 Daniels St for the April 6, 2021 meeting.

Municipal Development Director Kay Dennis read proposed Ordinance #1112 by title:

AN ORDINANCE AMENDING ORDINANCE NO. 812, WHICH ADOPTED THE CITY OF MARIANNA COMPREHENSIVE PLAN, AND ORDINANCE NO. 1110, WHICH AMENDED THE CITY OF MARIANNA COMPREHENSIVE PLAN AND FUTURE LAND USE MAP TO

PROVIDE FOR THE ADOPTION OF A CERTAIN SMALL SCALE FUTURE LAND USE MAP AMENDMENT (SSA-2021-01) TO THE CITY OF MARIANNA COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

This was the first reading.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to authorize advertising proposed ordinance #1112 and set a second hearing for land use change for the property owned by James and Connie Umphrey located at 2933 Green St and 4411 Putnam St for the April 6, 2021 meeting.

Municipal Development Director Kay Dennis read proposed Ordinance #1113 by title:

AN ORDINANCE AMENDING ORDINANCE NO. 815, WHICH ADOPTED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS AND ORDINANCE NO. 1111, WHICH AMENDED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR A ZONING DISTRICT CHANGE TO THE ADOPTED ZONING DISTRICT MAP OF THE CITY OF MARIANNA, FLORIDA; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

This was the first reading.

Upon a motion by Commissioner Ward, with a second by Commissioner Roberts, the Commission voted unanimously to authorize advertising proposed ordinance #1113 and set a second hearing a zoning change for the property owned by James and Connie Umphrey located at 2933 Green St and 4411 Putnam St for the April 6, 2021 meeting.

The City has authorized award of the Waste Water Treatment Plant Upgrade project. Part of the contract will include a tax savings agreement so the City will not have to pay taxes on the materials purchased. This will likely be a saving of over \$100,000. The agreement has been reviewed by the city attorney and staff and determined to be acceptable.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to approve the tax savings agreement for the Waste Water Treatment Plant Upgrade project.

The City participates in and is a member of the LMS Board for Jackson County. The LMS Plan is revised and modified on a regular basis by the Board. In Order to participate in the FEMA Hazard Mitigation Grant Program, the City needs to adopt the LMS Plan, describing potential projects that are needed to mitigate further damage in the event of a storm. Staff has reviewed the proposed plan developed by the LMS Board and finds it acceptable.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to adopt Resolution 2021-011 – LMS Plan.

The City of Marianna has been working with FEMA and Florida Division of Emergency Management (FDEM). In order to receive funding from FEMA/FDEM the City is required to execute a Sub-Grant agreement. The city attorney and staff have reviewed the Sub-Grant agreement and recommends approval.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to execute the sub-grant agreement.

Cost estimates have been obtained in order to do overlay work on all of Dial St and a portion of Pearl St (from Caledonia St to Borden St). The scope of work generally includes: clean, tack coat and pave with 50 lbs. of leveling course and provide a one-inch SP-9.5 asphalt cap, along with utility adjustments if needed. A single cost estimate was obtained and provided by Baxter's Asphalt & Concrete, Inc., using our continuing infrastructure contract as approved by the Commission on August 20, 2019. Funds will be taken from the street tax discretionary fund. Cost estimates are as follows:

Dial Street	\$43,460.
Pearl St (from Caledonia St to Borden St)	\$33,300.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to authorize overlay work for Dial Street and Pearl St (from Caledonia St to Borden St) by Baxter's Asphalt & Concrete, Inc., at a cost not to exceed \$76,760.

The Optimist Club have asked the City to renew the agreement for the MERE Complex, with a change regarding the electronic sign on Caverns Road. The Optimist will have the sign rehabbed at no cost to the City, with a new improved electronic sign, and will sell advertisements placed on the sign. In addition, the Optimist will allow the City to advertise at no cost. We would anticipate displaying upcoming events. Staff recommends entering into a new contract with the Marianna Optimist Club which would allow them to purchase a new sign or rehab the existing one with the provisions placed on advertising and messaging that we have added to the contract.

Upon a motion by Commissioner Roberts, with a second by Commissioner Roberts, the Commission voted unanimously to renew the contract for the MERE Complex with the Marianna Optimist Club with the provisions placed on advertising and messaging.

After advertising for the Assistant Director of Nursing position staff recommends promoting Tandra Purswell. Tandra is a registered nurse with proven experience and loyalty to MHRC. Tandra has been full time at MHRC since 1996. The ADON position is a pay grade 31. Tandra's current salary is \$30.24/hour. Staff is recommending a salary of \$67,600.

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the Commission voted unanimously to follow the recommendation of the Marianna Health & Rehab Center administrator and approve Tandra Purswell for the Assistant Director of Nursing position at a salary of \$67,600.

The State of Florida has established the CDBG-CV Program and it has been determined the City of Marianna is eligible to make an application for certain funds.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to approve Resolution 2021-012 -Community Development Block Grant – Corona Virus Relief.

The Public Works Department is proposing the purchase of one new ½ ton 4X2 pickup truck. The truck will replace an older vehicle which will be placed in line for the surplus auction. This is a budgeted item with funds available in the approved 2020-21 FY budget. Quotes are as follows:

Chipola Ford (Marianna)	\$24,908.50
River Bend Ford (Bainbridge, Ga.)	\$26,775.28
AutoNation Ford (Panama City)	\$31,850.00

Upon a motion by Commissioner Roberts, with a second by Commissioner Ward, the Commission voted unanimously to approve the purchase of a new service vehicle from Chipola Ford for the quoted price of \$24,908.50.

Commissioner Hamilton stated 2nd Avenue next to the old Elrod property needs to be cleaned up. Commissioner Roberts would like someone to look at the water tower at the Distribution Park and see if it might need cleaning. Commissioner Williams would like the pot hole at Old Cottondale Road and Harley Drive repaired. Mayor Ephriam would like the City to make application for Borden Street and do the water lines with it.

A discussion was held on adding disc golf at the MERE Complex. After an explanation it was the consensus of the Commission to move forward with a design.

There being no further business the meeting was adjourned.

Mayor-Commissioner

Attest:

City Clerk