

**City of Marianna
Regular City Commission Meeting**

**October 5, 2021
6:00 PM**

**City Hall
2898 Green Street
Marianna, FL 32446**

**Join By Zoom:
Dial 929-205-6099**

Meeting ID: 872 4163 2783

Press *9 to raise hand to speak during the public forum.

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

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

Upon a motion by Commissioner Ephriam, with a second by Commissioner Williams, the Commission voted unanimously to adopt the minutes for August 3, 2021 regular meeting and August 17, 2021 Workshop and Special Meeting.

Commissioner Ephriam made a motion to move item 10N- Project Skeleton up on the agenda to speak about after item 5c.

Upon the motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve the motion to move item 10N up on the agenda.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the Commission voted unanimously to adopt the minutes for September 7, 2021, regular meeting, as well as September 13, 2021, and September 20, 2021, Special Meetings.

City Manager Jim Dean stated that he would like to ask the Commissioners to consider tabling Project Skeleton and put it on the agenda for a later Commission meeting. He stated after speaking with all parties involved which includes the private business, Jackson Hospital, and others it was agreed that there should be a meeting to have a discussion to reach an agreement that would benefit all parties involved.

Upon a motion by Commissioner Williams, with a second by Commissioner Ephriam, the

board voted unanimously to approve the request to table the discussion.

Commissioner Ephriam stated that he wants to make it known that in no way is the City against the hospital or the hospital against the City. He appreciates the opportunity to hear comments and concerns regarding the matter to make the best decision and sitting down with the parties involved will help make the best decision.

Commissioner Roberts stated that he would like the City to sit down with the Hospital and TOC and try to reach an agreement that will work for all parties involved. He encourages the hospital to reach out to TOC, the County and the City to try to facilitate an agreement that will benefit all parties.

Commissioner Williams stated that it was important to get a business to come into the west end corridor.

Melinda Gay was present for MHRC. She stated that August financials look relatively similar to previous financials. She stated that September census was up to 70% and that they are set to have the vaccine clinic set up on 10/14/2021 for the Pfizer booster. There are 79 residents and 29 staff eligible to receive the booster. As of today there are 91% of residents and 49% of staff that have been vaccinated. She stated that county positivity rates for Covid have dropped by 10% since July and that she is hoping to get back to indoor visitations soon.

City Manager Jim Dean stated that Habitat for Humanity has 3-5 houses on Chipola Street that are being constructed. Habitat for Humanity has a preliminary plat of Gillis Ridge, and there are multiple lots the City has recently taken possession of that the Habitat for Humanity would like to build houses on. There is a concept that has been discussed where the City will partner with Habitat for Humanity to help financially, with the funds from the American Rescue Plan Act (ARPA), in the construction of 10 homes within the next year or two. City Manager Jim Dean is asking the Commission if they would be willing to make a contribution to help Habitat for Humanity be able to start construction of the homes and would the Commission entertain a proposal for a public-private partnership before the City spends time drawing up an agreement.

Commissioner Ephriam stated that he would like to have a plan drawn up to present at the next Commission meeting stating that with the platting of Gillis Ridge, a partnership with the City could allow Habitat to build houses on 7 lots, which have been platted. In addition, with the donation of 4 vacant lots owned by the City and a financial contribution from the City would allow Habitat to build over 10 homes inside the City of Marianna. It was commented Habitat for Humanity has been one of the largest home builders in the past 3 years in the City of Marianna.

Commissioner Roberts stated that he is not in favor of the area where Gillis Ridge is located and where the houses are being built due to it backing up to a railroad track and being a

sloping lot. He stated that he is in favor with partnering with Habitat for Humanity but would like a different site approved. He stated that he doesn't want the City to be locked into a specific piece of property.

At this time Mayor Ward recognized Wallie Kiel, Sean Livingston, and Joe Hutchings for their continued service to the City.

William Long was present for Miller and Miller Chevrolet. He is asking the City for help to fund a project to bring water from Kelson Avenue to the back of the GM building to connect to the fire suppression system. He stated that they are not wanting help with the suppression system, only bringing the water to the back of the GM building.

Commissioner Roberts stated that he would prefer not to vote on this matter due to a conflict of interest as his firm has represented Miller and Miller for some years now.

City Manager Jim Dean stated that the City would have to tap into the 8 inch line on Kelson running East along Baltzel street over to Miller and Miller Bldg. He stated that if the Commission determines that it is something that needs to be done that City staff can make it happen. The money could be drawn from the Utility fund reserves and the amount would be \$63,750.00.

Upon a motion by Commissioner Hamilton, with a second by Commissioner Williams, the board voted 4 to 0 to approve the request, with Commissioner Roberts abstaining from voting.

At this time Mayor Ward closed the public meeting and opened the Public hearing.

Mr. McAllister was present from DHM to speak on the Community Development Block Grant. He stated this grant is for rehabilitation and improvements to the HVAC systems and add a bio-hazard room at MH&R. This includes replacing the entire ventilation and air compression system. There will be an air purification system installed. The City of Marianna anticipates applying to the Florida Department of Economic Opportunity (DEO) for a grant under the CV category in the amount of \$3,996,209. This amount is the estimated cost for the project. No cost will fall on the City and will be covered by the Community Development Block Grant.

At this time the Mayor Ward closed the public hearing and opened up the Public meeting for comments.

Mrs. Sheila Deshazo of 2818 Wynn Street states that they had dug a ditch themselves when they bought the property to drain the water that was flowing in from South Street after a hard rain. She is now wanting to close back in the ditch and is asking for help or a solution from the City to fix the issue that will arise due to water being backed up to South Street and causing issues for the residents there. She stated that maybe the City could put in a drainage system if needed or a 3 foot concrete wall.

Clay Wells, Public Works Director, stated that himself as well as Rett Daniels had looked at it and that area is a low area and a solution could be to put curb and gutters or storm drains in that area.

City Manager Jim Dean stated that he would like to go with Clay Wells and take a look at it himself and see what solutions, if any, the City could come up with. He stated that he couldn't make any promises, but he will look at the area.

William Long of 4211 Clay Street stated that he came with concerns regarding the condition of Clay Street by St. Luke's Missionary Baptist Church and going on toward Eva Mae Street. He stated that 8-to-9-inch holes have been patched and re-patched, but it is time to find a different solution as the road is getting progressively worse. He is asking the City to take a look at it and see what can be done.

City Manager Jim Dean stated that there is an item on the agenda to discuss resurfacing of streets.

City Manager Jim Dean is recommending approval to resurface 4th street to Kelson Avenue to the City limits at 9th avenue. He stated that 2 years ago the City had applied for funding thru FDOT for a SCOP Grant and it has been approved. FDOT has awarded the City over \$400,000 for this project.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephriam, the board voted unanimously to approve the recommendation.

City Manager Jim Dean is asking for approval of Resolution 2022-006. He stated this Resolution is for funding for the new fire and police stations. USDA Rural Development funded an approximate \$2.3 million grant and \$1.3 million loan as part of the funding for the new fire and police station. To move forward, the City is required to pass a Resolution authorizing the issue of bonds for permanent and construction financing.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephriam, the board voted unanimously to approve Resolution 2022-006.

City Manager Jim Dean is recommending approval of the Pay Scale Exhibit to the Collective Bargaining Agreement between the City of Marianna and the International Association of Fire Fighters, Local #4397 with a Pay Scale increase of 5 % to the base salary. This was agreed to by the Union and verbally by the City Commission, note the Pay Scale is the only document change.

Upon a motion by Commissioner Roberts, with a second by Commissioner Hamilton, the board voted unanimously to approve the recommendation.

City Manager Jim Dean is recommending approval to the lowest bidder for the purchase of two Scag Zero Turn mowers for the Public Works Department Street division. It is a budgeted

item for this Fiscal year with \$24,000.00 available in the approved FY 21/22 budget. There were 3 quotes obtained as outlined below:

Lanes Outdoors \$12,251.00 ea.

Southern Powerworks \$12,251.20 ea.

Max Snell Farm Equipment \$13,750.00

Upon a motion by Commissioner Roberts, with a second by Commissioner Williams, the board voted unanimously to approve the recommendation to the lowest bidder, Lane's Outdoors in the amount of \$12,251 each.

City Manager Jim Dean is asking to approve the Sub-Recipient Hazard Mitigation Grant to place a generator that would run the entire MHRC facility. The City of Marianna applied for FEMA funding under the HMGP program and was awarded 75% of cost associated with of project construction and 100% of design. The City has a pending application for the remaining 25% to be funded by CDBG-DR. In order to move forward with design and construction the City is required to enter into a Sub-Recipient Grant Agreement with Florida Division of Emergency Management (FDEM), who administers the funding for FEMA.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephriam, the board voted unanimously to approve the recommendation.

City Manager Jim Dean is asking approval for Resolution 2022-01, Assessment of Lien. The property located at 3003 Carters Mill Road has been abated by the City. The total cost associated with administration, legal and demolition fees total \$13,212.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-01.

City Manager Jim Dean is asking approval for Resolution 2022-02, Assessment of Lien. The property located at 2757 Jefferson Street has been abated by the City. The total cost associated with administration, legal and demolition fees total \$12,275.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-02.

City Manager Jim Dean is asking approval for Resolution 2022-03, Assessment of Lien. The property located at 3048 Bumpnose Road has been abated by the City. The total cost associated with administration, legal and demolition fees total \$5,112.50.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-03.

City Manager Jim Dean is asking approval for Resolution 2022-04, Assessment of Lien. The property located at 4129 North Street has been abated by the City. The total cost associated with administration, legal and demolition fees total \$5,812.50.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-04.

City Manager Jim Dean is asking approval for Resolution 2022-05, Assessment of Lien. The property located at 4233 Lillianette Street has been abated by the City. The total cost associated with administration, legal and demolition fees total \$2,400.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-05.

City Manager Jim Dean is asking approval for Resolution 2022-07, Assessment of Lien. The property located at 2757 Jefferson Street has been abated by the City. The total cost associated with administration, legal and demolition fees total \$12,275.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-07.

City Manager Jim Dean is asking approval for Resolution 2022-08, Assessment of Lien. The property located at 2836 Stuart Avenue has been abated by the City. The total cost associated with administration, legal and demolition fees total \$4,875.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-08.

City Manager Jim Dean is asking approval for Resolution 2022-09, Assessment of Lien. The property located at 4275 St. Andrews Street has been abated by the City. The total cost associated with administration, legal and demolition fees total \$8,612.00.

Upon a motion by Commissioner Ephriam, with a second by Commissioner Roberts, the board voted unanimously to approve Resolution 2022-09.

City Manager Jim Dean is requesting to approve Change Order #2 for the Wastewater Treatment Plant Upgrade project. The City's Engineer Mott MacDonald has met with the Contractor and reviewed the proposed changes and discussed with staff and recommends Changer Order #2. City Manager Jim Dean stated that the City was awarded funding from FDEP-SRF, 80% Grant and 20% Loan at 0% interest. The project cost is approximately \$5.8 million, with City direct purchasing all material. There are several changes to the project that both increases and decreases. The net result is a \$39,654.51 increase in project cost. He stated that excess funds will be used to fund the Change Order from funds that were already granted.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephram, the board voted unanimously to approve Change Order #2.

City Manager Jim Dean stated that at the last meeting the Commission had asked that the City to go back and re-visit the Road Resurfacing list. He stated that Clay Wells, Public Works Director, has provided him with 2 lists. The first list are ones that are completed, and the second list are ones that still need to be done. The City staff have starred the ones that take priority for immediate attention. City Manager stated that no motion is needed tonight but is asking the Commission to look at the roads and the lists and hopefully at the next meeting can determine what the priority roads are to be taken care of first. He stated he could also let the Commission know the exact amount that is in the Discretionary Road fund.

Commissioner Ephriam stated that he would like to collectively look at the list and know what roads the City can pave and what needs to be spent on a yearly basis. He stated he would like to get the County involved as well and see what they could assist with as well. He would like to be able to do this from year to year.

Commissioner Roberts stated that he would like to get with Clay Wells and City Manager Jim Dean to ride down those streets that the City have starred to determine what streets need to take priority and be fixed as soon as possible.

City Manager Jim Dean recommending approval for Change Order #2 for the Old Cottondale Road Resurfacing & Water Project. This is a SCOP project and there were water lines and sidewalks added to the project. He stated that the Contractor has requested additional days due to there being several delays with digging around and relocating utility lines. The contractor is asking for a total of 78 days be added to the project to help with completing the project.

City Manager Jim Dean stated that they have requested the Contractor give the City a price to expand the sidewalk on up to Penn Avenue on the North side and hopes to have a quote at the next meeting.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephriam, the board voted unanimously to approve Change Order #2.

Commissioner Ephriam stated that he has met with the Jackson County School Youth Alumni Board and they stated that they would like the City to do the majority of maintenance and up keep and the Alumni will handle the Sub- leasing of the property out to the entities who are wanting to utilize the facility. He would like to present a lease to the City Attorney for approval for the next schedule Commission meeting in November.

Commissioner Roberts stated that he isn't in favor of the City having to put forth cost to up keep and maintain while the Alumni Board has full control and keeps the funding that they generate. He stated that this is different than what had been presented in the past. He stated that he would like to look at what is being proposed between the Alumni Board and the City at the next meeting.

Commissioner Williams stated that he would like to highlight positive things that we do for the elderly in the community. He would like to post something on the website if possible. He wants to let people in the community know that the older generation is not being forgotten.

City Manager Jim Dean states that the most recent report from September 15, 2021, is outlined for reference on the progress of the Old Cottondale Road project for the Commission to look over.

He stated that the City is also requesting to be able to use part of the funds from the American Rescue Plan funding act to issue premium pay to City employees based on years of service. The second part of the memo is for documentation and how it will be reported to the US Treasury next year and will show how the money will be used. He stated that they have spoken with the City's Auditor, Leslie Tucker, and hope to have an answer within the next few days.

Upon a motion by Commissioner Roberts, with a second by Commissioner Ephriam, the board voted unanimously to approve the premium pay to employees.

There being no further business the meeting was adjourned.

Attest:

Mayor

City Clerk