

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JUNE 14, 2022

The Niceville City Council met in regular session at 6:00 PM, June 14, 2022 in the Council Chambers, 208 N Partin Drive. All Council members and the Mayor were present. Also present were City Manager, Lannie Corbin; City Clerk, Dan Doucet; City Attorney, Dixie Powell; Police Department, Chief Popwell; Fire Department, Chief Mayville; Public Works Director, Johnathan Laird; Deputy City Clerk, Wendy Farmer, and Director of Technology and Purchasing, Chad Morris. There were approximately 40 visitors in the audience, including other City employees. Mayor Henkel called the meeting to order at 6:00 PM. August Huber offered the prayer and Mayor Henkel led the pledge of allegiance.

APPROVAL OF MINUTES

Regular Council Meeting, May 10, 2022
Planning Commission Meeting, June 6, 2022
Local Planning Agency Meeting, No Meeting Held

Councilman Nodjomian moved approval: Councilman Williams seconded. Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

PUBLIC HEARINGS

PRESENTATIONS:

Youth Advisory Council – Update

Councilman Nodjomian praised the Youth Advisory Council for their win in the Florida League of Cities Municipal Youth Council Community Service Contest. They were one of three submissions to be selected as winners. Their submission was for their carnival fundraiser they performed to assist the Emerald Coast Autism Center (ECAC). There will be a representative attending the August council meeting to present a check and trophy for their win. He was also pleased to announce that Tiana Fontejon was selected to receive a \$200 College2College Scholarship from the Florida League of Cities for her essay submission. The League only selects two submissions to receive a scholarship in the entire State of Florida.

Mayor Henkel read and presented the following proclamations:

Proclamation recognizing the Niceville High School Cheerleaders on winning the 2022 UCA Varsity Game Day National Championship.

Proclamation recognizing Ruckel Middle School Cheerleaders on winning the 2022 UCA Junior Varsity Game Day National Championship.

Proclamation recognizing the Niceville High School Track and Field Boys' team on winning the State Championship.

Proclamation recognizing the Niceville High School Track and Field Girls' team on winning the State Championship.

Community Block Grant (CDBG) – Update - Dennis Dingman, Summit Professional Services, Inc.

- Fair Housing Public Information Meeting – Dennis Dingman, Summit Professional Services, Inc.
- 1st Public Hearing for 2021-22 Community Development Block Grant (CDBG) Application – Dennis Dingman, Summit Professionals Services, Inc.

Mr. Dingman stated the State of Florida would be combining the CDBG funds from two years into one this year. The funds would either be available in Federal Fiscal Year (FFY) 2021 or FFY 2022. He then explained that the Small Cities Community Development Block Grant Program is a competitive grant program that awards funds to eligible cities, counties, towns, and villages. An eligible city must have a population under 50,000 and an eligible county must have a population under 200,000. It provides a benefit to low- and moderate-income persons, prevents or eliminates slum or blight conditions, or meets a need of recent origin having a particular urgency. He also explained that two public hearings are required to ensure the public can voice opinions on the proposed grant application and this would be considered the first. For the regular category program there are three types of grants: housing rehabilitation, neighborhood revitalization, and commercial revitalization. Mr. Dingman requested the Council make the following motions.

Motion to proceed with an FFY 2021 Community Development Block Grant in the Regular Category.

Councilman Nodjomian moved approval: Councilman Williams seconded. Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Motion to proceed with an FFY 2022 Community Development Block Grant in the Regular Category should the FFY 2021 CDBG not be funded.

Councilman Williams moved approval: Councilman Donahoo seconded. Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Councilman Schaetzle asked if we were aware of how much we would get when we applied? Mr. Dingman stated it would be \$700,00 for either 2021 or 2022.

Paul Lux Proposed Charter - Update

Mr. Lux explained that in 1992 it was agreed upon to have a Universal Municipal Election Day that would be the second Tuesday in March. This would coincide with presidential primary and six of the eight cities in Okaloosa County changed their elections to the Universal Municipal Election Day. Mr. Lux explained the estimated election cost that was provided them was for his office to take over running the election in its entirety. He also explained modifications could be made to reduce the cost, such as only opening one voting precinct versus the three listed on the estimate. Councilman Schaetzle asked if there was a cost difference to have it in November versus March? Mr. Lux stated there is a savings to holding it in March. Mayor Henkel asked if this would be done by ordinance? Mr. Lux stated he would defer that to our Attorney but that he would be available to assist the City with either an ordinance or Charter Review, which ever was deemed necessary.

Waste Management Franchise – Update

Mr. Doucet read the following:

The City Clerk's Office is responsible to interact with our citizens who reside within the corporate limits of the City, which includes the coordination of all services offered by the long-standing franchise we have with Waste Management.

The following is a good listing of what the City Clerk's Office is involved in with Waste Management to execute the provisions of the franchise; the end result is service to our customers.

- a. Broken carts that need repair and/or replacement. Residents are asked to place their carts at curbside, we add them to our list that we submit to Waste Management twice a week on Wednesday and Friday. Waste Management has 5 business days to repair/replace the cart.
- b. Any missed pickups are reported/coordinated with the Waste Management FWB call center as customers contact us. The call center is very responsive to our inquiries and report back to us what action they are taking on the issue. Depending on the time of the day and the route that is affected they are typically taken care of the same day or no later

than the next day. Call center personnel are very responsive and work hard to resolve any such complaints.

c. Our office has conducted several customer service satisfaction surveys over the years from time to time and we are happy to report the results have been excellent services provided by Waste Management.

d. The Senior Discount program was implemented by Waste Management 8 to 10 years ago. They offer our seniors who qualify 15% off the pickup service for garbage and recycling. Seniors can apply for the discount from January 1st through April 30th every year, the city verifies that they meet the requirements of the program and the discount begins when their November service is billed in January of the next year.

e. CPI increases are calculated the beginning of each calendar year. Waste Management supplies the CPI rate increase and Julie has an excel spreadsheet that she inputs the increase into to calculate what the new rate will be. Dan prepares the appropriate resolutions for council approval.

f. We are changing the Residential CPI from Urban to WST (water/sewer/trash) since Urban is a higher CPI based on the economy. We are changing the franchise for both to be covered by WST! Waste Management concurs with this change.

g. The City Manager interacts with our residents via an established portal called "Tell the City Manager". Mr. Corbin has never received complaints regarding Waste Management services via this portal.

h. The City Manager has hosted several meetings at the Senior Center. These events are called coffee with the City Manager. Garbage services have never surfaced during these meetings.

i. Dumpster overflow issue. A few years ago, we had a dumpster overflow issue in certain parts of the City. Mr. Corbin worked with Waste Management to take on this project since it required our Code Enforcement Officer to be involved in the process. It became overwhelming for this employee since it's a one deep position. Waste Management resolved the issue for us by working directly with the customer.

J. Waste Management offers walk-up service to those residents that have medical issues preventing them from taking their carts to the curb for servicing by Waste Management. There is no extra charge for this service. We currently have 60 residents who use this service.

Note: We pay for our tipping expense directly to Okaloosa County. Mr. Jim Reece is the point of contact for the county and those rates are typically requested in October which applies to (tipping and recycling) Since recycling does not go to the landfill it is called a

handling fee. In addition, we work directly with the Public Works Department regarding any yard waste issues. The Sanitation Department does a great job providing this service.

Since our office is deeply involved in this service to our customers, renewing the franchise would benefit the city and our customers because of our long record of receiving outstanding service over the years.

Councilman Donahoo asked how long the contract would be for and Councilman Schaetzle asked if there was an option to renew? Mr. Ronnie Bell, Waste Management, stated it was a five-year contract with the option to renew. Councilman Schaetzle asked if it would be a new or amended contract? Mr. Doucet stated it would be amended by ordinance. Mr. Bell stated the language would also be updated due to it being outdated. Councilman Williams asked was the call center local? Mr. Doug Rainer, Waste Management, stated the call center was local but due to call volume, some calls could get routed to the Tupelo call center. Councilman Nodjomian referenced a pricing chart that was provided showing the services and cost to surrounding municipalities. He stated we are the second lowest of the Okaloosa County municipalities and only DeFuniak Springs was lower, however they do not offer recycling. We have extraordinarily competitive rates.

Councilman Nodjomian motioned to move forward with renewing the franchise with Waste Management. Councilwoman Alley seconded.

Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes.
Motion passed

Preliminary and final approval of Village Oaks Pointe, a 6-lot subdivision located at the east end of 23rd St. Metes and bounds description, parcel id number 09-1S-22-0000-0043-0000. Requested by Herron Coon, 1743 23rd Street.

Councilman Schaetzle asked for a representative for this project to step forward, being none, Ammy Hanson came forward to explain what had occurred at the Planning Commission and to answer any questions. Mrs. Hanson stated this property had been annexed into the City in 2016 or 2017 and the owners want to build six single family homes on approximately 1 acre of property. Councilman Nodjomian asked if this was a concept plan and Mrs. Hanson stated yes. Discussion followed. Councilman Nodjomian recommended to table the review until a representative could be present. Councilwoman Alley motioned to table this discussion until the July meeting and Councilman Nodjomian seconded.

Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes.
Motion passed

Matt Zinke, representing Randy Wise Homes, request preliminary and final approval of a 100-unit apartment complex located on S Cedar Ave. Metes and bounds description.

Councilwoman Alley motioned for approval and Councilman Nodjomian seconded. Steven Tatum, Matthews and Jones, LLP, stated the approval to rezone this parcel from R2 to R3 was approved back in March and this request for approval was for the development order on the same project. Mr. Tatum explained this would be a 100-unit project on 4200 square feet. Discussion followed between the Council and Mr. Zinke regarding safety and the installation of sidewalks along both the north and south ends of the complex. Councilman Schaetzle asked if installing sidewalks on both the north and south ends of the complex would be feasible? Mr. Zinke stated it would be difficult and the City's code does not require it. Councilwoman Alley asked if the project was going to be fenced in? Mr. Zinke stated parts of it would be. Councilman Williams asked how the water runoff from the complex would affect The Wharf? Mr. Zinke stated since their project would have to contain their own stormwater it should actually help the area. Councilwoman Alley stated she was in favor of the project and the City needs it, but she was concerned about the children's safety crossing the road to get to school.

Council Vote: Nodjomian-yes; Schaetzle-no; Alley-no; Donahoo-yes; Williams-no.
Motion failed

Ordinance 22-06-01 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida providing for same and an effective date. Malcolm Spears, 1600 27th St and the adjoining parcel # 09-1S-22-2140-0000A-0020, requests his property be re-zoned from R-2, One or Multi Family, to R-3, Multi Family. Metes and bounds description, parcel id numbers 09-1S-22-2140-000A-0010 and 09-1S-22-2140-000A-0020. (Final Reading)

Mr. Doucet read Ordinance 22-06-01 by title. Councilman Donahoo moved approval and Councilman Nodjomian seconded. No one spoke for or against.

Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes.
Motion passed

Resolution 22-06-01 – A resolution of the City of Niceville transmitting a State of Florida Department of Transportation Utility Work by a highway Contractor Agreement to fund financial project ID:445734-1-52-02; Project Location; State Road No: 285 from SR 285 from SR 20 (John Sims Parkway) to S. SR 293 (Midbay Connector), State Road No.285, hereinafter referred to as the "Project" and providing for an effective date.

Mr. Doucet read Resolution 22-06-01 by title. Councilwoman Alley moved approval and Councilman Nodjomian seconded. Mr. Morris stated this project did not reached the amount required for Council approval, however, the Department of Transportation required a resolution with council motion and approval.

Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes.
Motion passed

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Police Department – Update

Chief David Popwell briefed the status of department operations.

During the month of May, the Police Department responded to 3,553 calls for police assistance. There was a total of 47 traffic crash report written involving 87 vehicles and 4 pedestrians. The estimated amount of damage to these vehicles and related property was \$243,752. A total of 138 traffic citations and 139 traffic warnings were issued; 10 misdemeanor, 13 felony, and 1 DUI arrests were made. The DUI was from a 2018 warrant.

Fire Department – Update

Chief Tommy Mayville briefed the status of department operations.

During the month of May, the Fire Department ran a total of 178 calls. Chief Mayville stated JTC training was attended with other local departments. They assisted Ruckel Middle School with water day for the students. He also reported that Tower 21 had returned to service after the repairs were completed. With summer here, the water ways and summer lightening are keeping them busy. He updated the Council that he would have a daytime and nighttime crew on the boat for July 4th. He also addressed the safety issue of boats that have sunk in the bayou and that they assist in moving the sunken vessels out of the shipping channels. With Mike Valenzuela retiring last month, Matt Webster has taken over as Fire Inspector.

Water/Sewer/Drainage Projects – Update

Johnathan Laird, Public Works Director, briefed the status of current projects.

Water and Sewer:

Gator boring has finished on Florida Street and will be going down Cook Street to Hart Street next week.

The bypass pumping has started for four major lift stations, work began with LS-30.

The Benton Avenue upgrades have been started and water lines have been laid. The next step is Bac-T sampling before the last step of tying the systems together.

The force main work on Rhonda Drive has been completed as of today and paving will start tomorrow, expect delays.

Calls: 58 water calls and 34 sewer calls; made 19 water taps and 7 sewer taps; 215-line spots. 415 service orders were completed.

Stormwater:

We have completed the Stormwater project and pole barn at the softball complex. A shade tree had to be removed due to the roots infiltrating lines, so a pole barn was erected to provide shade.

We have started the stormwater project on Nathey Street by Edge Elementary. Once the pipe is laid, we will be installing curbing and sidewalk.

We also have some drainage work to be done on the corner of 27th Street and Bullock Boulevard.

The floating dock and observation deck at Turkey Creek along with the sidewalk are complete.

Streets:

Once the paving has been completed on Rhonda Drive, the next project will be on Juniper Avenue from Highway 20 to State Road 285.

College bridge renovations restarted Monday; expect delays in the area.

Technology and Purchasing Departments:

Chad Morris, Director of Technology and Purchasing, briefed the status of current operations and projects.

Mr. Morris stated the IT department was running smoothly. He wanted to give a reminder to continue watching for phishing emails and to be careful opening emails. Mr. Morris then stated he had obtained the rate increases from Construction Services for the upcoming sidewalk projects and provided a copy of the rate adjustment sheet. Councilman Schaeztle asked if the increase was made, would there be sufficient funds in the budget? Mr. Morris stated there would be. Mr. Morris asked for a motion to approve the increases.

Councilman Schaeztle motioned approval to increase the street and sidewalk improvement prices bases on the rate chart provided. Councilman Williams seconded.

Council Vote: Nodjomian-yes; Schaeztle-yes; Alley-yes; Donahoo-yes; Williams-yes.
Motion passed

City Manager Update:

Lannie Corbin briefed the status of projects around the City.

Mr. Corbin stated the he and Mayor Henkel met with Eglin Air Force Base (EAFB) regarding the property at SR285 and Forest Road. They left with the understanding that the next step was for them to talk to the real estate department. Mayor Henkel stated they had spoken with Colonel Black and he explained the process to them. Discussion followed regarding other properties to talk to EAFB about and also getting a lease longer than 5 years for the Mullet Festival Site. Mr. Corbin stated the current contract was signed for 5 years and he would talk to them about a longer lease. Councilwoman Alley stated she had spoken with Commissioner Ponder and had received information regarding a field of dreams project and she would forward the information to Mr. Corbin. Councilman Nodjomian asked for Mr. Corbin to speak with EAFB regarding any property adjacent to city property that may be utilized.

Mr. Corbin stated we are working with Accent Signs to obtain directional signs for the walk park.

He thanked Mr. Laird for obtaining a barge for the fireworks this year.

Councilman Donahoo asked when the Aldi's grand opening would be? Mayor Henkel responded June 23rd.

Bills Payable:

Councilman Nodjomian moved approval. Councilman Donahoo seconded. Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Other Business:

Mr. Doucet read the list of proposed Charter Review Committee member appointments and their appointers:

Councilman Nodjomian – Mr. Michael P. Hayes, 159 Black Bear Circle

Councilman Schaetzle – Mr. Robert J. Steele, 638 Kilcullen Drive

Councilwoman Alley – Mr. Doug Tolbert, 709 Mullet Creek Run

Councilman Donahoo – Mrs. Judy Byrne Riley, 1501 Bayshore Drive

Councilman Williams – Mr. Peter Loffler, 141 Dana Point

Mayor Henkel – Mrs. Elisa Mitchiner, 6023 Sterling River Way

Mayor Henkel – Mr. August J. Huber, 2404 Rocky Shores Drive

Councilman Schaetzle moved approval of the appointees and Councilman Williams seconded.

Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Craig Hamilton, 319 Glen Avenue, Valparaiso, asked for the City to consider keeping the disk golf course that is located at the Mullet Festival site. He stated volunteers maintain the upkeep of the equipment and it's a 4-star rated course. It's a beloved and valuable area for the peoples. Councilman Nodjomian thank him for coming and stated there are no plans to remove the course. It does have value and the City is interested in keeping recreational areas available.

Bryan Gates, 4432 Colleen Cove, addressed the Council regarding outdoor sports activity space in Niceville. He mentioned the tri-cities who use the Niceville facilities; Niceville, Valparaiso, and Bluewater Bay. The question has come up as to why it has to be in Niceville? He stated it is because Niceville is motivated, organized, and may have access to the little land that might be available in the area. He explained how the fields Niceville does have are tired from use. They are not given time to recover in between the different seasons of sports. He acknowledged that it would take some out of the box thinking to get more land for recreational purposes but was certain the City was motivated enough to get

it done. He provided the following numbers of organizations who utilize the areas we have now:

FC Dallas/STARS: 610

PAL Soccer: 1,115

Little League: 700

Niceville Little League Football: 150

Flag Football: 600

Travel Baseball: 120

Travel Fast Pitch Soft Ball: 75

Lacrosse: 250

Derik Jacobs, 1402 Live Oak, explained he was a disabled veteran and the disk golf was the only free activity for him to participate in with his disability. It is also the only activity he can physically do to bond with his sons. He expressed how personally dear the disk golf is to him and his family.

There being no further discussion, the meeting adjourned at 7:56 PM.

MAYOR

ATTEST:

CITY CLERK

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