

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
JULY 13, 2021

The Niceville City Council met in regular session at 7:00 PM, July 12, 2021 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, Johnathan Laird; Deputy City Clerk, Wendy Farmer and Deputy City Clerk and Finance Director, Steven Rausch. There were approximately 30 visitors in the audience, including other City employees. Mayor Henkel called the meeting to order at 7:00 PM. Elder Bob Steele offered the prayer and Mayor Henkel led the pledge of allegiance.

**APPROVAL OF MINUTES**

Regular Council Meeting, June 8, 2021  
Planning Commission Meeting, July 6, 2021  
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:**

Mayor Henkel swore in both Councilman Nodjomian and Councilman Donahoo, explaining that both ran unopposed in the City election.

Ordinance 21-07-01 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida, providing zoning for the same and an effective date. Stephen Tatum, representing Three Wise Men and Mom, 121 Cedar Ave N, request their property be rezoned from R-2, One or Multi Family, to C-1, Limited Commercial. Lot 19 and the North one-half of Lot 20, Block 12, Powell Subdivision according to the plat thereof as recorded in Plat Book 1, Page 96 Public Records of Okaloosa County, Florida. (Final Reading)

Mr. Doucet read Ordinance 21-07-01 by title. Councilman Nodjomian moved approval on final reading. Councilman Schaetzle seconded. No one spoke for or against.

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

Ordinance 21-08-01 - An ordinance for the rezoning of certain properties in the City of Niceville, Florida, providing zoning for the same and an effective date. The property owner has requested to rezone his property located at 1504 Reeves St from R-3, Multi Family, to PUD, Planned Unit Development. Taylor Brown, representing Plenn Phelps.

Mr. Doucet read Ordinance 21-08-01 by title. Councilman Schaetzle moved approval. Councilman Williams seconded. Matt Zinke with Jenkins Engineering explained this would be single family detached dwellings like the Huff's did on 22<sup>nd</sup> Street. It would be a unique layout with just under seven lots. Councilman Donahoo asked if it would be rentals or sold? Mr. Zinke said it would be rentals. Councilman Donahoo then asked if they were 1000 square feet and Mr. Zinke replied around 900. Councilman Nodjomian asked if these were intended to be housing for the workforce and the reply was that was not something that could be answered at this time.

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

Ordinance 21-08-02 - An ordinance for the rezoning of certain properties in the City of Niceville, Florida, providing zoning for the same and an effective date. The property owner has requested to rezone his property located at 1016 48<sup>th</sup> St, from R-1, Single Family to R-1B, Single Family. Malcolm Spears, Grand American Enterprises, 1016 48<sup>th</sup> St. (First Reading)

Mr. Doucet read Ordinance 21-08-02 by title. Councilman Williams moved approval on first reading. Councilman Nodjomian seconded. Councilwoman Alley asked why this had been turned down by the Planning Commission. Ammy Hanson stated it was because they originally asked for it to be zoned R-2 but they are now requesting it to be R-1B. Councilman Nodjomian asked if there would be any variances and Mrs. Hanson replied no. Councilman Schaetzle stated he spoke with Frankie Revell and she said it did not need to go back through Planning because the setbacks were less for an R-1B. Russell Preston asked what the difference in the setbacks were between R-1 and R-1B? Councilman Nodjomian read from the Code of Ordinance, provided by Councilman Schaetzle.

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

Ordinance 21-08-03 – An ordinance of the City of Niceville, Florida; providing for findings of fact; providing for amendments to Part II, the Code of Ordinances of Niceville, Florida, Appendix D, Article 8, General provisions pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date. (First Reading)

Mr. Doucet read Ordinance 21-08-03 by title. Councilman Nodjomian moved approval on first reading. Councilman Donahoo seconded. No one spoke for or against.

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

Ordinance 21-08-04 – An ordinance of the City of Niceville, Florida amending and restating City Ordinance 20-07-01 in its entirety; authorizing the issuance of the City's non-ad valorem revenue bond, series 2020 in the principal amount of \$315,000 for the purpose of financing the purchase of certain real property to be used for a public purpose within the city to be owned and used by the City; providing that the bond shall be a limited obligation of the City payable from non-ad valorem revenues budgeted, appropriated and deposited as provided herein; providing for the rights, securities provided herein; providing for the rights, securities and remedies for the owner of the bond; authorizing certain officials and employees of the City to take all actions required in connection with the sale, issuance and delivery of such bond; making certain covenants and agreements in connection therewith; and providing for an effective date. (First Reading)

Mr. Doucet read Ordinance 21-08-04 by title. Councilman Donahoo moved approval on first reading. Councilman Williams seconded. Councilman Schaetzle asked Dixie Powell to summarize why we are amending this? Mr. Powell stated we did a re-funding of the loans that were outstanding and now are cleaning up the paperwork with the bank. Councilman Nodjomian asked if this was the same as with the next ordinance? Mr. Powell said yes.

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

Ordinance 21-08-05 - An ordinance of the City of Niceville, Florida amending and restating City Ordinance No. 19-03-01, as previously amended by City Ordinance No. 21-01-02, in its entirety; authorizing the issuance of the City's non-ad valorem revenue bond, series 2019 in the principal amount of \$600,000 for the purpose of financing the purchase of certain real property to be used for a public purpose within the City to be owned and

used by the City; providing that the note shall be a limited obligation of the City payable from non-ad valorem revenues budgeted, appropriated and deposited as provided herein; providing for the rights, securities and remedies for the owner of the note; authorizing certain officials and employees of the City to take all actions required in connection with the sale, issuance and delivery of such note; making certain covenants and agreements in connection therewith; and providing for an effective date. (First Reading)

Mr. Doucet read Ordinance 21-08-05 by title. Councilman Williams moved approval on first reading. Councilman Alley seconded. No one spoke for or against.

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

Resolution 21-07-01 - A resolution of the City of Niceville, Florida, in support of Okaloosa County Resolution 21-102 to amend the boundaries of the existing Tourist Development District to include the entire Countywide area of Okaloosa County in its entirety and providing for an effective date.

Mr. Doucet read Resolution 21-07-01 by title. Councilman Nodjomian moved approval. Councilman Schaetzle seconded. Councilwoman Alley updated this would be a mail out vote for this referendum. Councilman Nodjomian stated it would be October 5<sup>th</sup>. Tricia Brunson, Niceville Valparaiso Chamber of Commerce, stated the Chamber Board did vote in favor of a County wide tourism tax. A lot of good things come from these funds and virtually nothing comes out of our pockets. The only time you pay these taxes is if you stay in a hotel here in the local county. Discussion followed.

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

## **CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:**

### **Police Department – Update**

During the month of June 2021, the Niceville Police Department responded to 3,656 calls for police assistance. There were a total of 54 traffic crash reports written involving 101 vehicles and 1 pedestrian. The estimated amount of damage to these vehicles and related property was \$322,701. A total of 150 traffic citations and 209 traffic warnings were issued. 15 misdemeanor, 6 felony and 2 DUI arrests were made. Chief Popwell stated there were no issues with the 4<sup>th</sup> of July festivities. The police department backed up

Walton County with a Baker Act. They also helped subdue an alligator in a residence yard and relocated it.

### **Fire Department – Update**

During the month of June 2021, the Niceville Fire Department responded to a total of 129 calls in both cities. Joint training with area departments continued at the motel in Valparaiso, along with numerous PR events. Hydrant maintenance continued and the blue marker campaign will start in the near future. The department has stayed informed and up to date on the COVID-19 status. Firefighters have been wearing protective equipment and decontaminate after medical calls. All touched surfaces in the station have been sterilized each day. We are continuing security measures with the local schools.

### **Water/Sewer/Drainage Projects - Update**

#### **Water and Sewer:**

**Benton Avenue:** Gator Boring start boring this Thursday for the water extension.

They have started 25<sup>th</sup> Street water extension project.

There was a set back with lift station #30 and repairs should start August 17<sup>th</sup>. We had fittings that did not pass quality inspection and had to get them from overseas.

**Calls:** 35 water calls and 20 sewer calls; made 3 water tap and 10 sewers tap; 273-line spots.

#### **Stormwater:**

The Stormwater pond in Swift Creek Plantation has been completed after being blown out by hurricane Sally.

Coastal Wildlife has completed the beaver situation on Bayshore Drive, so far, we have caught two beavers. The pipe is flowing and all is good.

We have a contract with Gulf Coast Environmental Contractors to do maintenance on the 22 holding ponds in Sweet Creek and the Plantation.

We had a sink hole on Bayshore Drive around the Dana Pointe area on two 48” outfall pipes. We are waiting for Pensacola Concrete to start re-lining the pipe and they should be here the end of the month or the first part of August.

**Streets:**

**Sidewalks:** Construction Services is doing the sidewalk project in front of Plew Elementary and should be completed by this Thursday. Then they will begin in Rocky Shores Drive next.

I talked with Okaloosa County Engineers this morning with AVCON and unfortunately; no one bid on the original bid package, so they are sending it out for bid again. There will be a delay on the Redwood Avenue sidewalk. It will be delayed a couple of months.

We have contracted with Gulf Coast Traffic Engineers for striping around the City; they are currently doing a restripe on Palm Boulevard and Juniper Avenue between John Sims Parkway and Highway 285.

Cedar Avenue and Bullock Boulevard have been paved and the speedbumps have been installed.

We had an onsite meeting with DOT Engineers about the repaving of John Sims Parkway and thankfully we will be able to keep our medians, except from Pine Avenue to just east of Redwood Avenue. All of the ones in front of the High School will stay.

The site of the CCC statues has been completed at Turkey Creek south park and ready for the unveiling next week.

I have contacted the Warden at the prison about the return of the inmates. They were to start last Friday releasing inmates; as of now we have no release date.

**Parks:**

The new green fence at Rocky Runway Common has been installed, the picnic tables have been built and the concrete slabs will be poured for them next Tuesday.

**Community Service:**

I would like to give a special thanks to Coach Thompson, Chris Shinnick of Manna Church and the entire young students' athletes of the NHS football team for partnering with the City's Public Works Department last Thursday for a community clean up. We had 75 players and separated them in 5 groups of 15, and they worked out great! One group painted gazebos at Lion's Park, one group went to Turkey Creek North and cut a walk trail, one group went to the softball complex and painted the dugouts and bathrooms, another group went to the wells and the last group went to the new park and dug out the area for the new slabs. Discussion followed on how to recognize them.

Councilman Schaetzle asked Mr. Laird to give an update on what the prison crews do. Mr. Laird stated one crew of eight cuts the holding ponds and the other crew of four assists the stormwater and streets departments with projects such as laying pipe.

Councilman Nodjomian asked how often do we vacuum out our inlets and drains? Mr. Laird stated every time we do a pre and post storm inspection of a rain event and then 24 hours after a rain event.

Lannie Corbin brought up the amendment of Ordinance 21-08-03 and the reason we did that was because of an outdated ordinance. Mr. Corbin suggested having a consultant review all our ordinances and comprehensive plan and have them updated. He stated it could be done as we run into a problem but it is probably time for us to take a look at the entire thing. He asked for permission to go out and get proposals to have professionals look at it and give us an update. Councilwoman Alley made a motion to allow Mr. Corbin to do so. Councilman Schaetzle seconded.

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

Mr. Corbin stated the numbers are increasing at the Senior Center since reopening, we had over 100 there today. We are working on the recreational area in the back and believe it will be an award-winning center with the League of Cities next year.

### **Bills Payable:**

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

### **Other Business:**

Michael Thompson, 3907 Summerwood Court, wanted to thank Mr. Laird, the Council and Mr. Corbin publicly for finishing the sidewalks on Palm Boulevard and working on the ones on Cedar. He also pointed out to Mr. Laird there is a drain that is plugged up on the north end of Cedar.

Mr. Corbin recognized Mrs. Mitchiner for the work she has done on the CCC statue. Mrs. Mitchiner stated the unveiling is July 22<sup>nd</sup> at 10:30 am at Turkey Creek. She stated there was a setback on the plaque but it will be here in time for the dedication.

Councilwoman Alley said she had someone approach her about doing a mural on the wall after Rocky Bayou Bridge. Mr. Corbin stated she would have to get permission from the

State. Councilman Nodjomian stated the Youth Council went down that road and it was an extensive process.

Councilman Nodjomian thanked Mr. Corbin and all involved for the 4<sup>th</sup> of July show.

There being no further discussion, the meeting adjourned at 7:49 PM.

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MAYOR

ATTEST:

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CITY CLERK

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