

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
MAY 14, 2013

The Niceville City Council met in regular session at 7:00 PM, May 14, 2013 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; Police Department, Chief Popwell; Fire Department, Chief Mayville; Public Works Director Bruce Price; a member of the press, and 19 visitors in the audience. Councilman Henkel offered the prayer and led the pledge of allegiance. Mayor Wise called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES:

Regular Council Meeting, April 9, 2013  
Special Council Meeting, April 16, 2013  
Planning Commission Meeting, May 6, 2013  
Local Planning Agency Meeting, No Meeting Held

Councilwoman Boudreaux moved approval. Councilman Schaetzle seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

PUBLIC HEARINGS:

PRESENTATIONS:

Economic Development Council (EDC) – Update, Ms Kay Rasmussen

Ms Rasmussen, Interim President provided an overview of the services provided by the Economic Development Council. She stated their main objective is to retain and create quality jobs. A job equates to a person and each individual provides a ripple effect for the communities they live, learn, work and play in. She stated the number one economic generator is the military and two is tourism. The EDC's primary targeted industries for diversification are professional business services and the technology-based sectors of science, technology, engineering, math and medical; STEMM, high growth and wage, and sustainable in our community. In addition, she provided the EDC mission statement: Support a quality-of-life community that reflects leading technology diversification, superior lifestyle, and boundless opportunity through existing industry retention and expansion, workforce development, and expansion of key industry clusters. Discussion followed.

Choctawhatchee District Boy Scouts of America (Okaloosa and Walton County Packs, Troops and Crews) – Award Presentation – Mr Thom Trofatter

Mr Trofatter lauded the City's support for Scouting Programs over the years and presented a plaque to the Mayor expressing their appreciation.

Ordinance 13-05-01 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for proper advertisement pursuant to Florida Statutes 171.044; providing that the property will be zoned R-1B; providing for the severability of this ordinance; providing an effective date and providing for filing with the Clerk of Court and Department of State. Lots 1, 2, and 3, Block 15, Pinecrest Subdivision 2, according to plat recorded in Plat Book 1, Page 48 of the Okaloosa County public records. Walter F. Spence, 631 Fir Avenue. (Third Reading)

Mr Doucet read Ordinance 13-05-01 by title. Councilwoman Boudreaux moved approval on third reading. Councilman Schaetzle seconded. Mayor Wise asked if the council has exparted this property. Council members stated they made a site visit. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Ordinance 13-05-02 – An ordinance authorizing the City of Niceville, Florida to obtain Lease/Purchase financing from a commercial bank up to the maximum amount of \$1,340,000 to upgrade the City's Water Meter Reading System; authorizing the solicitation of sealed proposals from commercial banks; providing for terms and conditions of said lease/purchase financing; providing that interest will be tax exempt to the holder as a "qualified tax exempt obligation" within the meaning of £265(b)(3) of the Internal Revenue Code; providing for proper advertisement; and providing for an effective date. (Third Reading)

Mr Doucet read Ordinance 13-05-02 by title. Councilwoman Boudreaux moved approval on third reading. Councilman Nodjomian seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Ordinance 13-06-01 – An ordinance of the City of Niceville establishing a Youth Council and providing and effective date. (Second Reading)

Mr Doucet read Ordinance 13-06-01 by title. Councilman Henkel moved approval on second reading. Councilman Schaetzle seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Ordinance 13-07-01 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for proper advertisement pursuant to Florida Statutes 171.044; providing that the property will be zoned R-1B; providing for the severability of this ordinance; providing an effective date and providing for filing with the Clerk of Court and Department of State. Lots 4 and 5, Block 22, Pinecrest Subdivision 4, according to plat recorded in Plat Book 1, at Page 48 Public Records of Okaloosa County. Walter F and Jerry M Spence 301 Bayshore Drive (First Reading)

Mr Doucet read Ordinance 13-07-01 by title. Councilman Rominger moved approval on first reading. Councilman Nodjomian seconded. Mr James Debois, 1100 Chip Lane asked several questions regarding the annexation process. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Ordinance 13-07-02 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for proper advertisement pursuant to Florida Statutes 171.044; providing that the property will be zoned R-1; providing for the severability of this ordinance; providing an effective date and providing for filing with the Clerk of Court and Department of State. Lot 8, on New Market Road, Huntington Phase E. Michael S and Carrie Summerlin. (First Reading)

Mr Doucet read Ordinance 13-07-02 by title. Councilman Henkel moved approval on first reading. Councilman Schaetzle seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Resolution 13-05-01 – A resolution authorizing the City of Niceville, Florida, as lessee, to obtain lease/purchase financing in an amount not to exceed \$1,340,000.00 from Regions Equipment Finance Corporation to acquire equipment to upgrade the City's existing Water Meter Reading System; fixing the interest rate and other terms for the lease/purchase financing pursuant to the lease/purchase agreement; and providing for an effective date.

Mr Doucet read Resolution 13-05-01 by title. Councilwoman Boudreaux moved approval. Councilman Nodjomian seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Resolution 13-05-02 – A resolution of the City of Niceville, Florida endorsing Okaloosa County’s proposal to extend the current Interlocal Agreement between Okaloosa County and its cities for the distribution of Local Option fuel revenues for the first six cents upon the basis of a sixty percent share to Okaloosa County and a forty percent share to all its cities; providing the current formula for distribution of the cities forty percent share distribution of the cities forty percent share of the local option gas tax proceeds, and providing an effective date.

Mr Doucet read Resolution 13-05-02 by title. Councilman Henkel moved approval. Councilman Rominger seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaezle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

### **FIRE DEPARTMENT – UPDATE**

Chief Mayville stated that during the month of April the fire department responded to a total of 144 calls. There were 141 calls located within the city limits and 3 mutual aid calls. Chief Mayville stated that the Fire Department participated in several rescues that made the difference between life and death. He stated that two boys were in the water for about 1 ½ hours and a young man was water skiing and was injured, and they assisted with a boat fire. Chief Mayville stated they are keeping up on all the prescribed burns in the area. He stated that firefighters have participated in several public relations activities around the City and have had several classes for children who come in to tour the station and to learn about fire safety.

### **POLICE DEPARTMENT – UPDATE**

Chief Popwell stated that during the month of April the Police Department responded to 1916 calls for police assistance. A total of 43 vehicles were involved in reported crashes. The estimated amount of damage to these vehicles and related property was \$112,272. A total of 226 Traffic Citations were issued, 9 Misdemeanor, 7 Felony and 2 DUI Arrests were made.

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

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

Mr Bruce Price briefed the status of current projects.

**Water & Sewer**

**Redwood Avenue Water line Extension:** We have received the clearance for the water main extension on Redwood Avenue and are scheduling the tie ins to the existing lateral lines.

**Pump Station 33 Replacement:** The wet well for the new pump station on 20<sup>th</sup> Street has been set and work will continue on the installation of the pumps and control panel.

**Pump Station Grinders at 24 and 9:** The grinders that were purchased to alleviate the problems with the disposal towels at two of our lift stations have been installed and are operational.

**Woodridge Water Main Relocation:** City crews relocated approximately 200 linear feet of water main in the last phase of the Woodridge Development.

**Reclaim System:** City crews have been working to stabilize the reclaim water system that provides irrigation water for (2) sports complexes, (3) subdivisions, a school, cemetery, (2) commercial centers and a golf course. As you know the upgrade project underway at the treatment plant has limited the production of reclaim water which resulted in a shortage. The city is exploring all options available to increase production including the use of alternative water sources. Actual construction at the plant has been put on hold and they are evaluating the treatment process at this time to determine if it will meet the production specifications.

**New Water Storage Tank:** The bid openings for the new 750,000 storage tank and the removal of the existing 100,000 gallon tank are still on schedule for May 23. Some initial site preparation has been completed by city crews. Our engineers and city staff will review the bids and be prepared to make the award recommendations at the next meeting. Estimated length of construction is 14 to 16 months.

**Streets & Stormwater**

**Final Inspection of Sidewalk Project:** We have completed the final walk through inspection of the sidewalk extension work. In all approximately 8500 lf of pathways were installed thru out the city. Some additional sidewalks and curbing was added to the original scope of work and some areas were left out due to active or upcoming projects at those locations. These walkways will be completed when those projects are finished. (Rocky Bayou Road, Bayshore Drive between 31<sup>st</sup> Street and Partin Drive). There are 2 locations along Bayshore Drive where additional modifications are being made to resolve conflicts with the sidewalk and drainage structures.

**Bahia Vista Drainage Pipe:** City crews installed approximately 120 lf of pipe along the Bahia Vista right of way to alleviate a standing water issue.

**Mud Run Course Preparations:** City crews have been assisting with the course preparation for the upcoming mud run at the college. Their work included building the pits and the dirt mounds on the course. We will also be providing some equipment and manpower the day of the event.

**Juniper Avenue Impoundment Project:** The survey work and the wetlands determination has been completed. The engineer is in the process of design and permitting and we hope to have the lay out completed for approval by Mr. Ruckel next week so we can move forward with the permitting.

**Valparaiso Boulevard:** We are planning to schedule a preconstruction meeting in the coming weeks and allow the contractor to start this drainage project.

**Restore Project Update:** In addition to the stormwater projects in our facilities plan, the city has submitted a sewer extension project for funding consideration under the Restore Act Program. There are several properties in the unincorporated Rocky Bayou service area that are presently served by septic tanks. Rocky Bayou has experienced numerous high fecal coliform counts throughout the year and the Health Department believes the septic systems are a major contributor to this problem. This project would include the collection lines and pump station needed to provide a sewer collection system for this entire service area. The estimated cost of this project is \$2.6 million. This project submittal has been received and accepted by DEP for funding consideration.

### **Planning & Development**

**Comprehensive Plan Amendments For Military Compatibility:** We are preparing the Comprehensive Plan amendments to submit to the state for review regarding Military compatibility and the Joint Land Use Study. These submittals are mainly concerned with the Future Land Use Element Chapter 7 and the Intergovernmental Coordination Element Chapter 13. The primary areas of concern are noise levels, lighting, building height, radio frequencies and densities within the (MIPA) Military Influence Planning Area along with close coordination with representatives of Eglin in the review process of proposed developments, rezonings and variances .

**Future Land Use and Zoning Change for Ruckel Properties on SR 285:** We are also preparing a future land use change (MU) and rezoning to ( PUD) for a 7 acre parcel of property located along SR 285 between the Heritage Gardens Cemetery and the Rocky Bayou Christian School.

**Stables Project:** The site work for this property is underway. The contractor is installing the underground utilities at this time.

**Publix Project:** The contractor has completed the relocation of the main water and sewer lines at this site and is continuing with the underground work.

**Murphy Oil Gas Station:** The site work for the Murphy Oil Project near WalMart is also under way.

**Magnolia Woods Phase 2:** We are making our final comments on the second phase of the Magnolia Woods Project. 13.15 ac. / 39 single family homes / PUD zoning / 6,500 sq. ft. lots/ 70 ft lot widths /density 3.0 lots per acre.

#### Regional Sewer System – Update

Mr Corbin provided an overview regarding reclaimed water issues. He advised that a system train malfunction caused a low volume of effluent and the plant could not service all customers connected to the re-use system. He stated that the Eglin Golf Course Pond level went very low causing sludge to infiltrate the lines. City workers were required to work numerous hours to flush out the lines. Discussion followed.

#### OTHER BUSINESS:

##### Gas Board Re-appointment – Mayor Wise

Councilman Schaetzle move approval to re-appoint Mayor Wise as the City of Niceville’s representative to serve on the Gas Board. Councilman Henkel seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

##### Dedication and acceptance of public right of way – Plew Panther Way

Councilman Henkel move approval. Councilwoman Boudreaux seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

##### Supplement to Meter Reading Equipment Upgrade:

Mr Doucet briefed the council regarding the Large Meter Contract. He stated that Mr Chuck Porter from Innovative meters Solutions (IMS) inspected our large meters and recommends we replace 127 of our 1 ½, 2, 3, 4 and 6 inch meters because of high consumption and age. He stated parts are no longer available for some of the large meters. The ADE Registers cannot be retrofitted to these older meters. If not replaced they will not be part of the fixed based network system meaning they will have to be read manually and we will not be able to benefit from the new system enhancements such as leak and backflow detection and we would be unable to provide profiling information to these customers as for our residential customers. The cost of the meters and to install them totals \$184,474.50. We recommend the council approve a range from this amount up to \$250,000. The reason for this is the installation work such as removing meter boxes or digging in order to change out the meter is an added expense. Our people plan

to provide assistance to the installation team to help prevent some of these additional costs. Mr Doucet recommended approval to authorize the City Manager to move forward with the large meter proposal, sign the contract/agreement allowing IMS to order the equipment that will be in sometime during the next 30-45 days.

Mr Doucet stated they plan to remove/install meters during or towards the end of the residential meter reading installation project. We have an account build in our o/m budget to accommodate this expense without the need for a budget amendment. Councilwoman Boudreaux moved approval. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Ms Eve Glenn, an elementary student from Niceville won the 2013 Viva 500 Essay Contest Award. She recited her essay in its entirety before the City Council. The City Council and those in attendance lauded her efforts. Councilman Nodjomian stated that he is part of the Six Pillars Initiatives Group and the content of her essay mirrors some of the Six Pillars Initiatives Group discussions. (copy enclosed)

**BILLS PAYABLE:**

Councilman Henkel moved approval. Councilman Nodjomian seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

The meeting adjourned at **8:55** PM.

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MAYOR

ATTEST:

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CITY CLERK