

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JUNE 11, 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 were present, except for Councilman Sal Nodjomian who was away on business, and the Mayor was also 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 14 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, May 14, 2013
Planning Commission Meeting, June 3, 2013
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS:

PRESENTATION:

Final Approval – Valparaiso Realty Requests final approval of Magnolia Woods II and a re-plat of lot 1, Magnolia Woods I.

A subdivision adjacent to Palm Boulevard South.

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

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

Mr Doucet read Ordinance 13-06-01 by title. Councilman Henkel moved approval on third reading. Councilwoman Boudreaux seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-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. (Second Reading)

Mr Doucet read Ordinance 13-07-01 by title. Councilman Schaetzle moved approval on second reading. Councilman Henkel seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-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. (Second Reading)

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

Resolution 13-06-01 – A resolution authorizing the City Manager to purchase services for the demolition of a 100,000 gallon water tank.

Mr Doucet read Resolution 13-06-01 by title. Councilwoman Boudreaux moved approval. Councilman Rominger seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

Resolution 13-06-02 – A resolution authorizing the City Manager to purchase services for a new 750,000 elevated water tower.

Mr Doucet read Resolution 13-06-02 by title. Councilman Rominger moved approval. Councilman Henke seconded. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

Resolution 13-06-03 – A resolution granting a special exception to the parking requirements of the Land Development Code, to allow for 4.5 spaces per 1000 square foot, as opposed to the required 5 spaces per 1000 square foot; and providing for an effective date.

Mr Doucet read Resolution 13-06-03 by title. Councilman Henkel moved approval. Councilman Rominger seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Water/Sewer/Drainage Projects – Update

Mr Price briefed the status of current projects.

Water & Sewer

Redwood Avenue Water Extension: The line testing and sampling clearances were completed and all of the lateral service tie-ins have been made.

Edgewater Water Main Extension: City crews installed approx. 300 feet of 6 inch water main along Edgewater Drive from Rocky Shores Drive to Martin Drive.

Other Maintenance Activities: Two (2) control Panel Backboards were replaced at pump stations #42 & #32, A pump replacement was required at Pump Station #37, an additional pump is being replaced at pump station #30.

Sewer Grinders Update: The sewer grinders that were installed at PS (Linden Avenue and PS 24 on Rhonda Drive) are working very effectively in reducing the disposal towels and wipes that were causing us numerous problems with our pumps.

Nathey Sewer Services: We are in the process of obtaining prices from plumbing contractors to have the new sewer services connected on Nathey Avenue.

Forest Road Water line Extension: Preparations are underway to begin the installation of the new water main that will serve as a supply line for the new storage tank.

Rocky Bayou Road W & S Main Extensions: Plans are also in the works to extend the water and sewer main along Rocky Bayou Road to Forest Road. The water main will also compliment the new storage tank and the sewer will provide adequate capacity to collect the sewer from new and existing growth in the Rocky Bayou service area.

Streets & Storm Water

Sidewalk Extensions: City crews are completing the remaining sidewalk segments along Bayshore Drive that conflicted with existing drainage structures. We have also replaced some damaged sidewalk segments that were not part of the sidewalk extension project.

Valparaiso Boulevard: A pre- construction meeting was held with the contractor for the Valparaiso Boulevard Drainage Improvements Project and a notice to proceed with was issued on May 23rd. The contractor has completed the installation of the construction erosion controls and the excavation of the storm water impoundment is underway. The next phase of construction will be the installation of the drainage conveyance system which includes the approximately 1,000 LF of 18 inch concrete pipe for the 14 roadway & drive way crossings and 720 LF of open roadway swale. Some of these installations will require the relocation of existing underground water and sewer services but no major service interruptions are expected. The contract calls for substantial completion within 120 days with an additional 30 days for final completion.

Juniper Avenue Impoundment: Our engineers have been working closely with the state and the final permitting is being submitted for review. We are waiting until we get final word from the state before we present the approved plan to Mr. Ruckel. Once he has approved the impoundment levels we can proceed with construction. We feel it is better to get regulatory approval for the plans before we present them to Ruckel Properties and our engineer thinks there will be a quick turn - around in the permit approval because we have consulted with them throughout this process.

Repair & Maintenance Projects:

Mast Arm Refurbishing: Crews have started the refurbishing of the signal mast arms at the intersection of SR 20 and Rocky Bayou Road.

Vehicle Lift Cover: City crews also installed a free standing metal structure to cover the vehicle lift at the Vehicle maintenance yard on Cedar Avenue.

Mud Run: The city provided manpower and material support for the mud run which included course preparation prior to the event, manpower during the activities and site clean up afterwards.

Planning & Development

Magnolia Wood Final Review and Comments: City staff submitted the final comments to the Magnolia Woods Phase 2 and those were incorporated into the plans prior to it's final approval. PUD / 39 Homes / 3.0 lots per acre / 13.15 Acres / 6500 sq. ft. lots / 70 ft. lot width. (changes included easement widths, 8 inch wm, no co's until new PS is on line.

Stables Project: Site work is well underway. The underground utilities are in and the contractor is preparing to install curbing. We working to resolve the drainage issues at the intersection of Rocky Bayou Road and Roscommon Avenue.

Publix Site: The relocation of the underground utilities is completed and the curbing and parking lot work is underway.

Comprehensive Plan Amendments on Military Compatibility: We will be providing you with the final draft recommendations of the Military compatibility changes in our Comprehensive Plan when those are sent out to the planning Board for the July meeting. If those changes are acceptable after approval by the planning Board and the council they will be forwarded to the state agencies and Eglin for review. There will be two additional Public Hearings after the 30 day review period by the state. These changes will include the recommendations of the 2009 Eglin JLUS which was adopted by resolution by the city in January 2010. The two primary areas of concern are the "Future Land Use Element" and the "Intergovernmental Coordination Element". (Change language in Comp Plan & LDC to strengthen the city's position concerning development. Height limitations, lighting, Land Acquisition, Noise reduction measures in new and existing structures, densities, and establishment of (MIPA) Military Influence Planning Areas on our zoning and land use maps so developers and buyers are made aware of low level aircraft, impulse noises and any other building restrictions.

Future Land Use and Re-Zoning Request: We will also be submitting the proposed land use and re-zoning request from Ruckel Properties on the 7 acre parcel off SR 285 between Heritage Gardens and Rocky Bayou Christian School. The information regarding that request will also be provided in the plan.

Regional Sewer System – Update

No Report.

FIRE DEPARTMENT – UPDATE

Chief Mayville stated that during the month of May the fire department responded to a total of 150 calls. There were 144 calls located within the city limits and 6 mutual aid calls. Chief Mayville stated they are working on upcoming budgets, a uniform grant, and a port security grant which is a \$25,000 not matching grant.

POLICE DEPARTMENT – UPDATE

Chief Popwell stated that during the month of May the Police Department responded to 1962 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 \$138,005. A total of 209 Traffic Citations were issued, 24 Misdemeanor, 11 Felony and 4 DUI Arrests were made.

TECHNOLOGY DEPT – UPDATE

Chad Morris briefed the status of current projects. He stated the installation of the in-car computers is near completion with training scheduled on the 24th of the month.

OTHER BUSINESS:

Mr Corbin provided an overview of the re-use water system stating that the county has had an agreement with the Rocky Bayou Country club since 1992. This agreement was re-negotiated in 2000. This agreement was made because of capacity issues. The county needed more capacity since Bluewater Bay was going strong and the Sprayfield was at full capacity. Mr Corbin stated this agreement will expire on May 31, 2014. Mr Corbin stated the City would like to take the country club off the re-use system before the agreement ends. Mr Corbin stated the project would cost \$112,000. The City's portion of the expense would be \$ 59,000 and the difference would be paid by the Rocky Bayou Country Club. He stated that Rocky Bayou has permission from the Water Management District to draw up to 700,000 gallons of water per day out of their ponds for irrigation purposes. This would place us in a better position to provide re-use water to our residential and commercial customers, and be in a better position to service Eglin AFB, and Jackson Guard with less effluent placed on the Sprayfield because of the Okaloosa Darter, otherwise, we will continue to experience unpredictable issues. He advised we could start charging for re-use water no later than 1 October of this year. Discussion followed. He stated that the Water Mgt District has a mandate that prohibits using potable water from the aquifer for irrigation purposes. Mr Corbin requested approval to move forward to take the Rocky Bayou Country Club off of the re-use system for reasons stated above. He stated the re-use line would stay in place in case of future problems.

He stated that Gilbert Pumps will have the pump ready next week and the City has agreed to install the pump. Mr Corbin stated the county provided re-use water to Swift Creek, Heritage Gardens, and the Rocky Bayou Christian School. He stated we extended this service to the residents of Swift Creek Plantation; the preserves and to Wal-Mart. Councilman Rominger moved approval to move forward and take the necessary steps to take the Rocky Bayou Country Club off the system which could be as early as 1 July. Councilman Henkel seconded. Mr Corbin stated this will allow us to start billing for re-use water as early as 1 October, 2013 Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

Land Purchase/Exchange Project:

Mr Corbin stated that he is working with Ruckel Properties to exchange 1.7 acres of land valued at \$200,000 owned by the company for the cost of future impact fees. Mr Corbin stated that 1/5th of the 1.7 acres is wet lands and will not have an impact on impact fees. He stated that the lift stations 7 and 9 are at near full capacity which includes a force main. Mr Corbin stated the new lift station to be located at the intersection of Palm Boulevard and Bayshore Drive will support the new growth of 42 homes created by the development of Magnolia Woods Phases 1 and 2 and the new lift station would take the pressure off lift stations 7 and 9. Mr Corbin stated that a new lift station in this area would not help since the wet well is not deep enough for additional flow. Valparaiso Realty owner Pat Bryne said the company has agreed to split the approximately \$ 415,000 cost of the lift station and new force main, or pressurized pipe through which sewage is carried, with the City of Niceville at a cost of \$ \$207,500 each. Mr Bryne stated this is really a win-win for both parties. Mr Corbin stated that Niceville's half of the money for the lift station will come from funds set aside for Niceville water and sewer projects that the city has decided not to compete this year. Mr Corbin stated he does not know whether the City or Valparaiso Realty will purchase the lift station and force main, so Niceville may pay half the cost to Valparaiso Realty, or vice versa. Mr Corbin stated that in addition to the lift station a recreational area can be added to the property to benefit that area of the City. He felt that at some point LS could be taken off line altogether. Discussion followed. Councilman Henkel moved approval. Councilman Rominger seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

A Niceville resident expressed her concern regarding the practice of placing fluoride in the City's drinking water. She cited several examples that this practice be eliminated because of causing potential health problems. Discussion followed. Mr Corbin stated that action will be taken to research the issue and report back to the council during the next regular council meeting.

Land Exchange: City Attorney Dixie Powell briefed the council regarding the land exchange between the current owners and the City. This property is along John Sims Parkway which is the planned location of the Niceville's O'Reilly Business. Discussion followed. Councilwoman Boudreaux moved approval to accept the exchange. Councilman Rominger seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

REGIONAL UTILITY AUTHORITY (RUA) APPOINTMENT

Mayor Wise stated we need to appoint someone on the council to replace Mr Bill Smith who represented the City at the meetings. Councilman Rominger volunteered to serve and Councilman Schaetzle stated he would serve as an alternate. Councilman Henkel moved approval. Councilwoman Boudreau seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed.

BILLS PAYABLE:

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

The meeting adjourned at 8:35 PM.

MAYOR

ATTEST:

CITY CLERK