

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
OCTOBER 14, 2014

The Niceville City Council met in regular session at 7:00 PM, October 14, 2014 in the Council Chambers, 208 N Partin Drive. All Council members, except for Councilman Nodjomian who was away on business, and the Mayor was present. Also present were City Manager Lannie Corbin; City Clerk, Dan Doucet; Public Works Director, Bruce Price; Police Department, Chief Popwell; Fire Department, Chief Mayville; Sheila Bishop; Library, Community Center and Children's Park; Technology Department, Chad Morris; a member of the press, and 12 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, September 9, 2014
Special Council Meeting September 11, 2014
Special Council Meeting September 16, 2014
Special Council Meeting September 18, 2014
Planning Commission Meeting, October 6, 2014
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS:

Presentations

Dr Bill McCartney – Community Redevelopment Agency (CRA) Plan – Update

Mr McCartney provided an update to the CRA and reported that a draft of the Community Redevelopment Plan will be presented to the City Council on November 11, 2014. He stated the area of redevelopment is west of Niceville High School with neighborhoods north and South of Johns Sims Parkway to the edge of Valparaiso. The area in the plan is an area of the city which is not performing "socially, financially and infrastructure wise" to the level of the rest of the city. In that area, increases in assessment revenues will be given to the city for redevelopment of the area. He stated that BP funds when received could provide some funding for the CRA along with county and city increases in property assessments. Discussion followed. Mr McCartney provided a map that identified the recent land acquisition for the City obtained via grant funding; working with property owners and Eglin Air Force Base regarding restricted easements. He stated the City now

owns over 150 acres of land on both sides of Turkey Creek. He explained the sources of funding that resulted in the City obtaining this property valued at 3M at a cost to the City of slightly over 200K. Discussion followed.

Ordinance 14-10-01 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida; providing zoning for same and an effective date; from R-1 Single Family to R-1B Single Family; Lot 3, Block 7, Niceville Heights addition to Valparaiso, according to the plat thereof as recorded in Plat book 1, page 102, Public Records of Okaloosa County, Florida. Jimmy Parish, 205 Florida Street. (Third Reading)

Mr Doucet read Ordinance 14-10-01 by title. Councilman Henkel moved approval on third reading. Councilman Schaetzle seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Ordinance 14-12-01 – 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, Residential Single Family; providing for severability of this ordinance; providing an effective date and providing for filing with the Clerk of Court and the Department of State. Lots 7, 8, and 9, Davis Clark Subdivision. Chris Carter, 1509, 1513, and 1515 25th Street. (First Reading)

Mr Doucet read Ordinance 14-12-01 by title. Councilman Rominger moved approval on first reading. Councilman Schaetzle seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Ordinance 14-12-02 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida; providing zoning for same and an effective date; from R-1, Single Family Residential to C-1, Limited Commercial; Powell Subdivision, Niceville, West 50' of South ½ lot 20, Block 12 and lots 16 and 21, Block 12. Lev Humphries, 716 Elm Street. (First Reading)

Mr Doucet read Ordinance 14-12-02 by title. Councilman Rominger moved approval on first reading. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 14-10-01 – A resolution accepting Liability associated with the closing of a State Roadway for purposes of a parade.

Mr Doucet read Resolution 14-10-01 by title. Councilman Rominger moved approval. Councilman Henkel seconded. Mr Doucet stated the parade is scheduled for December 6, 2014. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaeztle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 14-10-02 – A resolution of the City of Niceville, Florida supporting the West Florida Regional Planning Council by designating the Month of October 2014 as Community Planning Month.

Mr Doucet read Resolution 14-10-02 by title. Councilwoman Boudreaux moved approval. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaeztle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 14-10-03 – A resolution of the City of Niceville, Florida congratulating the West Florida Regional Planning Council for 50 years of service by preserving and enhancing the quality of life in Northwest Florida.

Mr Doucet read Resolution 14-10-03 by title. Councilwoman Boudreaux moved approval. Councilman Schaeztle seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaeztle-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.

South Bayshore Pump Station: The pump station installation is completed and the station is operational. There are some punch list items to be addressed by the pump manufacturer and those are being coordinated at this time. With the completion of the work we are now able to allow builders to obtain CO's for the Magnolia Woods and Shirks Cove Developments. We will also be making preparations to re-direct the flow from the existing lift station that presently serves the Palm Estates area.

750,000 Gallon Storage Tank: The tank work is completed and site work is underway along with the installation of the perimeter fencing. The tie in to our system and the overflow line are being scheduled at this time. We plan to have this tank on line by the end of November.

SR 285 Reclaim Water main Upgrade: The main lines have been installed and we are awaiting the delivery of the meter vaults.

Rocky Bayou Drive W&S Extension Project: The contractor has installed approximately 900 lf of the sewer main and 800 lf of the water main. There is approximately 600 lf remaining to be installed up to Forrest Road.

Palm Estates Manhole Relining: The contractor has completed the relining of 50 sanitary sewer manholes. In addition to the 41 manholes in Palm Estates, we also relined (9) on 27th Street and (1) on South Cedar Avenue.

Consumptive Use Permit & Water Sampling Waiver: We have completed the renewal process for our consumptive use permit and we also submitted and were granted a request to reduce the amount of water sampling normally required for Synthetic Organic Contaminants in our water system. We will not be required to perform this additional sampling until 2017 and this waiver results in a savings of more than 14,000.00 in lab fees.

Water Well #2 Emergency Repair Authorization: Water Well # 2 which is located on South Cedar has been shut down and taken off line. The well shaft is seizing up and we believe the bushings need to be replaced. We have consulted with our engineer and he feels it is important to get this well back into service as soon as possible. Should we experience a problem with another well it would most likely require the remaining wells to exceed their permitted pumping capacities. Polyengineering has worked with Jerry in negotiating a price of \$18,981 to have a well contractor remove the motor, pull the well shaft and pump, inspect the pump assembly, identify the problem, reinstall the pump, perform pump test and treat to de-chlorinate. We have also consulted with the city attorney and he agrees this can be acted on as an emergency situation with council approval. Councilman Henkel moved approval. Councilwoman Boudreaux seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Development Updates:

Parkview Place: There are a few remaining minor issues to be addressed with the reclaimed system connections but this development project has been inspected and approved for building permits.

Shirks Cove (17 Lot): The site work is completed and 2 building permits have been issued.

Magnolia Woods Phase 2-A: This site work is completed for this phase and the building Department has issued (8) building permits.

Stables Development 45 lot: There have been 30 building permits issued for this development.

Projects under Review: Other projects under review include 2 church parking lot projects and a commercial project at the corner of SR 20 & Rocky Bayou Drive.

Publix/ Walmart Service Road: The paving, curbing and striping on the final segment of the service road connecting the Walmart and Publix commercial centers is completed. Some minor right of way grading and cleanup is underway along with the installation of the parallel pedestrian walkway. Additional raised pavement markers were installed as requested by the city, in addition the developer must provide an engineer's certification stating the asphalt pedestrian walkway meets all ADA requirements.

FLUM & Zoning Maps: The Future Land Use Map is completed and the research to finalize the zoning map is continuing. Our consultant is underway drafting of the new language for the Land Development Code to comply with the JLUS & SEIS recommendations.

Memorandum of Understanding (MOU): This agreement was originally adopted in 1997 between the county and all municipalities establishing a notification process between local governments of any development or development activity that could impact an adjoining municipality. This updated agreement establishes the criteria for future notification. Request a council motion authorizing the Mayor to sign this agreement. Councilman Rominger moved approval Councilman Henkel seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Storm Water Projects

Magnolia Shores: We have completed the replacement of the outfall system pipe from Magnolia Shores to Bayshore Drive along with additional lateral underdrain lines to alleviate standing water. In addition, we installed additional pipe along Bayshore Drive north of the outfall road crossing and re-graded the remaining ditch system to improve the drainage along that right of way. In regards to the ground water issues at 1401 Bayshore, we are in the process of obtaining additional information. There was a miscommunication between our Engineering firm and the Geotechnical Company that installed the ground water monitoring wells and additional monitoring will be necessary in order to determine if the treatment pond is influencing the ground water levels in that area. The time frame for monitoring the ground water will be influenced by the amount of rain fall we experience in the coming months but it is our intention to leave these wells in permanently. This will enable us to monitor groundwater levels indefinitely and create a data base for future reference.

Oak Avenue Underdrain Installation: We have completed the improvements of the underdrain system on Oak Avenue.

Rocky Bayou Drive: We have ordered the precast structure to complete the outfall system on Rocky Bayou Drive and are meeting with other utilities to coordinate the necessary utility adjustments. The work will be done when the structure is delivered.

Upcoming Projects: We plan to start the replacement of the drainage system along Pinecone Cove and Pin Oak next week and then begin pipe replacement work in the Palm Estates area.

CRS Annual Recertification: We have completed our annual Community Rating System recertification.

Swift Bayou Townhomes: We are also re-evaluating the drainage problem at the Swift Bayou Townhome Complex which is affecting some Beach Drive residents. We have determined that runoff from White Street is a contributing factor to the drainage problem in the townhome complex. The existing drainage system on White Street and Beach Drive is maintained by the county and our plan to redirect this roadway runoff into the inlets at the intersection of White Street & Beach Drive. It appears there may be some problems with the county maintained outfall and we will be contacting the county and coordinating those plans with them.

Regional Sewer System – Update

No Report.

LIBRARY/COMMUNITY CENTER/CHILDREN’S PARK – UPDATE

Sheila Bishop briefed the status of department activities and fund raising efforts.

FIRE DEPARTMENT – UPDATE

Chief Mayville stated that during the month of September the fire department responded to a total of 149 calls, there were 144 calls located within the City limits with 5 mutual aid calls. Chief Mayville stated that our fire prevention program started October 6th and we are scheduled to talk to approximately 2000 children in the elementary schools, child care centers and groups visiting the station. He advised in observance of Breast Cancer the fire hydrants have been painted pink and firefighters are wearing Breast Cancer Awareness shirts. We attended numerous 9-11 ceremonies around the county. He stated that both fire engines were in the Niceville High School Homecoming Parade carrying the cheerleaders.

POLICE DEPARTMENT – UPDATE

Chief Popwell stated that during the month of September the Police Department responded to 2077 calls for police assistance. There were a total of 29 traffic crash reports written involving one pedestrian and 54 vehicles. The estimated amount of damage to these vehicles and related property was \$86,800. A total of 142 Traffic Citations were issued, 27 Misdemeanors, 15 Felony and one DUI arrests were made. Discussion followed.

Other Business:

TECHNOLOGY – UPDATE

Chad Morris stated they continue to work to maintain and troubleshoot various issues. He advised that our phone system is back up and running and stated that new features are being added. Discussion followed.

Okaloosa County Public Library Cooperative Interlocal Agreement – Approval

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

Planning Commission Appointment - Approval

Councilman Henkel moved approval to appoint Mr Dennis Brown to replace Vicky Ritchson on the Planning Commission. Councilman Rominger seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Appointment of a Mayor Pro-tem - Approval

Mayor Wise stated that our charter requires that we appoint a Mayor Pro-tem during our October meeting. Councilwoman Boudreaux moved approval to re-appoint Councilman Schaetzle as the Mayor Pro-tem. Councilman Henkel seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Mr Walter Smith, 1803 Hickory Avenue stated he is having a septic tank issue regarding the property he owns off of Jefferson Street because of the elevation in that area of the city. He stated it would cost him approximately \$ 10,000 to correct the problem. He stated he met with Mr Corbin regarding the possibility of connecting to the city sewer system. Mr Corbin stated that he will work with Mr Jerry Regans, the Water and Sewer Superintendent to see what could be done to make sewer available to residents in this area of the City. Discussion followed. In addition, Mr Smith stated he would like the City to consider adding a solar type stop sign on the corner of 23rd street and Redwood because of safety issues. He stated that Eglin Air Force Base has installed these type stop signs in key areas to improve safety. Discussion followed.

Councilwoman Boudreau stated that there are approximately 3,600 seniors who live in the incorporated area of Niceville and there is no Senior Center they can go to meet, have a meal, etc. She stated she will be doing more research to see what could be done to have a Senior Center in Niceville.

BILLS PAYABLE

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

The meeting adjourned at 7:55 PM.

MAYOR

ATTEST:

CITY CLERK