

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
NOVEMBER 11, 2014

The Niceville City Council met in regular session at 7:00 PM, November 11, 2014 in the Council Chambers, 208 N Partin Drive. All Council members except for Councilwoman Boudreaux, 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, 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, October 14, 2014  
Planning Commission Meeting, No Meeting Held  
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS:

Presentations

Councilman Henkel stated he would like to make a special presentation to one of our Planning Commission members who recently resigned. He asked Ms Vicky Ritchson to come forward to be recognized. Councilman Henkel read a letter signed by Mayor Wise praising her hard work and performance while serving on the Planning Commission since 2008. In addition, he presented a plaque for her service on the commission recognizing her outstanding performance.

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

Mr McCartney introduced Mr David Hemphill of Baskerville Donovan, Inc. and Ms. Pat Blackshear, of Blackshear Planning, Inc. He stated these two people are working very hard to come up with our new CRA Plan. He stated the CRA comprises an older area that is slated for redevelopment west of Niceville High School with neighborhoods north and south of John Sims Parkway to the edge of Valparaiso. He further stated that municipal property taxes derived from increases in property values from this area would be used to fund the CRA. Mr McCartney advised this is the first step effort in putting together a comprehensive and systematic process to revitalize areas of Niceville. Pat Blackshear presented the council with a draft outline for review. The outline included 18 projects in

the historic downtown area. She advised that 12 projects in the Turkey Creek recreational area, 4 projects in an area she called the “Highlands District,” 2 along John Sims Parkway, and 7 others throughout the CRA. She stated a draft plan would be presented at the January meeting followed by a workshop tentatively set for January 20, 2015 followed by a second draft to be completed in February with a final plan completed in March. Mr Hemphill’s presentation showed some of the changes that may be made, such as adding lighting and landscaping as well as curbs and gutters, putting in a city landing, and eliminating vegetation on the water that restricts the view. Mr McCartney reminded the council that revenues for the plan in the fiscal year which started Oct 1 are only about \$ 10,000. He stated it will be a least five years before there is a large enough revenue stream to fund projects. Councilman Nodjomian said that he would “red-line” the draft outline along with other members of the council, who had not seen the outline prior to the meeting, and would get their proposed changes back to Mr McCartney. Discussion followed.

Lynn Yort – Waste Management Enhanced Recycling – Update.

Ms Yort stated that in early 2012, Okaloosa County residents in the unincorporated area near Shalimar participated in a recycling pilot. October 2012 Niceville City Council voted to move forward in the first of three public readings toward enhanced recycling. Enhanced recycling was approved by the Niceville City Council in the final reading in December 2013. On March 2013 the Enhanced Recycling Program began in Niceville. She stated the current service levels based on container size with approximately 5,400 residential customers serviced in:

35 gallon carts	296
64 gallon carts	722
96 gallon carts	4,382

Current Service Levels  
Growth in Recycling Material Volumes

Niceville Recycle, March – December 2013 vs 2014

	<u>2013</u>		<u>2014</u>		<u>Net Increase</u>
	<u>Volume</u>	<u>% Diversion</u>	<u>Volume</u>	<u>% Diversion</u>	
March	46	12%	115	25%	69
April	49	11%	112	23%	63
May	47	11%	131	25%	84
June	51	12%	105	22%	54
July	71	14%	118	24%	47
August	52	12%	119	26%	67
September	64	15%	97	22%	33
October	64	15%	109	23%	45

Note: All volumes shown are in tons

Diversion is recognized as a total of the household garbage and recycling

- Actual tonnage has more than doubled from 444 tons from March – October to 906 tons.
- % diversion has followed suit from average of 12.75% to just over 24%.
- During pilot, May pounds per household was 62.25 pounds in the pilot area and 17.5 pounds City Wide.
- May 2014, pounds per household City Wide is 48.5 pounds.
- Average for first 8 months of program is 42 pounds per household, an average of 113.25 tons per month.

The council members asked several questions. Discussion followed.

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 25<sup>th</sup> Street. (Second Reading)

Mr Doucet read Ordinance 14-12-01 by title. Councilman Henkel moved approval on second reading. Councilman Schaetzle seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Nodjomian-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. (Second Reading)

Mr Doucet read Ordinance 14-12-02 by title. Councilman Rominger moved approval on second reading. Councilman Nodjomian seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Nodjomian-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 Lift Station:** Mr Price stated we are still experiencing some minor pump vibration issues and that is being corrected by the manufacture and distributor of the pumps but the station is operational and working well. We are also making preparations to redirect the flow from the adjacent Palm Estates Station to this new pump station. When that diversion into the Bayshore facility is completed the Palm Estates pump station will be taken off line and removed. The major components removed from the Palm Estates Station will be used in the planned upgrade of an older existing station on Bayshore Drive near Evans Branch. Those upgrades will include a larger wet well, pumps, controls and a new larger wet well to increase the holding Capacity of that facility. We also plan to include additional flood protection measures.

**New 750,000 Storage Tank:** The tank is on line and operation. Final site work is underway to include landscaping and perimeter fencing. We are still tweaking the SCADA system control of the wells to determine the best ways to fill the new tank. We noticed an improvement in the pressure fluctuations we were experiencing in this service area.

**Rocky Bayou Drive W & S Extension Project:** The contractor is continuing with the installation of those lines which is nearing the east end of the project site. The contractor has also started raising the manhole tops to the proper elevation.

**Water Well #2 Emergency Repairs:** The contractor has completed pulling the pump and will be meeting with us to discuss the results of his inspection. It is our understanding he did not find any problem with the pump. It appears that the bushings were part of the problem but he also has some concerns with the thickness of the column pipe and we will be meeting with him tomorrow.

**Hickory Avenue Sewer Extension:** We are also putting together plans to extend sewer service to residents on the segment of Hickory Street located between Jefferson Street and Adams Street.

**Planning & Development Updates:**

**CEFCO Convenience Store:** We have approved the revised site plan for the new convenience store at the intersection of Rocky Bayou Drive and SR 20. It will include a 5,000 sq.ft convenience store with 4 gas pump islands and a car wash. Access will be from driveway connections on SR 20, Rocky Bayou Drive and a parallel service road to the roundabout.

**Church Parking Lots:** We have approved a parking lot expansion at the Methodist Church off Partin Drive and a parking lot plan for the Faith Independent Baptist Church on Valparaiso Blvd.

**Building Permits Issued:** There are active building permits at Magnolia Woods Phase 2-A, Shirks Cove and the Stables. Inquiries have been made but no building permits have been issued for Parkview Place.

**Iowa Street:** We have had preliminary meetings for a possible project off Iowa Street in the Howell Hill area.

**Publix/Walmart Connecting Service Road:** The roadway construction is completed but the pedestrian path and bridge are not. We do not intend to open this roadway until the pedestrian path is ready. We are also addressing some lighting concerns.

**FLUM, Zoning & LDC Amendments:** We are planning to begin the approval process for our new FLUM map next month to be followed by the new Zoning map and LDC amendments for the JLUS & SEIS. In addition we are drafting changes to update the parking and lighting requirements in our codes.

**Storm Water**

**Rocky Bayou Drive:** We have completed all of the pipe and structure installations. We plan to complete the inlet modifications and curbing next week. Final grading and stabilization of areas not affected by the ongoing water and sewer work will follow.

**Valparaiso Blvd. Update:** The geotechnical company completed the core sampling and the well contractor reinstalled the piezometers yesterday. The surveyors will establish the elevations of each site and install the level gauge in the treatment pond next week and we will begin gathering the data. All of the necessary documentation has been provided to FDEP and the loan disbursement for Valparaiso has been approved.

**Upcoming Projects:** Our next large pipe project will be the Pin Oak Avenue & Pinecone Cove outfall replacement.

**Palm Plaza:** We will be meeting with our engineer next week to discuss preparations for the Palm Plaza Drainage Improvements and discuss the permit status of the Juniper Avenue Improvements Project.

**Other Problem Areas:** We have identified 2 additional pipe system failures and planning is underway to schedule the replacement of those facilities. These will be in-house projects. They include a drainage outfall pipe at Palm and Royal Palm, (120 lf 36" metal pipe) & a storm water collection pipe along Palm Blvd south of Hudson Circle, ( 340 lf 15" & 18" metal pipe)

**Other City Wide Projects:**

**Fire Department Upstairs:** Drywall and painting is completed. The remaining work includes the mechanical, hanging interior doors, flooring and outside wall plumbing and trim out.

**Christmas Displays City Hall:** City crews and volunteers are busy putting together the displays at City Hall.

**Street Sign Upgrades:** We are continuing with our street sign upgrades.

Regional Sewer System – Update

No Report.

**FIRE DEPARTMENT – UPDATE**

Chief Mayville stated that during the month of October the fire department responded to a total of 133 calls, there were 132 calls located within the City limits with 1 mutual aid call. Chief Mayville stated that October was Fire Prevention month and the Fire Department had several groups visit the station and we also visited the schools as well as many day care centers talking to approximately 2000 children about fire safety. He stated that fire fighters were on duty at the Mullet Festival each day for any medical or fire related calls. Chief Mayville advised that the Fire Department observed Breast Cancer Awareness month by designing, selling and wearing shirts with pink insignia and writing. He advised the annual City Children's Halloween Party was a great success with many attending and was enjoyed by all. Firefighters attended Halloween on the Hill at First Assembly of God Church. He advised that the Firefighter of the Year Jimbo Field was honored by the Exchange Club at a luncheon. He advised that our fire trucks were requested and led the Homecoming Parade at the High School and also Rocky Bayou Christian School. He advised that Fire Department personnel attended the Ruckel Middle School Veterans breakfast and Assembly.

**POLICE DEPARTMENT – UPDATE**

Chief Popwell stated that during the month of October the Police Department responded to 1889 calls for police assistance. There were a total of 43 traffic crash reports written involving one pedestrian and 85 vehicles. The estimated amount of damage to these

vehicles and related property was \$233,706. A total of 101 Traffic Citations were issued, 27 Misdemeanors, 19 Felony and 3 DUI arrests were made. Discussion followed.

Other Business:

Ms. Tracey Janssen, 2022 Mary Ann Ct Niceville stated she is very concerned over the lack of access to her back gate to her property because of the New Water Tower that is now operational on Marysa Drive. She further stated this lack of access directly impacts her property value. Mr Corbin stated he will work with her to resolve the issue. Discussion followed.

Ms Leith Black of the Northwest Florida Area Agency on aging spoke to the Council briefly stating that the Council on Aging is very interested in the possibility of a senior center being built in Niceville. She stated she will request that this be added to the January meeting to bring back additional information.

Jason Nodjomian, of the Youth Advisory Council reported that from 9:30 a.m. to 12:30 p.m. on November the 22<sup>nd</sup> there will be a community-wide cleanup of school grounds, city hall, John Sims Parkway and Highway 285. He stated the Advisory Council is looking for sponsors for a cookout for the volunteers to be held after the cleanup. Discussion followed.

BILLS PAYABLE

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

The meeting adjourned at 8:00 PM.

---

MAYOR

ATTEST:

---

CITY CLERK