

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JANUARY 13, 2015

The Niceville City Council met in regular session at 7:00 PM, January 13, 2015 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; Public Works Director, Bruce Price; Sheila Bishop; Library, Community Center and Children's Park; Police Department, Chief Popwell; Fire Department, Asst Chief Lohrman; two members of the press, and 24 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, December 9, 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; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

PUBLIC HEARINGS:

PRESENTATION:

Consideration of 1st Draft of CRA Plan

Pat Blackshear, Blackshear Planning, Inc. and Dave Hemphill, Baskerville Donovan, Inc. took turns briefing the Draft CRA Plan.

Ms Blackshear stated that she is a sub-contractor working with Baskerville Donovan, Engineering firm to provide a CRA Plan for the City. She stated that she was delighted to be part of this process since Niceville is near and dear to her heart spending most of her childhood years in the area with her grandparents. She stated that she will briefly go over the plan and take back any recommendations from the council. She advised that a public workshop to gather input on the western part of Niceville will be held Thursday, January 15 at 5:30 PM here in the council chambers. We plan to listen and take back any recommendations they have for the betterment of the plan. She acknowledged that there are limited funds coming into the City which is based on Tax Increment Financing, however, expects other overlapping grant funds that will help the Community Redevelopment area to grow sooner. She advised the historic downtown has high

quality potential and an incredible environment to work with. She stated that they will insure the institutional part of the plan is compatible with the comprehensive plan. The Community Redevelopment Agency for the City of Niceville was established in June 2012 to address areas experiencing a loss of economic, social or aesthetic values desired by the City and its residents. The community redevelopment area is about 340 acres (just over a half square mile) in size and includes older areas such as the old settlement on boggy bayou. The State Road 20 corridor from Niceville High School to State Road 85. The State Road 85 corridor to the western city limits. The extension of State Road 397 (John Sims Parkway) to the Valparaiso city limits. These areas have been broken down into four sub areas: Historic downtown, Turkey Creek recreation area, the Highlands District and John Sims Parkway. She stated that funding would come from taxes on property value increases from the area itself as well as grant funding. The city will also provide incentives adopted into the comprehensive plan supporting the restoration of deteriorating private buildings and properties. Development will help Niceville in a number of ways. "The real issue would be making your town better and the better you make it the more chance you have of enticing new businesses, restaurants, and residents. Some of the examples of projects are programs in the draft CRA plan which are construction of a Niceville landing and walkway in the historic downtown area." Pedestrian crosswalk connecting the historic downtown with the "Turkey Creek recreation area. Niceville settler's historic district museum in the history area. Neal house restoration to education facility in the Turkey Creek area. Turkey Creek Amphitheater. Turkey Creek tennis courts. Enhancement of streetscapes on John Sims Parkway, in the Highland District and throughout the community redevelopment area. Gateways of all entrances to the City and access to waterfront. The plan also targets high-value residential development connected to retail areas for a walkable community. Mr Dave Hemphill of Baskerville Donovan provided a few highlights of the plan stating that as pedestrian connections are made then it's best to upgrade utilities at the same time. Discussion followed.

Ordinance 15-02-01 – 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 designated municipal usage; providing for the severability of this ordinance; providing an effective date and providing for filing with the Clerk of Court and Department of State. Metes and bounds description; property known as 4236 Marisa Drive. (Second Reading)

Mr Doucet read Ordinance 15-02-01 by title. Councilman Henkel moved approval on second reading. Councilman Nodjomian seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 15-01-01 – A resolution of the City of Niceville, Florida establishing rates for the collection of Residential/Recycling and Commercial garbage; providing for a rate increase and providing for an effective date.

Mr Doucet read Resolution 15-01-01 by title. Councilman Schaetzle moved approval. Councilwoman Boudreaux seconded. Mr Doucet explained the provisions of the franchise allows Waste Management the opportunity to request a Consumer Price Index (CPI) increase which is basically the cost of doing business. He provided the council with a briefing paper that explained the various increases that included Residential Garbage, Recycling increases to include senior discount rates that are being increased by 1.50%. He explained that Commercial accounts are affected by this 1.50% increase as well. His briefing paper included the yard waste collection would raise by 1.50% as well since the City provides the service and it's appropriate to increase it although not part of the franchise. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 15-01-02 – A resolution of the City of Niceville authorizing the City Manager to purchase a boat lift for the fire department rescue boat.

Mr Doucet read Resolution 15-01-02 by title. Councilman Henkel moved approval. Councilman Nodjomian seconded. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Water/Sewer/Drainage Projects – Update

Mr Bruce Price briefed the status of current projects.

Water & Sewer

Water and Sewer Extension Rocky Bayou Road: Project is completed.

New Tank: Tank is operational and preparations are underway to complete the landscaping and installation of the perimeter fencing.

South Bayshore Pump Station & Pump Station #7: New pump station is operational and the contractor is making preparations to install the line that will divert the flow from Palm Estates into the new station. Once that diversion is completed the reusable

components from the older pump station will be used as part of the planned rehab and upgrade PS 38 located near the old Fisherman's co-op at Bayshore Drive and Edge Avenue.

Hickory Avenue Sewer: Permitting for this project is completed.

SR 285 Reclaim Water Main: The installation of the 12" main along SR 285 is completed. Preparations are underway to have the meters and meters vaults assembled and installed.

Water Well # 2: The contractor has completed the rehab of the well and it is back in service.

Hasty Lane Manhole Replacement: Work is scheduled to begin as soon as the materials arrive and the county road department permit is approved.

Storm Water:

Pin Oak and Pine Cone Cove: Crews have completed the replacement of the pipe along Pine Cone Cove and will be starting the replacement of remaining pipe soon.

National Fish and Wildlife Foundation (NFWF) Grant: We have received some additional information pertaining to this grant. They have established the City's point of contact NFWF and they have requested some minor changes to the proposal format we submitted. These edits are required prior to negotiating and executing a final funding agreement. It typically takes 4 to 8 weeks to complete these steps following the notice of award. Since these are only edits to the proposals we have instructed our engineer to make the necessary changes for re-submission. Examples of the editing are; (Re-grouping of task associated with each project to be pre-construction or construction activities) (Re-organize the scope of work & update the project locations in the NFWF mapping section)

RFQ: Request for Qualifications from Engineering and Environmental Firms are being evaluated to determine which firms will be submitting engineering and design proposals for the Thomas Branch Drainage Improvements and the Boggy Bayou Restoration Projects. A total of 7 applications were received.

Palm Boulevard & Palm Plaza: Using our new camera system we have performed a considerable amount of camera work on the storm pipe system that serves the Palm

Boulevard and Palm Plaza areas to determine the condition of those lines. In addition we will be performing some survey work to determine our best option for improving the drainage in and around this service area.

Valparaiso Boulevard: The well installation and survey work are completed. The new pond gauge was received last week and a water level tape is being ordered. Once the gauge is installed and the water level indicator is in hand we will begin the data collection.

Drainage Maintenance: Our crews assisted by the inmate squads have performed a lot of drainage maintenance and invasive plant removal at several sites.

Engineer Meeting: Mr. Corbin and I meet with Lee Smith from Baskerville Donovan yesterday and our discussions included the NFWF application changes, Palm Plaza alternatives and the Vault Project on Bayshore.

Other Public Works Projects:

Pedestrian Bridge: City crews completed the installation of the pedestrian bridge crossing on Swift Creek. The developer will be reimbursing the city for all cost associated with the project.

FD Upstairs Area: Crews have completed the installation of the trim and awaiting some re-ordered cabinets and doors which were are scheduled for delivery this week.

Planning:

Land Development Code Changes: We will have the first reading of the Land Development Code changes adopting the recommendations of the JLUS along with other ordinance updates ready for our next meeting. We will be meeting with our planning consultant tomorrow to review the ordinance drafts and that will be provided to you when it is completed in advance of next months' scheduled meeting along with our updated Zoning Map.

Palm Boulevard 7 Lot Development Project: We have completed our staff review and comments for this project and that proposed development will be brought to you at our next meeting for approval.

Conceptual Site Review 285 & College Blvd: We also looked at a proposed plan to build an office complex at the intersection of SR 285 and College Boulevard.

Publix Connector Road & Pedestrian Path Lighting: Gulf Power has provided a proposed Lighting Plan for the roadway and pathway.

CEFCO Convenience Store: The civil plan changes were revised and approved for this project and the site work is underway.

Residential Developments

Parkview Place: 3 Building permits have been issued for this **24** lot development.

Shirks Cove: 2 Building permits have been issued for this **17** lot development.

Stables: there are **6** vacant lots remaining at this **45** lot development

Regional Sewer System – Update

No Report.

Library, Community Center, and Children’s Park - Update

Sheila Bishop stated that the library staff is always adding new services for the residents. When a service is no longer useful they eliminate them. Ms Bishop stated that everyone is very busy in the Library, Children’s Park and the Community Center. She briefed the status of fund raising activities.

Technology -Update:

Chad Morris inquired about the tablets to determine if the council had any questions or needed training regarding their use. Councilman Schaetzle asked if there was a Wi-Fi hotspot in the Chambers. Mr Morris stated there was not, however, it was in the City’s plan to add one soon. Mr Mike Bher, 423 Bally Way stated that he was experiencing difficulty navigating through the web site to locate the charter and other information that could be made available to the public on the web site. Discussion followed surrounding the need to review the City Web site and make changes as required.

Fire Dept - Update:

Asst Fire Chief Tony Lohrman stated during the month Of December 2014 the fire department responded to a total of 147 calls, there were 142 calls located within the city limits with 5 mutual aid calls. He advised the department completed 2014 with a total of 1,694 calls, which is an increase of 202 calls from 2013. The Fire Boat and the Fire Engine were in the annual Christmas parade and the Fire Boat led the boat parade in the bayou. He stated that firefighters with the Fire Engine attended the annual Christmas tree lighting ceremony. The annual Fire Department Christmas Party was a success and everyone had a great time. The December County Fire Chief's meeting was held at our station. The Fire Engine transported Santa around Swift Creek for his annual visit with children in the neighborhood.

Police Dept - Update

Chief Popwell stated during the month of December the Police Department responded to 2048 calls for police assistance. There were a total of 48 traffic crash reports written involving 96 vehicles and 2 pedestrians. The estimated amount of damage to these vehicles and related property was \$314,060. A total of 112 Traffic Citations were issued, 24 Misdemeanor, 15 Felony and 2 DUI Arrests were made. Councilman Nodjomian asked about whether the Florida Highway Patrol, Niceville police or someone from Eglin goes to accidents on the new Spence connector road where it skirts the City. Chief Popwell said the Niceville Police Department responds to accidents on the connector.

Other Business:

CITY CLERK

Aid to Organizations:

Mr Doucet stated the City Council listened to their presentations during our budget workshop meeting on August 26, 2014. Everyone was in agreement that these organizations provide a great service to the City. We could never afford to fund the services they provide if the City was responsible for these services. Mr Doucet stated that several organizations receive matching funds from the State. We typically wait until this time of the budget cycle to fund this program. Based on further review and coordination with the City Manager we are recommending a 5 Option approach for

council consideration. He stated Option One was to fund \$15,500 of the total requested amount; Option two was to fund \$ 18,000; Option three was fund \$21,000; Option four was to fund \$24,000; and Option five was to fully fund the requested amount of \$27,000.

Mr Doucet recommended the council choose the option they feel comfortable with to fund this program. He stated in the past the City typically budgeted for \$ 15,000 to \$ 15,500 for the program. Discussion followed. Councilman Rominger moved to fully fund the program at \$ 27,000. Councilman Nodjomian seconded. Discussion followed. Councilwoman Boudreaux stated that she did not have time to fully evaluate the recommendation. Councilman Schaetzle tactfully explained that he was not in favor of funding the full amount requested stating that it would put us on a “slippery slope: to give them full funding. Councilwoman Boudreaux asked for the consideration of funding to put off until the next meeting because she had not looked over the material yet. Mr Corbin suggested funding the Niceville Valparaiso Chamber of Commerce and Okaloosa County Economic Development Council and then wait until later to fund the balance of the requests for funding. Discussion followed. Councilman Rominger withdrew his motion and Councilman Nodjomian withdrew his second. Then Councilman Nodjomian moved to fund the Chamber and the EDC \$ 5,000 as they requested. Councilman Henkel seconded. Council Vote: Henkel-yes; Schaetzle-no; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Councilman Schaetzle then asked about the possibility of giving raises to the City Manager and City Clerk. Mr Corbin stated he would not accept a raise because he would rather the money go to city employees. He stated that the City Clerk has not had a raise in five to six years and deserved one. The council decided to obtain further information before voting.

Bills Payable:

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

The meeting adjourned at 8:25 PM


MAYOR

ATTEST:


CITY CLERK