

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
MARCH 8, 2016

The Niceville City Council met in regular session at 7:00 PM, March 8, 2016 in the Council Chambers, 208 N Partin Drive. All Council members, except 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; Chad Morris, Technology Department, a member of the press, and 31 visitors in the audience. Mayor Wise called the meeting to order at 7:00 PM and asked if anyone in the audience would like to offer a prayer to come forward. Mr John Osborne offered a prayer and Councilman Henkel offered a traditional prayer and led the pledge of allegiance.

APPROVAL OF MINUTES:

Regular Council Meeting, February 9, 2016  
Planning Commission Meeting, March 1, 2016  
Local Planning Agency Meeting, No Meeting Held

Councilman Schaetzle moved approval. Councilman Henkel seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

PUBLIC HEARINGS

PRESENTATIONS:

Mayor Wise Outstanding Student Awards.

Mayor Wise stated that two students are being recognized tonight who are David Mareno representing Rocky Bayou Christian School and Madeline Yen representing Niceville High School. Mayor Wise asked that Councilman Rominger, the Mayor Pro Tem to make the presentations. Mr Doucet stated these outstanding seniors are being honored tonight as top students and leaders in their own classes. Not only do they work diligently in the classroom, but they excel on the playing fields, in the clubs and in our fine arts departments. They are our future, and we would like to encourage them as such! Councilman Rominger made the presentations followed by comments from the students.

## Planned Unit Development (PUD) Revisions

Mr Doucet stated that Mr Matt Zinke, representing VRC and Huff Homes, is requesting a PUD Revision of setbacks for Magnolia Woods III. He requests 20' front, 15' rear, and 5' sides. Magnolia Woods III. 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

Mr Doucet stated that Mr Matt Zinke, representing VRC and Huff Homes, is requesting a PUD Revision of setbacks for lots 25-28 and 32-38 for Magnolia Woods IIB. They request 20' front, 15' rear, and 5' sides. Councilman Henkel moved approval. Councilman Schaetzle seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Ordinance 16-04-01 - An ordinance authorizing the City of Niceville, Florida to obtain Lease/Purchase Financing from a Commercial Bank up to the maximum amount of \$155,000 to purchase a 2016 Freightliner Pro Patch Pothole Patcher; 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. (Second Reading)

Mr Doucet read Ordinance 16-04-01 by title. Councilman Rominger moved approval on second reading. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Ordinance 16-05-01 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida; providing zoning for same and an effective date. Properties at 111-139 John Sims Pkwy be rezoned from C-1, Limited Commercial, C-2, General Commercial and PUD to R-C, Residential/Commercial. Metes and bounds description. Jane Meigs, 139 John Sims Pkwy. (First Reading)

Mr Doucet read Ordinance 16-05-01 by title. Councilman Schaetzle moved approval on first reading. Councilman Rominger seconded. No one spoke for or against. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Ordinance 16-05-02 – 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-1B, Residential Single Family and have a future land use of Medium Density Residential (MDR); providing for the severability of this ordinance; providing an effective date and providing for filing with the clerk of court and department of state. Properties located at/or adjacent to 1416 27<sup>th</sup> St and 204 Reeves St. Parcels 1, 2, and 3. Metes and bounds description. Chandler Huff Homes. (First Reading)

Mr Doucet read Ordinance 16-05-02 by title. Councilman Schaetzle moved approval on first reading. Councilwoman Boudreaux seconded. No one spoke for or against. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 16-03-01 – A resolution of the City of Niceville Florida relating to State of Florida Department of Transportation Roadside Beautification Assistance Joint Participation Agreement; providing for authorization to enter into this agreement; and providing for an effective date.

Mr Doucet read Resolution 16-03-01 by title. Councilwoman Boudreaux moved approval. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 16-03-02 – A resolution granting a special exception to the Land Development Code Section 7.07.09 (a) to allow for a detached carport in the front side of her yard and to allow a 4' front setback and a 16' side setback as opposed to the required 25' for a corner lot; and providing for an effective date. A parcel of land being portions of lots 17, 18, and 19 Block 10, Helms and Allen Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 41, of the Public Records of Okaloosa County Florida. Suzuki Stewart, 306 Allen Street.

Mr Doucet read Resolution 16-03-02 by title. Councilman Rominger moved approval. Councilman Henkel seconded. Attorney Powell stated the Planning Commission recommended the special exception be reviewed/renewed every five years, however this may potentially result in a liability to the City if the City failed to renew the request after a prior approval. He also felt that it would create an undue burden on the City resources to review all special exception approvals every 5 years. Discussion followed. Mr Powell stated he has drafted another version of the resolution without the five year limitation. After further discussion the council wanted the five year language removed from the resolution.

Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 16-03-03 – A resolution granting a special exception to the Land Development Code Section 7.07.09 (b) to allow for an attached open carport and a 0' front yard setback as opposed to the required 25'. Lot 5 and 6, Block 116, Valparaiso Realty Company's Pinecrest Addition to Valparaiso, Florida, Sheet No. 9, Subdivision no.'s 5 & 6 as recorded in Plat Book 1, Page 56, of the Public Records of Okaloosa County, Florida. Ted and Barbara Pate, 703 Kumquat Ave.

Mr Doucet read Resolution 16-03-03 by title. Councilman Henkel moved approval. Councilwoman Boudreaux seconded. . Attorney Powell stated the Planning Commission recommended the special exception be reviewed/renewed every five years, however this may potentially result in a liability to the City if the City failed to renew the request after a prior approval. He also felt that it would create an undue burden on the City resources to review all special exception approvals every 5 years. Discussion followed. Mr Powell stated he has drafted another version of the resolution without the five year limitation. After further discussion the council wanted the five year language removed from the resolution. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 16-03-04 – A resolution granting a special exception to the Land Development Code Section 7.07.05,(c) to allow for a 10' side yard setback on a corner lot as opposed to the required 25'; and provided for an effective date. Lot 2, Block 8, Grey Moss Point, a subdivision of a part of lot 5, Fractional Section 7, Township 1 South, Range 22 West, in Niceville, Okaloosa County, Florida, according to the Plat thereof recorded in Plat Book 2, at Page 5, of the Public Records of Okaloosa County, Florida. Michael and Delores Klausutis, 1107 Fink Rd.

Mr Doucet read Resolution 16-03-04 by title. Councilman Rominger moved approval. Councilman Henkel seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Resolution 16-03-05 – A resolution granting a special exception to the Land Development Code, Section 7.04.10 to allow for a PUD Revision front setback for a 12'5" front setback as opposed to the required 20' on lot 33, Magnolia Woods IIA, according to the plat thereof as recorded in Plat Book 27, Page 25 and 26, Public Records of Okaloosa County, Florida. Chandler Huff, 718 Woods Dr.

Mr Doucet read Resolution 16-03-05 by title. Councilman Henkel moved approval. Councilman Rominger seconded. No one spoke for or against. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-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 System**

**Back Flow Preventer Inspection Program:** We have started the required backflow inspection & maintenance program for all residents that use alternative water for irrigation. These inspections include rebuilding the residential backflows on the potable water service and verification that there is not a cross connection between the potable water service and the alternative irrigation water source.

**Water System Pressure Monitors:** Crews are installing water system pressure monitors enabling us to monitor water system pressure throughout the city with our SCADA System.

**Water Main CEFCO:** Completed water main tie in at the new CEFCO project on SR 85.

**New Service Connections:** City crews have install 5 new water & sewer service connections that required roadway cuts.

**Sewer System**

**Camera Work:** Camera Crew Inspected and cleaned over 3200 LF of sewer main

**Pump Station Maintenance:** Crews replaced one pump at PS 30, the transfer switch at PS 24 and we are continuing with our control panel back board upgrades at several pump stations.

**Reclaim Water System:** The first Bryozoan treatment of the reclaim supply line was performed on Feb. 2<sup>nd</sup> and the second treatment scheduled for last week but due to weather and other issues that has been rescheduled.

**Sewer Line Rehab:** Camera crews have completed camera surveys of several sewer line segments and Jerry is preparing a project list for the 2016 sewer line rehabilitation project.

**Lift Station #6 Relocation:** Efforts are underway to perform the survey work and design for the relocation of Pump Station # 6 on Bayshore Drive

**Bayshore Sewer Line Replacement:** The survey and design work to repair and replace the sewer main on Bayshore Drive between SR 20 and Edge Avenue has been completed. It appears some segments of this line can be repaired in place and some lines will need to be removed and replaced. We are also looking at the option to extend the gravity line down Bayshore which would enable us to eliminate the pump station at the old Fisherman's Co-op.

### **Storm Water**

**Plumosa Palm:** Crews have completed the installation of 80 feet of drainage pipe on Plumosa Palm. This drainage upgrade is the result of the flooding problems we experienced during the recent heavy rainfalls that resulted in damage to a fire hydrant and the right of way when runoff destabilized the area and caused the hydrant to blow off.

**South Palm Blvd.** Due to the high ground water levels we have postponed the replacement of the outfall pipe on south Palm Blvd.

**Woodlow Road:** Preparations are underway to replace a 24 inch corrugated metal pipe off Woodlow Road in the Creek Side S/D.

**NFWF Bayshore Vault Project:** Baskerville Donovan is working on the plan revisions to relocate the vault and they have gathered the necessary data to determine what capacity upgrades are necessary to divert the flow from the Grand Oaks Outfall into the Vault system. Once this information is available we will determine if it is cost effective to pursue that option. I have also informed our NFWF point of contact regarding this issue to make sure they are in agreement with our plan and I am awaiting their response. If it is cost prohibitive to add this work to the project we will proceed with the original plan.

**AVCON Update:** Mr Lee Lewis, AFCON is here to update the status of the Thomas Brach and Headwaters Restoration Projects

Thomas Branch Stormwater Improvements.

Mr Lewis stated the project entails two main areas: (1) North of SR 20, and (2) South of SR 20.

### **North of SR20**

The survey north of SR20 is complete. The team is working with Niceville High School to identify and explore stormwater treatment alternatives on school campus. A meeting with Principal Palmer and his staff is scheduled for March 15 at 9:00 am. The potential alternatives to be reviewed will be limited to turf areas and other spaces currently unused by the school.

### **South of SR20**

South of SR 20, several alternatives are under consideration. These alternatives range from a simple nutrient separating box to improve stormwater quality to large-scale park improvements that utilize wide, shallow weirs along the natural steephead stream to provide a cascade-effect on the properties east of Cedar Avenue. Other options to be considered in the Alternatives Analysis include improvements south of the Church of Christ property to collect and attenuate stormwater runoff before discharging to the natural stream. Secondary improvements considered in each alternative include stream restoration, removal of exotic species, and educational opportunities.

All three affected property owners south of SR20 have given permission to survey their respective properties. Wetlands are being flagged on March 9. A supplemental survey to identify the wetland boundaries and to facilitate the alternatives analysis south of SR20 is expected to begin the following day. This information will be used to evaluate the feasibility of the alternatives identified.

A preliminary Alternatives Analysis with a recommended 10% concept plan is targeted for the April Council Meeting. The 10% concept plan will be comprehensive and is intended to represent the "right answer." Therefore it may include improvements beyond the current grant funding. The design will be based on prioritized improvements that are most effective with budgeted funds.

### **Boggy Bayou Headwaters Restoration:**

Mr Lewis stated that ongoing work includes data collection as well as evaluating existing sediment quality. It also includes evaluating water quality, tidal currents, and other characteristics that will feed into a hydrodynamic model of the Boggy Bayou Headwaters

area. Tide gauges are installed and tide data is being collected. Mapping of all habitat and natural communities in the upland areas along shoreline has been completed from Vulcan Materials property to North Light Marina. This included identification of existing nuisance species as well limits of pockets of aged debris/refuse to be removed. The wetland jurisdictional line has also been mapped with flags. A review of the final survey deliverables was performed to determine whether additional details are needed for compiling the model. These details were coordinated with the survey team last week and they are anticipated to be in the field starting on March 9 to identify the additional details required to facilitate the hydrodynamic model. The hydrodynamic model will allow the design team to evaluate options which will be summarized in the Alternatives Analysis. A presentation of these alternatives is anticipated at the May Council meeting.

The 10% Concept plan prepared as part of this effort will extend beyond the project limits to identify other future projects anticipated in the City's capital improvement program. This will ensure a comprehensive understanding for improving the water quality of Boggy Bayou and improve the City's ability to pursue additional grants for improving the water quality of the bayou.

Mr Price continued his update of current projects:

**319 Stormwater Grant:** We are submitting a grant application in the amount of \$868,000.00 for three projects on the CIP Mill Creek & Evans Branch on Bayshore Drive/Spence Circle/Niceville Avenue @ Turkey Creek.

### **Stormwater Capital Improvement Project list Narrative**

The spread sheet you received is a list of projects we plan to include in the Stormwater CIP. This project listing includes drainage and water quality improvements that were identified in the city's stormwater needs assessment & the city's Stormwater Facilities Plan along with input from City Staff. The spread sheet includes the project name, location, possible funding sources, estimated cost and current status. The final draft of this plan will provide more in depth information and some of the proposed scopes of work are subject to change which may affect the final cost estimates. The attached map identifies all of the city's drainage basins by name and where each of these proposed projects are located. All projects with cost that exceed the capital cost threshold of 10,000.00 are identified on this map. By the project # on the spreadsheet. All projects that are located within the extended limits of the Boggy Bayou Headwaters Restoration will also be identified in the 10% Concept Plan for that project.

**Planning Update:**

**Magnolia Phase II:** There is only one remaining vacant lot in this 18 lot phase.

**Mattie Way:** 2 CO's have been issued for this 7 lot development and 4 new homes are currently under construction.

**Shirks Cove & Parkview Place:** no new building permits have been issued for these developments since last month's reporting.

**Huff Commercial Complex:** still under construction

**CEFCO at SR85 & College Blvd.:** under construction

Regional Sewer System – Update

No Report.

**Fire Department – Update**

Chief Mayville stated that during the month of February 2016 the Fire Department responded to a total of 175 calls, there were 148 calls located within the city limits with 27 mutual aid calls. He advised that the department received a grant from Firehouse Subs that paid for the Flir for the rescue boat. He advised that both of our fire trucks were out of service and Eglin Fire Department provided us a fire truck and driver for several days to cover until our units were back in service. We have received smoke detectors and have put a new smoke detector program in place. He stated that firefighters are currently doing performing annual fire hose testing. Hospice came to the fire department and gave firefighters an in-service training class.

**Police Department – Update**

Chief Popwell stated that during the month of February the Police Department responded to 2591 calls for police assistance. There were a total of 19 traffic accidents involving 40 vehicles. The estimated amount of damage to these vehicles and related property was \$ 156,440. A total of 186 Traffic Citations were issued, 35 Misdemeanor, 22 Felony and 6 DUI Arrests were made.

**Senior Center/Public works Building – Update**

Mr Morris stated that the 9,200 SF building is now in place across from the Youth Center Park. He stated that City employees are busy working to set up water, sewer and electrical service to the building. We are also working with Structural Engineer to make arctectial changes to the front of the building. Discussion followed.

**Technology – Update**

Chad Morris stated that his people have been working on network issues and general maintenance. He stated a new technician is now on board and will be working mostly as a GIS programmer. He stated that the City has been informally notified that we have been informally approved for a Landscaping Grant in the amount of \$300,000 to take care of median maintenance from Palm Blvd to the Swift Creek area near Publix. Discussion followed.

**Other Business:**

Mr Corbin stated that there's a strong possibility that the City will receive a \$500,000 grant approval for the Niceville Landing as per a phone he received from a gentleman who works for Representative Matt Gates's office. Discussion followed.

**Panhandle Animal Welfare Society, Inc (PAWS) Contract**

Mr Corbin briefed the Council regarding the child who was attacked by two vicious dogs recently and wanted the Council to publically recognize Mrs. Hanna Merrill who stepped in to rescue the child from further injury. Mr Corbin would like her to attend our next council meeting to be publically recognized for her efforts to save the child's life. Councilman Henkel moved approval. Councilman Rominger seconded. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Rominger-yes. Motion passed

Two council members asked several questions regarding the services provided via the PAWS contract such as over the weekend service, etc. Mr Corbin felt that the appropriate time to make possible changes to the contract would be during the next renewal timeframe. Discussion followed.

**BILLS PAYABLE:**

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

The meeting adjourned at 8:20 PM.

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MAYOR

ATTEST:

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CITY CLERK