

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
JUNE 14, 2016

The Niceville City Council met in regular session at 7:00 PM, June 14, 2016 in the Council Chambers, 208 N Partin Drive. All Council members 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; Jessie Mason, Technology Department, a member of the press, and 21 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. No one in the audience responded. Councilman Henkel offered the prayer and led the pledge of allegiance.

Regular Council Meeting, May 10, 2016  
Planning Commission Meeting, June 6, 2016  
Local Planning Agency Meeting, No Meeting Held

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

#### 1PUBLIC HEARINGS

#### PRESENTATION:

Summit Professional Services - Mr Dennis Dingman

“FY 2016 CDBG Grant Update, and CATF Committee Appointments”

Mr Dingman stated that now is the time to consider applying for a Community Development Block Grant (CDBG) as we have done several years in the past. He stated although such federal and state grants are currently available, fewer of them are being sought by municipalities. One reason for this he said, has been the slow economy, as local businesses have not been expanding as rapidly as previously expected. He stated that regulations governing the CDBG program have become so complex, and application forms so difficult to complete, that it has become too hard for many communities to apply, unless they can afford professional consultants such as his firm. As a result, this is a good time for the City of Niceville to apply for such a grant, as there is less competition for the available funds. He stated that one way to improve Niceville’s chances of obtaining CDBG money, is if the City can commit \$ 25,000 or more of its own money to the renovation program. He stated this money can be used as “leverage” to get larger

amounts of matching funds from the state and federal authorities who give out grant money. In addition, he stated that money from an existing program for renovating rundown homes can also be used as a source of leverage for obtaining funds from the CDBG program. Discussion followed. Councilman Schaetzle moved to support the CDBG Program for the FY 2016-2017 Fiscal Year. Councilwoman Boudreaux seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed. Councilman Nodjomian moved approval of Mr Dingmans's recommendation to have a slate of volunteers to serve on a Citizen Advisory Task Force (CATF) to help the City apply for the CDBG funds and decide how to use such funds if they are obtained. The CATF members include Tony Namlick, Judy Byrne Riley, Paula Barfield, Brian Boone, and Suzanne Salma. Mr Dingman explained that by having such a CAFF, representing the views of local citizens, the City gains points on its grant application. Councilman Henkel seconded. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed.

Okaloosa County Transit, Mr Bob Berkstresser, Maruti Corporation

Mr Berkstresser stated that his firm manages public transportation on behalf of Okaloosa County. He briefed the Council on the current and potential future status of the County's Emerald Coast Rider public transit system. He stated until recently the County's public transit system has served mainly as transportation of last resort for people who are disabled, do not own their own cars, or who have lost their driver's licenses for various reasons. He advised if Niceville and other municipal leaders are satisfied with the current system, they can keep it. However, he recommended that public transportation be expanded to serve much broader purposes, so as to have a positive impact on the local economy, traffic management, and quality of life. He stated by expanding the transit system, the County can ease congestion on existing roadways, such as U.S. Highway 98, and State Road 85. Public transportation can also support special events such as the Annual Niceville-Valparaiso July 4 fireworks event, the Boggy Bayou Mullet Festival and the annual Billy Bowlegs pirate festival that was recently held in Fort Walton Beach. He stated the Bowlegs event for the first time used the County public transit system to provide shuttle buses from park-and-ride locations around the festival area, easing traffic congestion and improving safety and the overall enjoy ability of the event for those who attended. Mr Berkstresser said public transportation can improve accessibility for commuters traveling from Niceville to and from their jobs in such places as Crestview, Eglin Air Force Base, and beachfront areas like Destin and Fort Walton Beach. He stated it can also make travel easier for tourists, seasonal workers, and others, and by doing so, can ease congestion on some to the area's busiest main highways. Mr Berkstresser pointed to photos on the walls of the city council chamber depicting the quiet, rural atmosphere of Niceville only a couple of generations ago, and told council members that

the people who appeared in those photos probably never realized how much Niceville would expand in a short time. He said that public transportation can help the current generation of Niceville area residents plan and prepare for the expansions and changes that are likely to occur in the future. He showed slides of current and proposed bus routes throughout Okaloosa County, particularly those that serve the Niceville area, saying that these are among the option that are currently available. He did not specify how any service expansion would be paid for. The County's small bus fleet relies on tax subsidies and rider fees.

#### Warren Averett -Ms Tammy McGaughy, CPA - Audit Results

Ms McGaughy representing Warren Averett provided an overview/summary of the City-Wide audit results for the fiscal year ending September 30, 2015 lauding the City's overall management and sound fiscal status. She was proud to report that the City has received 29 consecutive annual Certificate of Achievements Awards from the Government Finance Officers Association (GFOA) for excellence in financial reporting. She advised there were no instances of material weaknesses or reported instances of significant deficiencies noted with respect to internal control and no exceptions regarding compliance of laws and regulations. Discussion followed.

#### Lee Lewis, AFCON – Projects Update

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

The Boggy Bayou Headwaters receives the discharge from the large Turkey Creek watershed that extends to Duke Field. Sediment has accumulated across the headwaters over many years and areas of muck and nuisance vegetation exist around the perimeter of the headwaters. The Boggy Bayou Headwaters Restoration project was initiated to improve the water quality as well as to address sediment reduction, biological productivity, improved habitat, and removal of nuisance species in the northernmost waters of the bayou.

To date, the consulting team has completed topographic and bathymetric surveys and completed mapping of the natural resources and habitats. These maps indicate existing nuisance/exotic species, sub-aquatic vegetation, and other natural communities, such as mixed wetland hardwoods, forested wetlands, wetland shrubs, marsh, and tidal flats. The existing coastal/hydrological conditions have also been documented. A meeting with the primary property owners along the headwaters was also conducted to gain preliminary input into the project and process.

Early design concepts will look to better distribute the flows from Turkey Creek just south of SR20. Distributing the flow and slowing the velocity of the water will cause suspended sediment and pollutants to settle out into the marsh areas prior to reaching the deeper waters. Dredge areas will be largely concentrated in the areas immediately east of Spence Circle as this area exhibits large deposits of muck without the healthy natural communities found through the areas extending from the old mill pond across to the north light marina. Exhibits indicating possible marsh creation areas and “semi-hard structures” are being considered in areas to help direct flows. Some improvements near the existing stormwater outfall (west of Valparaiso boat ramp) will be included to treat the stormwater before it empties into the bayou.

The project is approximately 8% complete and the team will be collecting additional geotechnical data from the dredge/fill areas and will be seeking input from local citizens in a future public meeting (currently scheduled for 5:30 pm-7:30 pm on June 28 at City Hall). The team will initiate coordination with the permitting agencies and will consider input from the public and the agencies in developing the formal 10% conceptual design recommendation to the City. This 10% concept recommendation will address items such as proposed limits of hydraulic dredging and marsh creation, proposed plantings, living shoreline creation, removal of exotics, flow diversion structures, habitat improvements, recreation improvements, and educational improvements. Upon approval of the 10% concept recommendation, the team will move into detailed design and permitting.

Ordinance 16-08-01 - An Ordinance annexing to the City of Niceville, Florida, and contiguous lands described as set forth herein; providing for proper advertisement pursuant to Florida Statutes 171.044; providing that the property will be zoned C-2, General Commercial, with a Future Land Use of Commercial. Lots 7 & 8, Block 58, Plat of Valparaiso Realty Company's Pine Crest Addition, Sheet No. 1. Subdivision No. 2, according to the plat thereof as recorded in Plat Book 1, Page 48 less and except that portion taken for right-of-ways as described in official Records Book 634, Pages 716-720 inclusive, of the Public Records of Okaloosa County, Florida. Jeff and Lynda Waits, Monroe St. (First Reading)

Mr Doucet read Ordinance 16-08-01 by title. Councilman Henkel moved approval on first reading. Councilman Rominger seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Ordinance 16-08-02 – 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. Property located 1603 18<sup>TH</sup> Street. Michael Parrish (First Reading)

Mr Doucet read Ordinance 16-08-02 by title. Councilman Nodjomian moved approval on first reading. Councilman Rominger seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Ordinance 16-08-03 - an ordinance of the City of Niceville, Florida; providing for finding of fact, providing for amendments to Part II, the Code of Ordinances of Niceville, Florida, Appendix D, Articles 1, 4, and 6, Land Development Code pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date (First Reading)

Mr Doucet read Ordinance 16-08-03 by title. Councilman Schaetzle moved approval on first reading. Councilman Henkel seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-06-01 - A resolution granting a special exception to the Land Development Code, Article 7, Table 7-2, R-2, Minimum yard setbacks, front and rear, to allow for 15' front and 10' rear, as opposed to the required 15' front and 20' rear. Metes and bounds description Schedule A. W. C. Coats, 1311 Cedar Ave.

Mr Doucet read Resolution 16-06-01 by title. Councilman Nodjomian moved approval. Councilman Henkel seconded. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-06-02 - A resolution granting a special exception to the Land Development Code, Article 7, Table 7-2, R-1, Minimum yard setbacks, front, to allow for 15' as opposed to the required 25'. Lot 12, Block 22, Plat of Valparaiso Realty Company's Pine Crest Addition to Valparaiso, Florida, Sheet No. 1, Subdivision No. 3, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Okaloosa County Florida. Jason and Jaimee Hipp, 204 Alonzo Ct.

Mr Doucet read Resolution 16-06-02 by title. Councilman Henkel moved approval. Councilman Schaetzle seconded. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-06-03 - A resolution granting a special exception to the Land Development Code Section 7.07.05, C to allow for a 5' side yard setback on a corner lot as opposed to the required 25 ; and providing 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 16-06-03 by title. Councilman Schaetzle moved approval. Councilman Rominger seconded. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-06-04 - A resolution of the City of Niceville authorizing the City Manager to purchase services for the North Bayshore Sewer Replacement Project.

Mr Doucet read Resolution 16-06-04 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

Resolution 16-06-05 - a resolution of the City of Niceville authorizing the City Manager to purchase services for the City of Niceville Tank #4 Control Valve Replacement Project.

Mr Doucet read Resolution 16-06-05 by title. Councilman Nodjomian moved approval. Councilman Henkel seconded. Discussion followed. 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**

**2016 Sewer Rehabilitation:** Project scope is completed and work orders have been issued to begin work. Areas being relined include the Hudson Circle area off south Palm Blvd., Palm Estates and the northern segment of Bayshore Drive near SR 20.

**Bayshore Sewer Main Upgrade Project:** This project will be scheduled as soon as the bid is awarded.

**Pump Station 6 Relocation:** Site plans are completed and the city staff are reviewing those plans along with the control system for the station. Next step will be the permitting of the project followed by the bidding.

**Tank 4 Control Valve:** Materials will be ordered when bid is approved.

**Training & Certification:** 4 employees in Water & Sewer have started their Water Operator's Certification Training.

### **Stormwater Projects**

**NFWF Thomas Branch:** Lee Lewis AVCON

**NFWF Boggy Bayou Headwaters Restoration:** Lee Lewis AVCON

**NFWF 31st Street and Bayshore:** The 90% plans for the project will be done by the end of the month. Those plan revisions will include the relocation of the vault and the necessary utility adjustments. We have been in conversations with the NFWFMD regarding permit modifications and that process will follow the final re-design. Once the permitting is approved the project will be bid out.

**Storm Water Master Plan Addendum:** The Matrix to prioritize the capital improvements is completed for your review. Once this Master Plan is approved a copy will be provided to the WMD so these projects can be added to the updated Choctawhatchee Bay Watershed Surface Water Improvement & Management Plan (SWIM Plan). We will also be taking all of the capital improvement projects identified in the approved Master Plan and providing them in the required format to FDEP to be added to our Facilities Plan making them eligible for State Revolving Fund Loans.

### **In-House Drainage Projects and Maintenance**

**Royal Palm:** Crews are preparing to replace a damaged section of the outfall pipe near the intersection of Royal Palm & Palm Blvd.

**Pine Lake:** Crews are in the process of replacing a damaged headwall structure on Pine Lake Drive.

**Stream maintenance:** Crews assisted by the inmate Work Crews have been cleaning and clearing open channels and streams.

**Inspections & Mapping:** We are currently in the process of inspecting our city wide drainage system which includes an update of the drainage system inventory and GIS mapping information. These activities are required under our MS-4 permit and CRS program.

**E O C Training & Exercise:** May 24<sup>th</sup> we attended the FEMA Debris Management Training and today we participated in the Okaloosa County Hurricane Exercise.

#### **Other City Projects:**

**Turkey Creek:** The platform for the new connecting boardwalk is completed and crews are installing the railing and performing cleanup work.

**Debris Management Plan:** We are updating our storm Debris management Plan to comply with newer FEMA Guidelines & Regulations.

#### **Planning & Development**

**Active Development Sites:** The Site work is continuing on the first phase of the Ruckel 1100 Acres and Magnolia Woods Phase 3.

**New Development Reviews:** We will be reviewing the 8 lot development on Rocky Bayou adjacent to Rocky Bayou Bridge.

#### **Regional Sewer System – Update**

Mr Corbin stated that he is working with the plant manager to resolve treatment issues. Discussion followed.

#### **Police Department – Update**

Chief Popwell stated that during the month of May the Police Department responded to 2380 calls for police assistance. There were a total of 38 traffic accidents involving 72 vehicles and 2 pedestrians. The estimated amount of damage to these vehicles and

related property was \$194,001. A total of 98 Traffic Citations were issued, 27 Misdemeanor, 15 Felony and 0 DUI Arrests were made. Discussion Followed.

### **Fire Department – Update**

Chief Mayville stated that during the month of May 2016 the Fire Department responded to a total of 160 calls, there were 143 calls located within the city limits with 17 mutual aid calls. A breakdown of these calls are Brush Fire – 1; Outside gas/vapor explosion – 1; Medical/Rescue Call – 95; Vehicle Crash – 6; Gasoline Spill – 1; Natural Gas Leak -1; Overheated motor – 1; Power line down -1; Life Flight – 1; Service Call – 9; Dispatched/cancelled – 7; Smoke Scare – 1; Alarm Activation – 4. He stated that firefighters with the fire engine stood by at the Niceville High School graduation in the event they were needed for assistance due to the the heat or any other medical issue. The boat lift is completed and operational. Chief Mayville advised that they will be departing tomorrow morning for Ohio to do the final inspection on the Tower Truck. He stated that each shift continues to receive medical CPT Training with EMS each month which keeps them up-to-date with operational changes and to keep their EMT certification up-to-date. We had one firefighter leave and were able to fill his position quickly with another firefighter that was checking in quite frequently waiting for an opening. Brunswick picked up the boat for repairs and it is scheduled to be back on Thursday. On shift firefighters sprayed water for St Paul Lutheran's "Water Day:" to cool the kids off. This has become an annual event for St Paul and is always a huge highlight for the kids on their final day of school.

Other Business:

### **Code Enforcement – Update**

Mr Corbin stated that the Code Enforcement Officer has been very busy this month. He conducted 17 inspections for banks and lien holders for home resale. He responded to 3 dumpster problems, overloaded and trash around dumpster. Trash removed (Cases closed) He received 3 calls about pools that required servicing (will recheck pools). One call about a goat complaint. (Goat was removed) There were 3 cases of yards needing cleaning. Owners notified – will check all yards) There were 2 cases of unlicensed autos parked on right of way (autos removed) There was 1 case of a junked auto in a yard (auto removed after notice of violation) The code Enforce meets monthly with the City Manager Total calls for month of May was 31.

He stated that he is still working with the real estate office at Eglin AFB to resolve the Mullet Site lease. He stated he has an appointment with Colonel Johnson who in charge of Civil Engineering at Eglin AFB to ask for assistance.

**Senior Center – update**

Mr Corbin advised that we are working with the designer to finalize plans for the building front.

**Investment of City Funds –Update**

Mr Doucet stated that the investment of funds has settled down to earning an average yield of .70% when purchasing CD's. He advised that we have an opportunity to purchase CD's from First Florida Bank in Niceville and capture a 1.30% yield if we purchase a 15 month CD. Mr Doucet stated that if there is no objection he will invest available funds with First Florida Bank. There was no objection from the Council.

Mr Douglas Beacon, 311 Grove Park Drive stated that he asked during prior meetings that we purchase drop down screens so the public can see presentations. People sitting in the rear of the room who do not have handout information is at a loss at what is being said unless they can follow along with the information being presented. He also stated that our current web site needs updating to provide more information to the public. He stated that no one reads legal ads and as a result are unaware of what will be discussed during public hearings. Mr Doucet stated that council room screens have been discussed during prior budget sessions, however, were not funded because of other priorities. He stated there are plans to maintain the web site in house at a future date. Discussion followed.

Mr Henkel asked several questions regarding the PAWS Contract such as costs and are they living up to the contract. Discussion followed. Councilman Nodjomian inquired about the Dolphin Point issue regarding the use of our Magistrate. Mr Corbin stated that action is still pending and should be resolved next week.

**BILLS PAYABLE:**

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

The meeting adjourned at 8:50 PM.

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MAYOR

ATTEST:

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CITY CLERK