

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JULY 12, 2016

The Niceville City Council met in regular session at 7:00 PM, July 12, 2016 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; Police Department, Lt Whitfield; Fire Department, Chief Mayville; Shelia Bishop, Library, Community Center, and Children's Park; Chad Morris, Technology Department; a member of the press, and 19 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.

APPROVAL OF MINUTES:

Regular Council Meeting, June 14, 2016
Planning Commission Meeting, July 5, 2016
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS

PRESENTATION:

Summit Professional Services - Mr Dennis Dingman

“Discuss FY 2016 CDBG Housing Rehabilitation Cycle and possible Grant Leverage”

Mr Dingman briefed the council on how the City could be more competitive in obtaining a grant for housing rehabilitation. He felt now is a good time to apply as there are fewer cities competing for such grants than usual, and if the City would commit up to \$50,000 in leverage it would improve its application score, and thus its chances of obtaining a grant of as much as \$700,000. He said that if the City shows on its application forms that it is willing to commit that much of its own funds, this would add enough points to the application to make the City very competitive and in a good position to be awarded the grant. Discussion followed. Councilman Nodjomian moved to commit \$50,000 in leverage funds, \$25,000 per year over the 2 year grant contract period, from General

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

Mr Dingman advised that city officials may wish to contact Okaloosa County officials to see if they are willing to contribute all or part of the \$50,000 from the County's existing State Housing Initiative Program (SHIP) funds, which are usually used for building, repairing, or renovating housing for low income residents. He said that SHIP funds may be included in the financial commitment listed in the City's grant application. He stated that in the event the City does not receive the grant, it will no longer be obligated to commit the funds as stated in the grant application. Discussion followed.

Ordinance 16-08-01 - 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 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. (Second Reading)

Mr Doucet read ordinance 16-08-01 by title. Councilman Henkel moved approval on second reading. Councilman Rominger seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-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 18TH Street. Michael Parrish (Second Reading)

Mr Doucet read ordinance 16-08-02 by title. Councilman Nodjomian moved approval on second reading. Councilman Henkel seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-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 1

166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date (Second Reading)

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

Ordinance 16-08-04 - an ordinance of the City of Niceville, Florida; providing for authority; providing for findings of fact; providing for amendments to part II, Code of Ordinances of Niceville, Florida, Chapter 10-Housing, Article III-Discrimination, Section 10-32, 10-37(1), (3), (4), (5), (9), (10), (17), and 10-38(1) 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 16-08-04 by title. Councilman Henkel moved approval on first reading. Councilman Rominger seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-yes; Nodjomian-yes; Rominger-yes. Motion passed

Ordinance 16-09-01 - An ordinance for the rezoning of certain properties in the City of Niceville, Florida; providing zoning for same and an effective date. Lots 13,14,15,16 and 17 of the Powell Subdivision be rezoned from R-1, Residential Single Family to R-1B, Residential Single Family. Metes and bounds description, Margaret Frere, 706 Cyress Dr. (First Reading)

Mr Doucet read ordinance 16-09-01 by title. Councilman Henkel moved approval on first reading. Councilman Rominger seconded. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Nodjomian-yes; Rominger-yes. Motion passed

Ordinance 16-09-02 - An ordinance of the City of Niceville, Florida; amending ordinance 16-02-01, dated February 9, 2016 providing for authority; providing for findings of fact; providing for amendments to part II, Code of Ordinances of Niceville, Florida, Appendix D, Article 7, 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 16-09-02 by title. Councilman Nodjomian moved approval on first reading. Councilman Henkel seconded. No one spoke for or against. Council vote: Henkel-yes; Schaetzle-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-07-01 - A resolution of the Niceville City Council expressing support for the establishment of the Choctawhatchee Bay Estuary Program for The Comprehensive Management, Restoration and protection of the Choctawhatchee Bay Estuary, providing for transmittal; providing for an effective date.

Mr Doucet read resolution 16-07-01 by title. Councilman Henkel moved approval. Councilman Rominger seconded. Ms Erika Zambello, Marine Economic and Tourist Development Resource Coordinator for Okaloosa County Tourist Development Department, said the program is intended to provide for comprehensive management, restoration, and protection of the Choctawhatchee Bay Esturay, by doing such things as maintaining good water quality and protecting various plant and animal species in and around Choctawhatchee Bay. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Nodjomian-abstained; Rominger-yes. Motion passed

Resolution 16-07-02 - A resolution to vacate and abandon the entire portion of the Lewis Street Right-of-Way between Highway 85 North and Niceville Avenue located in Niceville, Florida; authorizing vacating and abandonment of said Right-of-Way; authorizing disclaimer of said Right-of-Way; and providing for an effective date. Okaloosa County School Board, 120 Lowery Place.

Mr Doucet read resolution 16-07-01 by title. Councilman Henkel moved approval. Councilman Rominger seconded. Mr Bill Smith, a School Board representative explained the purpose of the request. Discussion followed. Council vote: Henkel-yes; Schaetzle-yes; Nodjomian-yes; Rominger-yes. Motion passed

Resolution 16-07-03 - A resolution authorizing the City Manager to purchases services for the purchase and installation of a new elevator for the Fire Department.

Mr Doucet read resolution 16-07-03 by title. Councilman Henkel moved approval. Councilman Rominger 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 Corbin briefed the status of current projects.

Water & Sewer

The Bayshore Drive Sewer Rehabilitation Project is scheduled to start this Wednesday, July 13, 2016. This work includes the relining and replacement of the gravity sewer lines on Bayshore Drive between State Road 20 and just south of Edge Avenue. Work will begin at Evans Branch near Katie's. Residents in the area have been notified of the necessary road closures along with local news outlets and emergency services. Sewer lines and manhole rehabilitation: The contractor is prepared to start this work which will include lines and manholes in the service areas off south Palm Blvd. and Palm Estates.

Twelve (12) inch water main extension: The survey work is completed and the design and permitting is underway to extend the twelve (12) inch water main on Rocky Bayou Road from Forest Road and Huntington Subdivision.

Lift Station #6 Relocation and upgrade: Plans are completed and this project is scheduled for bidding.

Stormwater Projects

Royal Palm: Crews have completed the replacement of 90 feet of 24 inch outfall pipe off Royal Palm Drive in Palm Estates.

Pine Lake Outfall Pipe & Headwall Replacement: Crews have completed the replacement of a section of damaged outfall pipe and headwall on Pine Lake.

National Fish and Wildlife Federation Projects:

Thomas Branch and Boggy Bayou Headwaters: A public work shop was held on June 28th to discuss the Thomas Branch & Boggy Bayou Headwaters Projects. Lee Lewis and his team presented the concept plans to the audience and answered their questions. With respect to the Thomas Branch project we are preparing to negotiate with the affected land owners after which the 10% concept plan can be finalized.

31st Street & Bayshore Vault: City staff is going over the 90% plans for this project and that will be presented to the City Council once that review is completed and those plans will be sent to the Water management District for permit approval.

Turkey Creek

Breland Site: proposed concept plan estimates from AVCON \$116,000.

Kelly Road Drainage Easement: The City has been in negotiations with the owners of the properties near the intersection of Kelly Road and Howell Road in an effort to obtain a

drainage easement that would enable the City to relocate a deteriorated drainage outfall pipe. This new outfall pipe can be retrofitted at a later time with a treatment vault to remove the debris and treat the stormwater before it goes into Turkey Creek. If these negotiations go as planned we will be seeking your approval to move forward with this improvement, which is identified in the Capital Improvements Plan.

Other City Projects:

Successful 4th of July Fireworks Display

Turkey Creek Boardwalk Connection completed and the City has received numerous compliments on the completion of this connection.

Development Updates and Reviews:

Ruckel 1100 Acres Phase 1: The site contractor has nearly completed the right of way clearing and debris removal. Installation of the water and sewer lines should be starting very soon.

Magnolia Woods Phase 3: Utility installations are underway.

Osprey Pointe: City staff have reviewed and submitted comments to the engineer for this 8 lot development on Rocky Bayou.

Walmart Online Grocery Addition: City staff have reviewed and approved the site plan for the grocery pickup addition.

Proposed Development off Florida and Cook: City Staff have held meetings regarding a proposed residential development north of Florida Street in the Nathey Estates area.

Regional Sewer System – Update

No report.

Other Business:

POLICE DEPARTMENT – UPDATE

Lt Whitfield stated that during the month of June the Police Department responded to 2193 calls for police assistance. There were a total of 33 traffic accidents involving 64 vehicles and 1 pedestrian. The estimated amount of damage to these vehicles and related

property was \$196,406. A total of 128 Traffic Citations were issued, 17 Misdemeanor, 17 Felony and 2 DUI Arrests were made. Discussion Followed.

Fire Department – Update

Chief Mayville stated that during the month of June 2016 the Fire Department responded to a total of 162 calls, there were 157 calls located within the city limits with 5 mutual aid calls. Chief Mayville advised that the boat was out of service for a few days for repairs and is now back and operational and all crews have been trained on it. Firefighters with the fire engine participated in the Billy Bowlegs Parade and attended the Sheriff's Department Youth Week at the Mullet Festival site to show the kids the fire truck and answer questions. Chief Mayville and Asst Chief Lohrman and Lavon Mason attended a Table Top Exercise with county and state agencies on the Zika Virus. Firefighters attended a lunch sponsored by the Chamber and CCB Bank to honor First Responders and also attended the Fireworks fundraiser at Twin Cities Hospital. Shift firefighters are currently painting the interior of the Fire Department. The Fire Department was honored at the Harbor Walk Village Emerald Grand. "Red, White and Blue American Heroes" ceremony. The Fire Boat was manned and in the water in case of any emergencies for the Fourth of July festivities.

BUILDING INSPECTION REPORT- UPDATE

Mr Carl Scott, briefed the status of the recent Dolphin Point issue stating that the property owner is taking action to clear up issues reported at an earlier meeting. In recent days another issue has surfaced in the Dolphin Point area and he will be working to resolve the issue. He stated they are very busy with the development going on in Niceville stating that land is being cleared for the 98 homes approved near the Huntington area which is part of the 1100 acres that was annexed into the City.

LIBRARY, CHILDREN'S PARK – UPDATE

Sheila Bishop stated that next month she will be presenting the revised Library Cooperative Agreement for the Council's review and approval. She reported that some equipment and safety surfaces within the children's park are being replaced, so that the west side of the park will be a mess for the next couple of weeks. She added, however, that the new equipment will be an improvement over what it replaces, and will also include shade covers, thus making it easier and healthier for children to play on the new equipment especially on our hot summer days. We'll schedule a ribbon cutting ceremony when the upgrade is complete.

TECHNOLOGY DEPTMANT – UPDATE

Chad Morris, Technology Department stated that he is working on a lease with Dell for a refresh on our computers a year earlier than currently scheduled. The refresh will replace the Council Tablets with Lap Tops and will allow us to go forward with Windows 10. He stated the electronic voting system is on order and is working on Video Displays to accommodate visitor viewing of council presentations. Discussion followed.

YOUTH ADVISOR COUNCIL VIDEO AWARD – UPDATE

Councilman Nodjomian stated that he will accept the trophy awarded to the Niceville Youth Advisory Council on their behalf while attending the Florida League of Cities Conference. He stated he was very proud of the Youth Advisory Council and their accomplishments over the past 3 years. In addition to the Trophy they will receive a \$250 cash award. Discussion followed.

Other Business:

Mr Walter Smith, 1803 Hickory Avenue stated he had requested the City to provide City Sewer for a number of rental homes he owns and is getting concerned that his septic tanks will start failing in the near future. Discussion followed. Mr Corbin stated he recalled the request but never heard anything else after that. He stated he will meet with Mr Smith in an attempt to satisfy his request.

BILLS PAYABLE

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

The meeting adjourned at 8:25 PM.

MAYOR

ATTEST:

CITY CLERK