MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JANUARY 14, 2020

The Niceville City Council met in regular session at 7:00 PM, January 14, 2020 in the
Council Chambers, 208 N. Partin Drive. All Council members were present except for
Councilman Nodjomian who was away on business and joined the meeting by phone.
Also present were City Manager, Lannie Corbin; City Clerk, Dan Doucet; Sheila Bishop,
Library, Children's Park, Community Center and Senior Center; Technology Department,
Chad Morris; Police Department, Chief Popwell; Fire Department, Chief Mayville and 20
visitors in the audience. Mayor Wise called the meeting to order at 7:00 PM, and
Councilman Henkel offered the prayer, and led the pledge of allegiance.

APPROVAL OF MINUTES:

Regular Council Meeting, December 10, 2019
Planning Commission Meeting, January 6, 2020
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; Alley-yes. Motion passed

PUBLIC HEARINGS

PRESENTATIONS:

• Nathan Boyles, Okaloosa County Commissioner

Commissioner Boyles introduced himself, stating he represented district 3 of the County,
explaining this is the district that included every area not included in the 3 southern
districts and the northern district. It includes sections of Crestview, Niceville,
Valparaiso, and Fort Walton Beach. He said he feels privileged to represent you and
your constituents. He continued, I do not have a whole lot to discuss about the agenda
items this evening but I do want to reach out and see if there are any discussion topics
that you want to cover this evening or if there are any items that I need to take back to
either the County Commission or the County staff, on behalf of the City, I will be happy
to do that.
Councilwoman Alley asked, can you give us an update and status on the bypass road going around Crestview and how far along that project is? I know that something is happening on PJ Adams right now. County Commissioner Boyles responded, yes ma'am; good news... construction has begun on the first phase of that project, four-laning PJ Adams parkway. Initially, they have about six months for utility relocations and stormwater pond clearing. They have City of Crestview and Okaloosa County Water & Sewer utilities to relocate. So that project should move directly into construction sometime around late Spring or Summer of this year. We’re actively in design right now with Department of Transportation (DOT), partnering on the design of the new I-10 interchange, as phase two of the project. The third phase will be the extension, a new four-lane alignment that will go from the interchange back to Highway 90 at Old Bethel Road on the west side of Crestview. We are looking at construction hopefully commencing sometime in 2022, would be my best guess, based upon the current time schedule. We are grateful for funding from Triumph but also for the schedule they have been driving. In exchange for their funding, they want to see the project proceed quickly and that has helped us to try to move this project very quickly. Councilwoman Boudreaux said she wanted to commend Commissioner Boyles and his people for their foresight and direction, in being a leader and getting this done. Commissioner Boyles thanked Councilwoman Boudreaux.

Commissioner Boyles addressed Mayor Wise, saying in looking ahead for Okaloosa County, and impactful to Niceville, there has been some discussion about expansion of the bed tax district. As you know, Niceville, being north of the bay, does not sit within that bed tax district. I think that is a discussion whose time has come. Of course, everything is about timing. There is a fair amount of concern out there right now about the school board and their decision to have a referendum this year for half-cent sales tax. I think we all can agree that’s probably needed. That infrastructure is needed for the school district and so I think what we’ll have to do... the County Commission will get together and we’re going to have to make a decision pretty quickly about timing for that. We want to make sure that’s a conversation we continue with our partners, in particular Valparaiso, Niceville, and Crestview, about potentially being added to that district. At this point I don’t know that 2020 is our year, but I do think it is an issue that we want to give some consideration to and be laying that foundation. If not this year, then maybe in 2022, to try and get that effort done. I know City of Niceville has considered a regional sports complex. It’s an issue City of Crestview has also talked about. Those are the types of projects which could be good for our locals and could also be a tourism draw and kind of expand some of the dollars up here to the middle and north part of the County. Mayor Wise thanked Commissioner Boyles for his time and coming to talk to us.
Dennis Dingman, Summit Professional Services - Community Development Block Grant (CDBG) Housing Rehabilitation Program Status - Update

Mr. Dingman greeted Mayor Wise and the City Council and wished them a happy new year, saying he had not seen them since last year. Mr. Dingman introduced himself and said tonight he would like to give you the status on the Community Development Block Grant (CDBG) program and ask that the City Council adopt the CDBG ranking list that is in your agenda packet. First, we held a meeting on September 18, 2019 to discuss the whole application process and we had 25 individuals here. Of those 25 we received eight applications. One of them unfortunately was over the maximum income. So, we ended up with seven eligible applications, which we have in our applicant list. Those applicants are ranked based on the City’s housing assistance plan which is attached to the back of your packet. I am going to be asking the Council to vote and approve the ranking list. In order to do that, of course if the Council has a conflict, in other words is related to any one of these applicants, I am going to ask you to publicly announce that; in which case of course, you wouldn’t be able to vote. And, the list of conflicts is in the front of your packet… such things as father, father-in-law, mother… those kinds of things.

The CDBG program also requires that applicants tell us whether or not they feel they have a conflict. Their conflicts could be that they are related to a Council member or a Citizens Advisory Task Force (CATF) member, or if they are an employee of the City. We have two applicants who are employees of the City, Mr. Michael Warthen and Ms. Angela Griffith. They let us know that, of course; and that was the proper thing to do. What we do is, we identify any conflicts, and we ask for a waiver from the State for those conflicts. So, having a conflict does not prevent anyone from being part of the program, it just needs to be publicly disclosed. Councilwoman Alley asked, if I have done business with one of them is that a conflict? Mr. Dingman answered no. The City will prepare a waiver letter for the Mayor to sign that we will send over to the agency and we will ask for a waiver for the conflict.

Just a little more about the program. The program budget for demolition and replacement is $582,000, plus another $50,000 in City matching funds. We talked about this money, which was money the City committed as leverage last year, for the last grant. We did not use it, but of course this year we will use it. We can have up to ten applicants. The grant expiration date is not written correctly in your packet. It is actually January 31, 2022. So, we are way at the beginning of this grant cycle and we’re actually ahead. We are going to try to keep the cost down to $59,500 per home, on average. Some will go above that and some will go below. I’ve been conducting homeowner inspections on these seven homes. I conducted three today, and in December I conducted the other four
inspections. From that I am building up estimates of the work to be done, and from that I will build a construction write-up for the bidding purposes. Now, even though we have accepted seven applications, we will still accept applications. So, to anyone who is listening to this meeting, if you feel you qualify or would like to see if you qualify for this program, please pick up an application at City Hall, and we will process it along with the other applications. However, these first seven applications, because they were received on time, will be the first applications that we assist. In the process of performing environmental reviews, we have already conducted an environmental review of the City and now we have to conduct an individual environmental review for each house. There are airport fly zones, sink holes, and lots of different things we must do. We have also asked for historic approval for those homes which are over 50 years old. And, for those homes that were built in 1978 and prior, we have done lead-based paint testing by a certified lead-based paint inspector. There was no lead-based paint found. So, that was good. Before we proceed with these homes, we will ask the Code Inspector, Lavon Mason, to do a non-structural code violation inspection, to make sure there is no junk in the yards. We’ve also solicited local contractors. We’ve solicited for minority contractors in the five surrounding counties. I’ve contacted contractors I’ve worked with here in Niceville previously to ask them if they’d like to work on this program as well. That’s where we stand at this point in time. Like I said, we’re ahead of schedule and looking forward to getting to work. Part of this, however, is that we have to adopt the applicant ranking list. The applicant ranking list is the last page of your packet. You’ll see those seven names. The score number is based on all the applicant’s application rank, based on the City’s housing assistance plan. The highest score goes to those with the lowest income who are 62 or over, and may have a handicap, and the scoring goes down based on that. Mr. Dingman read the names on the list and asked if there were any questions about the program. He thanked Dan Doucet for listing the motions and the recommended actions.

**CDBG Recommended Action #1**: Council members disclose business or familial relationships with any of the applicants listed on the Applicant List and abstain from voting on those applications.

Mayor Wise asked Mr. Dingman to read what the motion should be. Mr. Dingman said the first action should be for the Niceville Council members to individually disclose whether or not they are related to any of the applicants. Councilman Henkel stated he did not have any conflicts to disclose. Councilman Schaetzle stated he had no conflicts. Councilwoman Boudreaux said she had no conflicts. Councilwoman Alley stated she had no conflicts. Councilman Nadjomian said he had no conflicts.
CDBG Recommended Action #2: Council submit the Conflict of Interest Waiver Request to DEO for approval.

Councilman Henkel made a motion to waive the conflict of interest for applicants Michael Warthen and Angela Griffith and submit the Conflict of Interest Waiver Request to Department of Economic Opportunity (DEO) for approval.

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

CDBG Recommended Action #3: Council adopt the Applicant List, dated January 14, 2020, for the City’s FFY2018 CDBG Housing Rehabilitation program.

Mr. Dingman read a motion to adopt the proposed Applicant List, dated January 14, 2020, for the City’s FFY 2018 CDBG Housing Rehabilitation program.

Councilman Henkel moved approval. Councilman Schaetzle seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Alley-yes. Motion passed. Mr. Dingman thanked everyone and left the dais. Mayor Wise thanked Mr. Dingman.

Matt Zinke, Jenkins Engineering – Request preliminary and final review of Deer Moss Creek (DMC), Phase 2.

Mayor Wise called Mr. Matt Zinke to the dais. Mr. Zinke of Jenkins Engineering, explained that he was here to request preliminary and final review of DMC, phase 2 on behalf of Ruckel Properties, for a 150-lot subdivision that is north of the phase 1 subdivision in DMC. Ruckel properties has already constructed a connector road from Phase 1, all the way to the mid-bay bridge authority connector road to make sure we won’t put all of the traffic onto Rocky Bayou drive. We have about two and a half lots per acre and average projected for this area is about 5 and a half. So, it is not a real intense development. Councilman Schaetzle asked how many homes would be built in this phase. Mr. Zinke said it would be about 150 lots. The last time we talked about an apartment complex it was with 305 lots. Councilman Henkel moved approval. Councilwoman Boudreaux seconded.
Councilman Nodjomian stated he needed to abstain on this vote and for my company’s involvement with DMC and asked Dan Doucet to email an exemption declaration form please. Dan Doucet said he would.

No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-abstained; Alley-yes. Motion passed.

Matt Zinke, Jenkins Engineering – Request preliminary and final review of Sycamore 23rd Street Development.

Matt Zinke, Jenkins Engineering, said he was here on behalf of Sycamore Developers. It’s an eight-lot subdivision on 23rd Street, so they’re going to subdivide this two-acre parcel into eight lots. They are just going to do smaller single-home lots. Mayor Wise asked for a motion. A motion is needed to request preliminary and final review of the Sycamore 23rd Street project. Councilman Henkel moved approval. Councilman Schaetzle seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Alley-yes. Motion passed.

Resolution 20-01-01 – A resolution authorizing the City Manager to purchase services for the Emergency Debris Management Removal Program for the City of Niceville.

Mr. Doucet read Resolution 20-01-01 by title. Councilwoman Boudreaux moved approval. Councilman Henkel seconded. Dan Doucet stated that Mr. Bruce Price and Ms. Amy Ammy Hansen are here tonight to brief on the debris removal and monitoring contracts. Mr. Price said there were six firms submitting proposals and the firm recommended was DRC, out of Simms, Alabama. He explained why they are being recommended. Mr. Price said a second firm to be recommended as a back-up, is TFR Enterprises, out of Leander, Texas. He said these were not the two lowest bidders, but explained why they were chosen, explaining the factors that were considered. Mr. Price spoke about the approved debris management site in the City of Niceville. Councilwoman Alley asked if any of the firms had worked the disaster in Panama City? Mr. Price said yes, DRC has some contracts with Jackson County, Holmes County, and City of Fort Walton Beach and City of Mary Esther too.

Councilman Schaetzle asked Mr. Price if the City ever collaborates with Okaloosa County to see if they have a site we can use to hold disaster debris? Mr. Price said in the last major storm, the County came to us and used our site.
Councilman Schaeetzle said he understood this is just an intent to contract with them, we are not actually exchanging money? Mr. Price said no; all we will do is notify them that they are the selected vendor. They don’t come to us until we activate them. And, it is good for one year? Yes; with the option to renew. Councilman Nodjomin asked if the amounts were obligations right now or if they were only obligations if the services were required. Mr. Price confirmed the services would not be obligations unless they were activated by the City. We would do a damage assessment. If the damage was not extreme enough, we would not use their services at all. It will all be unit-based on whatever services they provide.

Mr. Price said our debris management plan has been submitted to FEMA, but I’m sure they are just so busy they have not had time to look through it. The State has looked at it twice, and we have done everything the State has asked us to do. They said they don’t think there is any problem with it.

Councilman Nodjomin complimented Mr. Price and his team for the matrix that you put together and the due diligence that you did. It is not often that we have that many offers to go through to figure out exactly who serves our City best. So, my compliments to your team. Mr. Price said thank you, it was more than just me, I assure you; and the County helped us out too. We used information from them too.

Council Vote: Henkel-yes; Schaeetzle-yes; Boudreaux-yes; Nodjomin-yes; Alley-yes. Motion passed.

Resolution 20-01-02 - A resolution authorizing the City Manager to purchase services for the Emergency Debris Management Monitoring Program for the City of Niceville.

Mr Doucet read Resolution 20-01-02 by title. Councilman Henkel moved approval of Resolution 20-01-02. Councilwoman Boudreaux seconded. Mr. Price briefed the City Council on the Debris Management Monitoring Program, including a description of the services, details of the bid specifications and process. Thompson Consulting was the low bidder for the Emergency Debris Management Monitoring Program.

Councilman Schaeetzle asked Mr. Price, under the monitoring program, do they make sure the companies doing the removal assistance are insured? Mr. Price said they do a reassessment. When we get into the debris removal contract, that’s something that they’re obligated to do.
That cost for Thompson Consulting Services is $442,950. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjoman-yes; Alley-yes. Motion passed.

Mr. Doucet read Resolution 20-01-03:

Trash Utility Rate Increase – Mr. Ronnie Bell, Public Sector Solutions Manager, Waste Management, Inc.

Resolution 20-01-03 - 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 20-01-03 by title. Councilman Henkel moved approval. Councilman Schaetzle seconded. Mr. Doucet introduced Mr. Ronnie Bell of Waste Management, Inc. and said he was here to talk about a Consumer Price Index (CPI) rate adjustment, which they are entitled to do for their franchise contract with the City.

Mr. Bell stated that he appreciated the opportunity to be here tonight. He then briefed the City Council, explaining the City has a residential and commercial franchise with Waste Management. He explained the small rate increases were necessary to account for inflation, and said he was here to answer any questions. There were no questions.

Mr. Doucet added that it is done by the Franchise contract. The residential contract CPI adjustment uses the urban evaluation and the commercial uses the Water/Sewer/Trash (WST) CPI index. The rates are included in the resolution. The increases are all related to CPI and it is the cost of doing business. Discussion followed. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjoman-yes; Alley-yes. Motion passed.

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Mr. Corbin asked if Maria Wilson was here tonight? (No response.) She may have been affected by the weather and traffic. She is a ranger with the State Forestry Department, and they have offices north of Baker in the Blackwater River forest area. Thursday, between 9 AM and 12 PM, they’re going to be giving away trees to all of the citizens of Niceville who want them, at the Senior Center parking lot. We’ll have someone at the Senior Center there in case someone wants to look at our Center. There will be two or three different types of oak trees being given away.
Library, Community Center, Children’s Park, Senior Center - Update

Sheila Bishop stated as a reminder, the Boston Butt Fireworks Fundraiser tickets are for sale, and the pick-up date is Friday, January 31st, 2020, up at the Mullet Festival site, between 9 AM and 6 PM. Once again, they are $30 apiece or three for $80. You can order online at lightupthebayou.com. That night we are going to do something a bit different. Third Planet Brewery is having a bonfire behind the Starbucks, and they are offering us an opportunity for a little fundraising. There will be some of the city staff and some of the fireworks committee selling Boston butt sandwiches or dinners for an additional fee. So, Third Planet is supporting fireworks fundraising, and we appreciate it. The bonfire will be lit at 6 PM and the music starts at 6:30 PM. Sandwiches will probably be moving by 5:30 PM.

Mr. Corbin added, Tim McCool and his group would be helping us out. We hope to raise another two or three thousand dollars. The bonfire before the Superbowl weekend will be at Third Planet.

Sheila Bishop then briefed the status of current projects in her departments. Sheila said the Senior Center went over 1,600 members in the month of December. On December 11th, 2019, we celebrated our first year of being open with 1,600 members. They make good use of it and let us know what they’re happy about and what they’re not. Pickle ball lessons have started. The pickle ball courts opened right after the one-year anniversary party. Tuesdays and Thursday mornings, from 10:30 AM to noon, they have a trainer out there teaching them how to play pickle ball. We’ve averaged 20 to 30 people per lesson. It’s good for seniors, getting out there learning, off the couch and being active in the fresh air. We’re getting things done. We have a walking trail, the shuffle-board courts, the putting green area is going in, some exercise stations, the back porch with cover, which will let you sit out there and watch what is going on. The new flag will be going up, and three gazebos should be going in, if not this week, then next week.

At the Community Center, they’ve cleaned up, maintained, changed bulbs, done regular maintenance, and tried to keep up with all of the events. You can see the parking lot still fills up from time to time.

At the Children’s Park, we have some new equipment. If you have not been out there in the last couple of months, go on out there. Kids are enjoying some different things, musical stuff and a new turtle toy.

We have just under 200,000 physical items circulating as of last year and right at 36,000 downloadable e-books and audio books. In total, over 233 thousand items are in
circulation. Mr. Corbin asked and Sheila confirmed we are still number one in the County for library circulation numbers. Memberships are kept up to date. If someone has not used their card in the last 18 to 24 months, they get bumped out. But, active library members are 15,300. Our collection is 76,000 physical items that are on the shelf and a little over 20,000 downloadable items that people can access from home or the library. That covers books, audios, and magazines. We can save our users money.

Also, AARP tax preparation starts January 30th by appointment only. They’ll be here Wednesdays, Thursdays, Fridays, and Saturdays at our Niceville Public Library doing taxes. Our Friends of the Library book sale is a sidewalk sale on Saturday, February 8th, 2020. So, we would like for you all to come out and support our friends. Councilman Schaetzle said he had heard a lot of good comments from citizens about the shredding truck that comes out. I think you are responsible for scheduling that. Yes. Thank you so much; I think the citizens really appreciate the good service that we provide.

Fire Department - Update

Chief Mayville stated that during the month of December 2019, the Fire Department responded to a total of 118 calls. There were 108 calls located in the City and 1 mutual aid calls. We had 61 medical calls involving transport with EMS to the hospital, 8 vehicle accidents with injury, 1 cooking fire which ignited the house. In cooperation with other fire departments, we had Fort Walton Beach in town. We had North Bay, Valparaiso, and Eglin AFB backfilling our department and we have a great working relationship with all of the other departments. We can’t say enough about them. We had a gas leak at a gas station. We had electrical arcing in a store, 14 service calls around town and residential structures, 22 good intent calls, and 8 alarm activations in commercial businesses. We had our fire inspector take on another role and he was certified as our chaplain. So, he is our Fire Department Chaplain. Mike Valenzuela, kudos to him for taking on a lot extra. Our boat was very active last month. We are doing a lot of different things on the bay. Checking out Thomas Bayou bridge, a boat parade, and many, many activities through both Niceville and Valparaiso areas... Santa Claus and all that stuff. There were a lot of parties we were asked to come to. We got out to a lot of neighborhoods. Numerous things were going on with our schools, through our relationships with our principals, including elementary, high schools, and also our private schools.

With the storm that came through, there were not many lightning strikes, but mainly just power surges. Flu is on the rise and there is a small stomach bug going around. We highly recommend you wash your hands because it is really taking off now. Doctor’s
offices are seeing a lot of the elderly and infants. Stomach bugs are going around now. Testing of hoses, hydrants, trucks, and pumps is all taking place. We have six instructors for community-wide CPR and also our partners with the hospitals and nursing staff, so we are busy. Is there anything from the Council? Councilwoman Boudreaux asked when the next CPR training is. Chief Mayville said it would be within the week. If you can make it that will be great. We also have defibrillator training. These defibrillators are not only available within City of Niceville, but also in many local businesses. We highly encourage that. So, we keep an eye on all of these sites so we can just run in there and grab a defibrillator if needed. We like to keep everybody trained up on the basics. Mr. Corbin thanked Chief Mayville.

**Police Department - Update**

Chief Powell greeted the Council and Mr. Corbin. He stated that during the month of December, the Police Department responded to 2,047 calls for police assistance. There were, a total of 46 traffic crash reports written involving 91 vehicles. The estimated amount of damage to these vehicles and related property was $255,131. A total of 63 traffic citations and 66 traffic warnings were issued, 15 misdemeanors, 9 felonies and 2 DUl arrests were made. We had the Christmas parade with no incidents, and life was very good!

**Technology - Update**

Mr. Chad Morris stated that they are well into the network upgrade. Thursday the engineer is supposed to come in to spin up the new servers. We’ll be making some changes over the next couple of months for employees. We got a notification today from a national IT security advisory organization about a vulnerability in Microsoft remote calls. The details are too technical to cover here, but basically if you have Windows 10, you need to do the security updates on it. This is a medium risk for cities of our size and higher risk for larger cities. These updates will need to be done on the laptops too. Mr. Morris said he is staying busy.

For the RESTORE act, the payment should be received this week or next. Mr. Corbin thanked Mr. Morris for the follow-up on that. Mr. Morris said there is some paperwork that will be due annually for the next three years, but that shouldn’t hold up payment. Councilwoman Boudreaux asked what the latest was for two computers we are going to get for the Senior Center? Mr. Morris said we have one set up and hopefully we will get it in tomorrow. Councilwoman Boudreaux added that the computers they have at the Senior Center have been very useful recently to research genealogical history.
Water & Sewer – Update

Mr. Bruce Price briefed the status of current projects.

Deer Moss Pump Station: Installations of the power and gas services to the station are currently underway. Once the gas and electric services have been added to the station, they will get the SCADA unit set up and that will be ready.

Well 11: The clearance samples taken at well 11 indicated the initial disinfection was not effective so we are in the process of determining other treatment options. (bacteria)

New Operations and Maintenance (O&M) Equipment Storage Building: Repair and Maintenance (R&M) crews have completed the dry-in of the 60,000 square-foot metal building, which will be used to house water and sewer equipment, spare parts and pumps.

Stormwater Update:

Davis Drive Drainage: City crews completed the installation of additional curbing and drainage inlets along a short segment of Davis Drive to alleviate a roadway runoff problem.

Boggy bayou Headwaters Project: We are still awaiting the final Army Corps of Engineering permit approval. Our engineers feel the permit should be approved very soon and construction could start in early summer.

Thomas Branch: A pre-construction meeting will be scheduled in the next couple of weeks and the start of construction on the Thomas Branch stormwater improvements should begin next month.

Invasive Species Removal: Thomas Branch and Boggy Bayou Headwaters Invasive Species Pre-Bid Conference was held today and the bid opening is scheduled for the February 4, 2020. If the contract is awarded that work could begin as soon as next month. The contract calls for three to four mechanical and herbicide treatments over a span of 18 to 24 months to ensure a 95 percent removal of all the invasive plant species within the project limits of the Headwaters and Thomas Branch.

Streets Update:
Resurfacing: We have been in contact with the company currently under contract with the County to perform micro-resurfacing. This company also performs Full-Depth Reclamation (FDR) which is a process of pulverizing and recycling the existing roadway pavement and base, in place, and adding the necessary stabilizing materials, to provide a sound new roadway base. Then a new asphalt pavement is installed. The amount of stabilizing amendments needed to supplement the recycled roadway base is determined by core sampling the existing road. Obvious advantages of FDR would be construction time and the maintenance of traffic. Our engineer was told Rocky Bayou road could be done by FDR in less than 2 weeks and lane closures would be limited to one lane at a time. Councilman Nodjomian asked about the FDR process. Mr. Price gave some detail of the process which includes core sampling and material analysis. Councilman Nodjomian asked Mr. Price if he could send some more information to avoid taking up too much time here and Mr. Price said he would do that. Mr. Corbin said this might be about $200,000 to $300,000 less than it otherwise might cost.

Sidewalk Extensions: All of the sidewalk and asphalt work identified in the first phase have been completed with the exception of the cul-de-sac on Dolphin Point. There are some drainage issues that need to be addressed prior to the reconstruction of that area.

Spencer Place Speed Bump: A petition for speed bumps on Spencer Place was turned in to Public Works today. According to the petitioner, cars are using Iowa Street and Spencer Place as a cut-through when traffic backs up on Government Avenue and they are traveling on Spencer at high speeds. The Chief has agreed to perform a traffic study.

The FL Department of Transportation (FL DOT) per contract on Sunday, weather permitting, is supposed to do the striping at the intersection on Government. That is just about it.

Development Updates:

Hideaway Ridge: The curbing and paving has been completed. Inspections of the water and sewer lines has been completed. The camera inspection of the storm system will be done this week and the latest National Pollutant Discharge Elimination System (NPDES) Inspection revealed some additional grading and stabilization of the site will be necessary.

Turkey Creek: Commercial site work is well underway for the final phase of this project.
Townhome Suite and North Light Marina Showroom: Building construction is ongoing at both of these locations.

Councilman Schaeztle said he has had several compliments from people who use the new sidewalk near the Ruckel Airport runway. As you come down that sidewalk at Rocky Bayou Drive, you have to cross to get to the others side of Rocky Bayou Drive. Is there any intention of putting a sidewalk stripe there to get people thinking about people crossing there? Someone got caught backing up on Rocky Bayou Drive, to John Sims Parkway, at the gas station, backing up to the church there at the Publix parking lot. They asked me what can be done. They also asked if there is any way to change the light stations at the CEFCO gas stations so the flow could come through there better. Is there a trip wire on Rocky Bayou Drive, so that if nobody is on John Sims, they don’t have to sit there and wait, and wait, and wait? Mr. Price replied that we could talk to the County. The County handles all of the timing on those signals. They’ve worked with us before on other intersections. We’ve had them make some improvements on Palm Boulevard. They’re obviously going to give priority to State Road 20, but there might be a way they can tweak it a little bit. The thing we need to do the most right now, is find out about the coring of the base on the newest section of Rocky Bayou Drive. There’s a possibility that we might want to combine the removal of the median with some other work we’re doing there. If not, we’re going to move forward with getting that median out of there and at least temporarily put some cover on it where we can get those two lanes open. That is a real issue right there.

Other Business:

Mr. Corbin addressing the City Council, said at Lions Park, on the weekends, especially in good weather, parking is at a premium. They park on the areas we have at Lions Park. We worked with Citgo, to create some additional parking across the street. What we did there, was work out a way for their barges to encroach on our riparian rights at Lions Park. That fills up quickly. Bay Shore Drive fills up quickly. Sometimes they park all the way over at Cedar Street. Between Lions Park and Cedar Street, that goes all the way from Lions Park to the area where our Public Works meet, there’s 5.3 acres of land owned by Ruckel Properties. About half of that is wet, but the other half is not. We definitely would like to consider buying that property from Ruckel Properties. It’s 5.3 acres. It is high right across the street from Lion’s Park, and it is sort of high as you get close to Cedar Street. If you’ve been down there on a weekend you would know exactly what I’m talking about. We need one way to solve this problem. In that area, we do not have retention. In that area it goes up probably 30 or 40 feet up to Palm Boulevard, so that area would be a great place to have retention. We could work with our engineers and
the Department of Environmental Protection (DEP) wetland engineer folks and really make a nice park from Lions Park to Cedar Street. They had a survey and appraisal done on it in 2012. The price she’s asking for is only $30,000 more than the price that the appraiser gave in 2012. Bruce may want to tune in on this, especially when we start talking about stormwater. He and I talked about it today and he agrees also that we need to do something there. If Ruckel Properties sells that property to a private builder, or if Citgo changes ownership, then we’re stuck at Lion’s Park. So, I would hope the Council would consider giving me permission, not to buy the property tonight, but at least to do an appraisal on it and come back to the Council next month, and hopefully they can work out something with Ruckel Properties to get that property. I’ve checked with Finance. We have sufficient funds in Stormwater to buy that property. It could be used for both, to solve two problems at one time. I would like permission to follow-up on this and maybe have a decision made at the next Council meeting.

Councilwoman Alley asked Mr. Corbin if he knew how many additional parking spots would be created. Mr. Corbin said it would more than double the parking spaces we have now.

Mayor Wise asked if there was anything else. Mr. Corbin said, I’ve looked at a couple other communities and they have a yard sale ordinance and we probably need the same thing. We have yard sales becoming like a business and it’s really becoming a nuisance. In some areas we have yard sales every week. Several people get together and make it. It’s a real problem in some of the neighborhoods. Valparaiso allows four per year. Some communities allow six per year. It is really more of a problem than you think it is. I have you had complaints about this, Councilwoman Boudreaux asked. I have, and I think it is going to get worse, Mr. Corbin replied, unless we address it.

Councilman Schaetzle made the motion to authorize Mr. Corbin and Mr. Powell to work together including outside agencies, like Florida League of Cities, to gather the information and bring back to us at the February Council Meeting, a motion to create a Yard Sale ordinance.

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

Mr. Corbin said the last thing is some good news. At Deer Moss Creek they’re actually putting in reuse lines, anticipating of us at some point going in that area with reuse. I talked to Mark Wise today, and he’s got good news that we can start construction by the end of this year. Eglin is working on an easement, along with the easement they’ve
already given us, for the wastewater line that goes from here all the way out to their plant. To bring you up to date, Mark Wise has done a great job following this project. We think that he can start this project before the end of the year; and we were thinking two or three years.

City Attorney Powell asked, did you want to discuss the Melich property? Yes, Mr. Corbin replied. We put money aside to buy that property. We bought property behind the Blue-Collar restaurant and the Front Porch. We bought three lots there. This lot is from the Melich’s estate. He passed away while we were working with him on buying that property. That would give us property all the way from one street to the next street, which would be an equivocal part of this property we have that ties into the Landing. It is something that we need and Dixie has been working on it. Dixie could you bring us up to date on where we stand with that. Yes sir. Briefly, Mr. Corbin and I started working on this with Mr. Melich. There are two lots there that we were working on. We budgeted $285,000; is that right Dan? Yes sir, Dan confirmed. We were moving forward and had a pretty good plan to purchase it for less than that. I started doing the title work. There was a title issue involved with one of the pieces of property that was held in a different corporation. We were working on getting that issue resolved and Mr. Melich passed. I have since gotten the title issue resolved. His surviving spouse, Ms. Macy, I have been negotiating with her. We sent her paperwork with the numbers we had been working on with Mr. Melich and she hired a good realtor and a good business man to assist her. I have been working with him and she’s come back with a number that’s a little above what we budgeted. We would just need authority from the Council to move forward with the price that she has agreed to and this is $292,500. Mr. Corbin said, that’s $7,500 more than what we budgeted. The situation has changed, but we do need the property. It is a critical part of putting the puzzle together for that project.

Councilman Henkel made a motion to authorize the continued work on the acquisition of the Melich property. Councilman Schaeztle seconded the motion. Council Vote: Henkel-yes; Schaetzle-yes; Boudreaux-yes; Nodjomian-yes; Alley-yes. Motion passed.

Mayor Wise said I think we have a young girl scout in our meeting. I’m sure she has a merit badge she is working on. Thank you for coming in.

My name is Autumn and I am part of the Scouts USA program. Right now, I am a first-class scout in Troop 1157 which is based here in Niceville. And, right now I am working on my communications merit badge. Once I finish this requirement, which is coming to a City Council meeting, then I will be done with the merit badge. The audience and Council applauded.
Councilman Schaetzle asked Mr. Corbin if we are still planning to hold a CRA meeting sometime in February or March? Mr. Doucet referred the question to Dr. McCartney. Yes, we have a guest speaker. Dr. McCartney responded. He’s got the potential dates in the latter part of February or early part of March. We will notify you at the next meeting.

Councilman Schaetzle said his second question was concerning the Cypress Avenue situation and the occupancy of the 719 Cypress Avenue. Can you give us an update on that because last month we addressed it, and if I remember correctly we had sent a letter to the owner, Ms. Bell, up in Georgia, and we were waiting on her response? Mr. Corbin replied that he had received an email from Carl Scott, and the problem will be completely resolved by February 1, 2020. The residents will be out of there and it will be used for what it was intended to be used for which is a single family. Discussion followed.

CITY CLERK

Aid to Organizations

Dan Doucet said this is the time of year when we consider funding aid to organizations. These are non-profit organizations that request funding every year, and everyone is in agreement that these organizations provide a great service to this City. We could never afford to provide the services they provide if the City was responsible for these services. Keep in mind that several of these organizations receive matching funds from the State. In your packet, on behalf of the City Manager, we have offered 3 options. They can be changed. The first option is spending $22,500 this year to fund aid to organizations. The total amount of their requests is $33,500. We are recommending Niceville High School track receive 100 percent of their request of $2,500. Economic Development Council requested $5,000 and we recommend funding that amount. Chamber of Commerce requested $6,000 and we recommended $5,000 for that. Sharing and Caring requested $5,000 and we are recommending $2,000. Bridgeway Center requested $1,100 and we are recommending $1,000. Okaloosa County/Walton County Early Learning Coalition requested $2,500 and we recommended $1,000. Shelter House, Inc. requested $1,500. We’re recommending $1,000. Northwest Florida Symphony Orchestra requested $1,000. We’re recommending $500. Children’s Advocacy Center requested $3,000. We are recommending $1,500. Okaloosa County Comprehensive Head Start Childcare Development requested $1,600. We recommended $1,000. Northwest Florida Guardian ad Litem requested $1,800. We recommended $1,000. Heritage Museum requested $2,000. We recommended $1,000. Niceville Strong requested $500. We did not recommend funding that one. That totals $22,500. In previous years the decision was
not to fund Niceville Strong because they are faith-based and we would not use taxpayer’s funds to pay for that. But in option 2, in their letter of request, they are now a 501c3 non-profit organization. If the Council thinks that sheds light on supporting them in some fashion, everything else stays the same, but we would recommend funding them at $250. So that means we would have to find $250 somewhere in the General Fund budget to cover the increase. In option 3, the Council has the authority to fund all of the request. We would have to come up with $11,000 from somewhere in the General Fund budget to fully fund all of their request of $33,500. So, it’s the Council’s decision.

Mr. Corbin said the one that really stands out is the Advocacy Center. They do a lot more than $1,500. They do more than $3,000 for the City of Niceville. It would take a lot more than $3,000 for us to do the job that they’re doing with young folks. They take a lot of pressure off of the Police Department. Kids that come to the Police Department can feel comfortable at the Advocacy Center talking about their situation. I think in that area, if we can fund at 100 percent we should. It would be $1,750 more Dan Doucet added. Councilwoman Alley said, my heart is really in these programs that are for children... Okaloosa Walton Early Learning Coalition does a lot for children. The Guardian ad Litem program... what they do is incredible. I would like to look at the option of fully funding them. If we do fully fund them, where would we get the money from? Mr. Corbin said, why don’t we do this. This is not critical that we pass it tonight. We can come back with another table between now and the next meeting. If you would, contact me or Dan and give your input before we come up with a final in the February meeting. Councilman Henkel said I think that’s a great suggestion. So, we should all take a look at this one more time, provide input, and then come back with your recommendation. How would you like the feedback, Councilwoman Alley asked? Just a call, Mr. Doucet replied.

Councilman Schaetzle said, I have not commented on this so far, but I would like to say, you all have the matrix that shows the funding for the last eight or nine years. We are the stewards of the taxpayer’s money. These are all worthy organizations, and we try to spread our funds across, but I don’t think as stewards of the taxpayers’ money we should be funding all of it. Some may not even agree with what we feel. Councilwoman Boudreaux said there is not a year that goes by in which she does not get the question about why we are using taxpayer money for these organizations. Mr. Corbin said he understands but with one exception... the Child Advocacy Center saves tax dollars. That is a tax issue. Some of the others here would cost tax dollars if they were not doing that for us. So, I do not think we are giving money away if we do it responsibly and give it to the folks that deserve it. We as a City are not liable to fund them at 100 percent of request; and they also have options to get other funds, Councilman Schaetzle commented.
I agree Mr. Corbin added. It's worth looking at again.

Chief Popwell asked to address the City Council. I just want to piggyback on something Mr. Corbin said that I think a lot of people don't realize. We work with Child Advocacy Center (CAC) every day. I am not advocating for them. But it's not just that they take care of the kids. All of the medical evaluations that are done on children that are sexually abused and assaulted are done over there at that building. We don't have to take them to a hospital. We take those children right straight over there. They take care of all of the medical. They have a doctor on staff that sits right there. They have an attorney right there. So, we're building cases against child abuse. They are indispensable. Mr. Corbin hit it right on the head. It is not a daycare center. That is where we take all of the children that are sexually abused in this County. They get medical treatment. They get psychological treatment. After they get treatment they have programs for them.

BILLS PAYABLE

Mayor Wise requested a motion to pay the bills. Councilman Henkel moved approval. Councilman Schaeetzle seconded. No one spoke for or against. Council Vote: Henkel-yes; Schaeetzle-yes; Boudreaux-yes; Nodjemian-absent; Alley-yes. Motion passed.

There being no further discussion the meeting adjourned at 8:44 PM.

ATTEST:

Daniel J. Doumet
CITY CLERK

minutes0114.20