

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
MARCH 9, 2021

The Niceville City Council met in regular session at 7:00 p.m., March 9, 2021 in the Council Chambers, 208 N Partin Drive. Mayor Henkel was not present so Mayor Pro Tem Schaetzle took charge. All other Council members were present including Councilwoman Alley and Councilmen Nodjomian, Donahoo, and Williams. Also present were City Manager, Lannie Corbin; City Clerk, Dan Doucet; City Attorney, Dixie Powell; Police Department, Chief Popwell; Fire Department, Chief Mayville; Public Works, Johnathan Laird; Grants manager Ammy Hanson. Both Deputy Clerks attended including Wendy Farmer and Finance Director, Steven Rausch. There were 20 additional attendees including other City employees.

Mayor Pro Tem Schaetzle asked Pastor Doug Stauffer to lead the prayer. Afterwards, all present said the Pledge of Allegiance. Mayor Pro Tem Schaetzle called the meeting to order at 7:00 p.m. Mayor Pro Tem Schaetzle explained he was sitting in the Mayor's chair because he was Mayor Pro Tem and Mayor Henkel was out of town on business.

APPROVAL OF MINUTES:

Regular Council Meeting, February 9, 2021
Planning Commission Meeting – March 1, 2021
Local Planning Agency Meeting – No Meeting Held

Councilman Nodjomian moved approval of the minutes. Councilman Williams seconded. No discussion followed. Council Vote: Schaetzle-yes; Nodjomian-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

PUBLIC HEARINGS

PRESENTATIONS

Youth Advisory Council - Update

Niceville Youth Advisory Council Vice-Chairman James Baird greeted the City Council and said the Youth Advisory Council had discussed the Florida League of Cities virtual summit. Mr. Baird said he would determine how many Youth Council members would be attending it and said he definitely would attend. We discussed naming the new park, said Mr. Baird. That's at the end of tonight's City Council agenda, so when we get to that I can come back up and address any questions you may have and talk about that. Mr. Baird said they had discussed a community clean-up event to be held on April 10th, from 9 to

11 a.m. That's what was on our Youth Advisory Council agenda. Are there any questions, asked Mr. Baird? No further discussion followed.

Proclamation - Flood Awareness Week

Mayor Pro Tem Schaetzle asked Ms. Ammy Hanson to join him in front where he would read the proclamation. Mayor Pro Tem Schaetzle introduced Ammy Hanson to the audience as a cornerstone in the Public Works department. She is involved with our land development codes, with our Community Redevelopment Agency (CRA), and with our planning commission. She has even conducted our planning commission meetings on occasion. Ammy is also a Flood Plain Manager, said Mayor Pro Tem Schaetzle. So, I'd like to read the proclamation and then present it to Ammy.

Mayor Pro Tem Schaetzle read the City of Niceville proclamation, proclaiming the week of March 8 – 14, 2021 as Flood Awareness Week in the City of Niceville and encouraged the citizens to increase their knowledge of how to protect themselves and their property from flooding.

Ammy, thank you for being our City of Niceville Flood Plain Manager, said Mayor Pro Tem Schaetzle.

Status Update - Niceville Civilian Conservation Corps (CCC) Worker Statue

Ms. Elisa Mitchiner, Niceville Historian came forward to provide an update of the status of the CCC Worker Statue. Thank you for this time to be here. Over six years of fundraising, followed by over seven months of bronze-casting, in the process of making the Niceville CCC Worker Statue, and in spite of the pandemic, the good news today, is that we are much closer to our statue being shipped, said Ms. Mitchiner. After the pandemic closed the art gallery in Michigan, where the statue is being cast, except for a few short periods of time when the artist was allowed to work, it has taken more than twice the time it usually would take to finish.

The Niceville CCC Worker Statue is number 77, and it will be the first one to have the copyrighted logo affixed, said Ms. Mitchiner. She continued by providing more information about the manufacturing process, the scheduled actions remaining before delivery of the statue. It is urgent that we begin planning for the delivery and dedication of the statue, said Ms. Mitchiner. She provided a brief history of the CCC camp in Niceville from 1933 to 1942. We will also need interpretive signs and a dedication plaque made for that. If you haven't done so you may want to go to our boggyflorida.com City history website and learn more about the amazing contributions of the CCC workers in Niceville and the surrounding area. As Councilmembers, you will surely be asked

questions about that 6-foot, 460-pound young bronze man without a shirt, with an axe, at Turkey Creek Park, said Ms. Mitchiner. This statue will represent a portion of our long and rich history and will make a bold statement as Niceville becomes the 77th location on the CCC worker statue trail across the nation. Niceville can rightly claim its place as an important heritage tourism destination and perhaps serve as an outdoor classroom for our students as they study the era of local, state, and national history, said Ms. Mitchiner.

Joan Sharpe is our CCC Legacy president, and she said to me recently in a conversation, it is hard to plan an event when you don't know when the guest is coming. That is pretty much where we are today. I will keep you posted on any new information as I find out. Right now, we are waiting, but we need to start planning for the arrival of this treasure for our City, said Ms. Mitchiner. Thank you for your attention. Are there any questions?

For those who don't know, would you tell us what CCC stands for, asked Mr. Corbin? Yes; CCC is the Civilian Conservation Corps. It was one of President Franklin Delano Roosevelt's alphabet soup organizations. He started it when he was elected to office in March of 1933. The program started in April and on May 19, 1933 our camp arrived here in Niceville. They were instrumental in the building of Eglin. Ms. Mitchiner spoke in more detail about the history of the CCC in the local area.

Preliminary and final review and approval of the Turkey Creek Townhomes

Turkey Creek Townhomes are located at 206 Walton Avenue, Niceville, Florida 32578. Preliminary and final review and approval was requested by Vestcom Builders, 4516 East Highway 20, unit 183, Niceville, Florida, said Mr. Doucet.

Mr. John Karlesky of Vestcom Builders, introduced himself and said he wanted to go through some concerns that were brought up at the last meeting. This is a nine townhome development off of Walton Avenue, Niceville, Florida. Each unit is about 1,500 square feet. As you know, this area is zoned R3, multi-family development, which allows 15 units per acre. My parcel is 1.52 acres, meaning it could accommodate up to 22 units, per the current zoning limitations. Mr. Proleski spoke in favor of approval of the request and spoke at length about details of the development, the need for affordable housing, and some detail about surrounding developments.

The City went back and reviewed all of their procedures for their review and didn't find any faults with the way they reviewed it, said Mr. Proleski. One of the concerns was parking. Per the standard, we will have 61% more parking than required. Mr. Karlesky spoke about his efforts and plans to add additional parking.

Councilman Nodjomian moved to approve the preliminary and final review of the Turkey Creek Townhome. Councilwoman Alley seconded. Mayor Pro Tem Schaetzle asked if anyone in the audience would like to come forward to speak to this?

I don't have a lot to add to this, said Carl Scott, other than I work with a great group of guys and women in the technical review committee (TRC). They take it really seriously. So, I just want you to know when something is reviewed, it is thoroughly reviewed. That would be my statement representing the TRC, said Mr. Scott. Councilman Nodjomian thanked Mr. Proleski for putting together a thorough packet and briefing to answer the questions that came up at the last City Council meeting. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed.

Mr. Doucet said the next three ordinances are bond-related. On the phone, we have our bond attorney, Mr. Duane Draper, with Bryant, Miller, and Olive. His assisting attorney is Mr. Christopher Roe, from the same firm. They're at their home office in Tampa. We have assigned them to prepare the bond ordinances and all that goes with them. They're doing a great job and they're here if you have any questions regarding the next three ordinances. They're available to answer those questions, said Mr. Doucet.

Mr. Dixie Powell said I'll just add one thing, as I explained last time, bond counsel is a necessity, because of all of the major things we're doing the best way now, to review all of the documents. In the past, I've always prepared the documents for the City, for the commercial bank loan issues. Now, it's better to have bond counsel prepare them. We've developed a great relationship with Mr. Draper and his firm. We've done a lot of work to get these matters straightened out for all future issues. The water and sewer refunding issue is a major issue for the City. We have calculated some substantial savings, including the cost of issue. We are pleased to work with them, having developed a good future relationship.

Mr. Powell said Mr. Peter Dane had been the City's Bond Counsel, serving the City for many years. We haven't had a major refunding in quite some time. Mr. Dane had given us a very good price on his attorney fee. We were pleased with all of the work he did. Mr. Duane Draper has also come in at the minimum level for the requirements of the bond issues, especially for one of the sizes that we're going to do. I'm pleased to work with him and have him on board. I think that once you get to work with them and see the work that they have done, and all of the effort put in by Mr. Fray, myself, Dan Doucet and Steven Rausch, I think we'll have a very good future bond funding team, said Dixie Powell.

Ordinance 21-03-01 – An ordinance of the City of Niceville, Florida amending and restating City Ordinance no. 21-02-02 in its entirety; authorizing the issuance of the

City's non-ad valorem revenue note, series 2021a in the principal amount of \$260,000 for the purpose of financing the purchase of certain real property to be used for a public purpose within the City to be owned and used by the City; providing that the note shall be a limited obligation of the City payable from non-ad valorem revenues budgeted, appropriated and deposited as provided herein; providing for the rights, securities and remedies for the owner of the note; authorizing certain officials and employees of the City to take all actions required in connection with the sale, issuance and delivery of such note; making certain covenants and agreements in connection therewith; and providing for an effective date. (First Reading)

Mr. Doucet read ordinance 21-03-01 by title. Councilman Nodjomian moved approval. Councilman Donahoo seconded. No discussion followed. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Ordinance 21-03-02 – An ordinance of the City of Niceville, Florida amending and restating City ordinance no. 21-02-01 in its entirety; authorizing the issuance of the City's non-ad valorem revenue note, series 2021b in the principal amount of \$435,000 for the purpose of financing the purchase of certain real property to be used for a public purpose within the City to be owned and used by the City; providing that the note shall be a limited obligation of the City payable from non-ad valorem revenues budgeted, appropriated and deposited as provided herein; providing for the rights, securities and remedies for the owner of the note; authorizing certain officials and employees of the City to take all actions required in connection with the sale, issuance and delivery of such note; making certain covenants and agreements in connections therewith; and providing for an effective date. (First Reading)

Mr. Doucet read ordinance 21-03-02 by title. Councilman Williams motioned approval. Councilman Nodjomian seconded. Mayor Pro Tem Schaetzle asked if anyone in the audience would like to come forward to speak?

Ms. Darlene Fischer stepped forward and introduced herself and asked for an explanation of the meaning of the language in the ordinance. Mr. Powell explained these ordinances will allow the City to purchase certain properties within the CRA district. The language in the ordinances is required by the IRS and the banks to be able to provide the City the authority to borrow money to purchase these properties. So, where are these properties and what are you going to use them for, asked Ms. Fischer? Improvements for the City's CRA district, said Mr. Powell. What is the CRA, asked Ms. Fischer? It is the Community Redevelopment Agency and district by which most of the cities in the state of Florida and elsewhere are improving their downtown or historical areas of the City to make it more beneficial for the citizens to have property to use to attract businesses.

More discussion followed about the project and goals of the CRA to promote economic growth to benefit the citizens. It's all very confusing. The normal person has no idea, said Ms. Fischer. We are borrowing money from the bank to purchase these properties, said Mr. Powell. It has been budgeted in our budget, and for most of these purchases, we have been able to secure grant funding. We will continue to do that. You can thank Mr. Corbin and the rest of the team for working really hard to get these enhancements and benefits to the City, said Mr. Powell. There's another element too; these have been ongoing efforts by the City, said Councilman Nodjomian. This is my first meeting, said Ms. Fischer. So, it builds on what has been discussed previously, said Councilman Nodjomian. Thank you. No further discussion followed. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Ordinance 21-03-03 – An ordinance of the City of Niceville, Florida, authorizing the issuance of a not to exceed \$10,000,000 water and sewer refunding revenue note, series 2021, to refinance the City's outstanding State of Florida Department of Environmental Protection revolving loan fund agreements wwg120506221, ww50624s, ww50625s, ww506260, ww460510, and ww460500, the City's outstanding water and sewer revenue refunding bonds, series 2011b and c, the City's outstanding water and sewer revenue bonds, series 2012b and the City's outstanding water and sewer revenue notes, series 2014; providing for the issuance from time to time of water and sewer revenue bonds or notes; pledging certain net revenues of the water and sewer system and such other sources described herein for the payment thereof; providing for the rights of the holders thereof; providing for the issuance of temporary bond anticipation notes; making other covenants and agreements in connection therewith; repealing other instruments; and providing an effective date. (First Reading)

Mr. Doucet read ordinance 21-03-03 by title. Councilman Nodjomian motioned approval. Councilwoman Alley seconded. Mr. Powell said this particular ordinance is very important for the City because of the low interest rates that are now available. We've had these revenue bonds, which have financed certain water and sewer project improvements within the City of Niceville. Since the interest rates are at historical low amounts right now, the City has been working and planning to save a lot of money for the taxpayers by refinancing, also called refunding, the water and sewer bonds and notes. I'd invite Duane Draper and Chris Roe to provide an explanation for the audience on the importance of having this refunding done at this particular time within the financial world.

Mr. Duane Draper of Bryant, Miller, and Olive introduced himself by speaker-phone from his Tampa, Florida office. Mr. Draper said he and his partner Mr. Chris Roe, were privileged to be able to serve with your City Attorney, City Clerk, and Finance Director in order to bring this refunding opportunity forward. There are several benefits with regard to the refunding, primarily cash-flow savings on nine pieces of utility system debt,

based on the historically low interest rates. We are also able to eliminate the need for a back-up covenant to budget and appropriate in the general fund, which is a benefit. We are also able to modernize the bond covenants for the City, which have been in place since 1985. It's rare to get an opportunity to revisit those bond covenants because it's rare that you get an opportunity to refund all of your debt for savings at the same time. So, we look forward to meeting you in person on March 23rd in connection with your potential consideration of this ordinance for a second reading after public hearing, and we hope that this transaction will close by April 1st and provide the many benefits we discussed tonight. Again, we are privileged to be working with the City and look forward to meeting you. If there are any questions, Chris and I would be glad to answer them.

Councilman Nodjomian said, like refinancing a house, we're going to save a lot of money. Councilwoman Alley asked what interest rate the debt would be going from and to? Mr. Draper said the City was in the process of receiving bank proposals and evaluating those proposals, and so that information was being finalized in advance of the meeting on March 23rd. I think they received five proposals today, and so we're in the process of evaluating those, and finalizing those numbers. But, the savings will be significant and will inure to the benefit of your capital improvement program as well as your rate-payers. That information will be available at the next meeting said Mr. Draper. Thank you, said Councilwoman Alley.

The important thing, which Mr. Draper touched on earlier, is we are modernizing the old master bond indenture, which was done back in 1984 and 1985, so it really needs to be updated, so to speak. It's a good thing, because now this bond ordinance that Duane and Chris developed, will be in place now for many years and will be valid in its present situation, said Mr. Powell. Thank you, said Mayor Pro Tem Schaetzle. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Ordinance 21-04-01 – An ordinance for the rezoning of certain properties in the City of Niceville, Florida, providing zoning for the same and an effective date. The property owner has requested to rezone several of their properties on South Cedar and 27th Street, from R-2, one or multiple family to R-3, multiple family. Randy Wise Homes (First Reading)

Mr. Doucet read ordinance 21-04-01 by title. Councilman Nodjomian motioned approval. Councilwoman Alley seconded. Ms. Darlene Fischer introduced herself and handed out copies of the comments she would like to make regarding this request for a zoning change by Randy Wise Homes. Ms. Fischer spoke against approving the motion to approve his request.

Mr. Stephen Tatum from Matthews and Jones introduced himself and said he represented Randy Wise Homes. Mr. Tatum said he wanted to address the questions and provide some other information that hadn't been mentioned. There are twelve total parcels that are currently under our control. Of those, eleven are completely zoned R-2 right now. R-2 zoning allows a variety of uses including duplexes, triplexes, and town homes developments. With our almost seven acres, and the zoning, we would be entitled to build 97 units on that property as it sits. There is one parcel zoned C-1 Commercial, and we could build 15 units per acre in that area. Mr. Tatum provided more details about the zoning request and the parcels and the zoning limitations.

Mr. Tatum addressed concerns about traffic in the area of the requested zoning change, saying it is not as bad as you might think. The p.m. peak hour traffic for this area, including the commercial aspect of the project, is 62 total trips. That doesn't mean that these hundred apartments and 3,200 feet of commercial space, that's proposed, would only produce 62 trips during the day. The p.m. peak hour total is the number of trips within four 15-minute increments, of the highest traffic volume for the project during the p.m. hours. Typically, that falls between 4 p.m. and 6 p.m. So, we'll be producing basically one trip per minute during that hour. Of those, 46 would be for the apartments, and 16 of those would be associated with the commercial side. Mr. Tatum spoke more about the minimal impact of traffic which could be expected with future development of the area if the request was approved and the envisioned project went forward.

Mr. Tatum said they would be required to build sidewalks for this project along Cedar, so we would connect to the current, existing sidewalk segments that go onto Highway 20. That would be a benefit to the community because it would make it walkable. The plan right now is that there would be a management company with at least one security guard on the property at all times. You might not have anybody in the office during the night-time periods, but a security guard would be there said Mr. Tatum.

They are not going to be priced as low-income housing, but they are not going to be luxury complex prices either. The intent is to build something that will work in the neighborhood, still be affordable, but also be nice and attract a good crowd. There's no intention to come in and clear-cut the property, said Mr. Tatum. More details about the layout of a potential project were presented. Discussion followed.

Councilman Williams asked if the project engineers would plan to prevent flooding in the area of the potential project, citing Hurricane Sally's flooding of the area. I'm glad you brought that up, said Mr. Tatum. Stormwater is regulated by the Water Management District and we will be required to retain and treat on site, our stormwater that we will be creating. We will actually make the situation better by building this; because we will keep water on our property and treat it before it eventually makes its way into the bay.

Mr. Tatum spoke in more detail of the existing stormwater problem in the area, and reiterated that this project would actually improve the existing stormwater system.

Mr. Corbin asked Ms. Ammy Hanson to address what happened at the planning meeting when the approval of the zoning change request was discussed. Councilwoman Alley asked if the zoning change was approved only after the planned project was limited to 100 units? Yes, said Ms. Hanson, they made that recommendation. What did it go in as, asked Councilman Nodjomian? When it was denied, one of the planning commission members wanted to put in the stipulation of knowing that there would be no more than 100 apartments, said Ms. Hanson, because their concern was, the plan would change, and they would come back and try to have more apartments in the area. They would be able to if the zoning was changed. They would be allowed 15 units per acre and they're developing 5 acres, so we'd be looking at maybe an additional 15 units total. He can put 12 units per acre right now, said Ms. Hanson.

What was the final vote of the Planning Commission, asked Mr. Corbin? It was 7 – 0, said Councilman Nodjomian, once it was limited to no more than 100 units. Correct; everyone liked that plan, said Ms. Hanson. Right across 27th Street is the Citgo Depot, asked Mr. Corbin? Yes, their field depot, said Ms. Hanson. More discussion followed.

Is this project within the Community Redevelopment Agency (CRA) district, asked Mr. Corbin? Yes, said Ms. Hanson. Am I correct in saying it's only five acres that's going to be developed, asked Councilman Williams? Let me address that, said Mr. Tatum. It's actually almost eight. It's 7.97 acres. We're only rezoning a little over 5 acres because we're keeping that commercial portion zoned commercial, so that's what increases it up to 7.97 acres. More discussion followed about the discussion that had occurred about the rezoning at the Planning Commission meeting.

Councilwoman Alley asked what the projected rent would be for the units to be built? It's hard to say because we do not yet know when it will be built, replied Mr. Tatum. The intent is to get started as soon as possible, but there are some funding issues. We thought we were going to be able to get some Housing and Urban Development (HUD) financing for it, but because of its location near the fuel depot, they wouldn't get involved because it's so close, said Mr. Tatum. We also have to get studies done, so it's hard to say with any specificity, but you would be looking at something comparable to the rent they're paying at The Oaks, maybe a little bit higher, which the last time I checked was about \$1,200 per month. It's a little bit higher than that right now said Councilwoman Alley. Everything is going up, said Mr. Tatum. They want to stay within the market. They also need to recoup cost. With the price of labor and materials these days, that's also a problem.

Mr. Dixie Powell said he had just one comment. When Mr. Randy Wise says he is going to build 100 units, he is going to build 100 units, not 101, and not 102. That's right, said Mr. Tatum. We didn't take it, at the planning council, in a negative way. I understand their concerns, but we are people of our words, said Mr. Tatum. Mayor Pro Tem Schaetzle said thank you; is there anyone else that would like to come forward?

Mr. Bruce Moore introduced himself as a resident living on 29th Street, who has property that butts up against this project. Mr. Moore spoke against approving the zoning change request and of his concerns about the projects potential impact on the traffic on Cedar Avenue in consideration of its proximity to the fuel depot, the vagueness of the project details, stormwater runoff, aesthetics, and impacts on wildlife.

Ms. Darlene Fischer spoke against approval of the zoning change request, and expressed concerns about the potential project's building heights, parking areas, and resident density.

Mr. John Everett, 811 Cedar Avenue introduced himself and said he did not oppose or support the potential development project to be built on the site of the requested zoning change request. Mr. Everett said he was greatly concerned about the potential traffic impacts of new construction at the location. Mr. Everett spoke at length about existing traffic problems on Cedar Avenue that may be compounded by the development. Mr. Everett said he was here to ask the Council to consider the repercussions of the added traffic and road maintenance expenses that could result from the decision to approve the zoning change request, and to plan in advance to inform drivers of the need to follow traffic rules. He said his biggest concern was increased traffic and speeding.

Mr. Corbin commented that 27th Street to Palm Avenue, and 27th Street to Bayshore Drive, provide alternative routes for drivers. Mr. Corbin said he did not think every bit of traffic would be on Cedar Avenue. Mr. Everett said the speed bumps on Bayshore Drive and stop signs on Palm Avenue keep a lot of the traffic on Cedar Avenue. Mr. Corbin said he understood, but just wanted to point out there are other ways out of the area.

Mr. Powell stated that owners had the right to develop property they owned according to the rules for the way it is zoned. Ms. Fischer said it would not be zoned that way unless it is approved. Councilman Nodjomian said he thought our attorney was stating the area is zoned R-2, so the owner could develop it in compliance with the R-2 zoning rules.

Councilman Nodjomian said he had a question for Mr. Tatum. Did you or the owners look at any other alternatives, like a mixed blend of townhomes, a transition zone, and then multi-family units? We considered several different options. In order to make the numbers work, the apartments were the best route that included keeping the commercial

space and doing it as a mixed unit zone with the commercial space, replied Mr. Tatum. More discussion followed about the traffic impacts and density of the potential development.

Mr. Alan Tucker, 121 Hart Street spoke, asking if you can build 3-story townhomes in R-2 zoning? Yes, 50 feet is 50 feet, said Councilman Nodjomian. You have a smaller footprint with more open space, said Mr. Tucker. Stormwater is not a problem. Water and sewer are not a problem. People gravitate to the best route. If you're going west, you go to Bayshore. If you're going east, you go down 27th to Palm as Mr. Corbin explained. Very few people would go up Cedar unless they were going to school or to college, said Mr. Tucker. There are two schools in that area, said Ms. Fischer. Absolutely, and they block traffic both ways, agreed Mr. Tucker.

Mr. Carl Scott, Building Official, City of Niceville, introduced himself. Regarding the issue between an apartment complex and a townhome, apartments are safer because they must have a sprinkler system. They don't have to have a sprinkler system in a townhome. Townhomes have to be on an individually parceled and owned piece of property, whereas an apartment can be part of a congregate area. So that's the only difference said Mr. Scott. A three-story apartment building is much safer than a three-story townhome. So, if I have a choice, from a fire perspective, or a public safety perspective, I'm moving towards the apartments just because it's safer, said Mr. Scott. All of the discussion that is taking place right now, should really take place in the TRC, once we get to that point. Right now, you can't get it there unless you know that you can build apartments on this particular parcel of land. Once we get it, we make sure it has traffic concurrency, proper levels of service for sewer, water, and stormwater. We check if those calculations are correct, and if they cannot prove that, we reject it until they resubmit it again, said Mr. Scott.

Mr. Tatum said, from an environmental standpoint, apartments tend to be preferred over single-family and townhome developments because you end up with a clustered set of units that has less impact on the land. That leaves you more open space, and you're able to retain and deal with the stormwater more easily. Thank you.

Ms. Kim Moore said she lives on 29th Street in Niceville. She expressed her concerns about traffic on S.R. 20 and Cedar impacting students who run for cross-country school teams in that area, especially considering fuel trucks making wide turns from S.R. 20.

Mr. Tommy Mayville, Niceville's Fire Chief, introduced himself and said he was speaking as a Niceville resident. He said he owned all of the property on 27th Street, in front of all of the property to be developed. I would like to obtain a map, if you have it in your possession, to see where the traffic outflow of the project would be. That very much

concerns me, said Mr. Mayville. Mr. Doucet provided a copy of a map. Mr. Tatum said he would like to point out that the entrances on the map are tentative and not set in stone. That's something the TRC would look at when we got to that stage, and that's something that we would look at if we need to move those entrances around, said Mr. Tatum.

Ms. Susan Jordan, 1125 Bayshore Drive said she owned property at 101 Dyer Street, which is at the corner of Dyer Street and Cedar Avenue. There's just a point I'd like to make about the density of the project that's going to be developed. Ms. Jordan spoke against approving the zoning change and in favor of a project to build townhomes or duplexes there instead of the planned apartments. No further discussion followed. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Resolution 21-03-02 – A resolution of the City of Niceville increasing the Residential Recycling Processing fee and providing for an effective date.

Mr. Doucet read resolution 21-03-02 by title. Mr. Doucet said back in October 2020, the County increased tipping fees by 2.25 percent. The City treats this as a processing fee, to actually haul it, so we're being billed for it. It's a very minor increase. Currently, it's \$1.07 per household and it's going up three cents. Mr. Doucet explained the calculation. We need to pass that on to the customer. We're not going to make that retroactive. We'll just pick it up next billing, said Mr. Doucet. Councilwoman Alley motioned approval. Councilman Donahoo seconded. No discussion followed. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Mr. Corbin said he was aware of the email that was sent to the City Council members about dogs running loose. Well, dogs are not running loose in Niceville. We've had very few complaints. We pay Panhandle Animal Welfare Society (PAWS) eighty thousand dollars plus, and they have had calls, but no real issues, said Mr. Corbin. We checked with Public Works and there were no complaints. The front office has had very few complaints. The Police Department had some calls, but they were taken care of. The person who sent the email had some complaints a few years ago. She had some recently; but they've all been taken care of.

Recently, we have looked at all of our parks. There are dogs that are loose, but they're under control of their owner. At the mullet festival park, the new park, and other parks, they throw frisbees with their dogs but they're under control. We do have a leash ordinance, but we also understand that as long as that dog is under control that makes a lot of difference. If you look at the number of dogs in Niceville, there is probably one dog

per household. I've checked with the Police, Public Works, the City Clerk's area, our area, and really this is overblown. We really don't have the problem this email said we had in Niceville, said Mr. Corbin.

In the new park, we've put six benches in. We sold all six benches. We're going to put two more in because we've sold two more. The benches cost about \$180, and with the plaque and whatever is put on them, it's about \$220. Mr. Corbin stated that he bought one for his two uncles who recently passed away. He further stated that we intend to install a few basketball goals. We had a request, from people who live around the area, for some playground equipment for kids, and I've asked for a meeting with to discuss it.

The old building that is on John Sims Parkway, as you turn up toward Fort Walton Beach, is supposed to come down at the end of the month. I'm sure you have looked at that several times as you travel through Niceville, said Mr. Corbin.

The CCC is a good thing. I think I mentioned it before. My father was involved in that and that's how he met my mother back in the late thirties and early forties. I appreciate your approval of that project. That's all I have today, said Mr. Corbin.

Mayor Pro Tem Schaetzle said he had the opportunity to walk the new park this past week spoke with a family there with some young children. The parents asked him where they could park? There's no parking outside the gate unless you pull into the gate and park on the dirt right there. Can you address what the future holds for parking at that park?

Mr. Corbin said, I can; we really had nothing in that part of town. I really thought it would be an area for people who could walk to the park. If you provide parking there, you have to take down a lot of trees along the fence line and you have to take down that fence and you take up some of the park. If parking is required and you need additional parking, we'll be glad to address that. If you've been to the subdivision called The Stables, there's housing all around it, and in the middle there's a park. It's just people playing with their kids, and there's no parking. It's just a neighborhood park type area. But, we can put parking there at the new park if it is necessary, said Mr. Corbin.

Said a different way, it's not intended to be a destination park. It's a neighborhood park, designed for those who live in proximity to it, said Councilman Nodjomian. That was the idea of it, agreed Mr. Corbin. I'd like to speak with you offline, said Mayor Pro Tem Schaetzle. The family had walked to the park from where they live on Marissa Avenue, by way of Forest Road, which is a very busy road, with people traveling fast on it, until they come to the stop sign at Rocky Bayou. They requested, if we can't get parking out

there, can walkways be constructed, on County property, over in front of The Stables. That is an issue which I can work with you on offline because it will require coordination with the County, said Mayor Pro Tem Schaetzle. It is outside the City, and we did stop it there at The Stables, which is the end of City property, said Mr. Corbin. We'll be glad to work with the County. Not only there, but probably all the way down Forest Road, would be good to have a sidewalk. On Redwood, the City sidewalk ends at 11th Street. That's where the City limits ends. We've had several requests to go up all the way to John Sims. The County is going to pave part of it, and we are working with them in a joint venture to pave it as a City/County project. So, maybe we can do the same thing here at Forest Road, said Mr. Corbin. We will work on that offline said Mayor Pro Tem Schaetzle.

Police Department – Update

Chief Popwell stated that during the month of February 2021, the Niceville Police Department responded to 3,177 calls for police assistance. There was a total of 40 traffic crash reports written involving 73 vehicles. The estimated amount of damage to these vehicles and related property was \$356,561. A total of 115 traffic citations and 162 traffic warnings were issued; 18 misdemeanor arrests; 12 felony arrests; and 2 DUIs. One of the DUIs was at Highway 85 and Palm. They refused to cooperate. The other one was at SR85 and Crestview Avenue, and they refused to cooperate. I have the statistics on the dog issues if anyone would like those. There were 12 calls. We responded to all 12 of them. They contacted all 12 people, so the assertion that nothing was done is incorrect. The videos will show for some of the dogs the complaint needs to be addressed with Eglin Air Force Base and not us.

The traffic issue was brought to my attention on Rocky Bayou Drive. We have been out there writing numerous citations. I can give you the statistics. Just between 2:30 p.m. and 4:30 p.m. on March 5, 2021, we issued seven written warnings for unlawful speed and one citation. Four of those were local that lived in that area. The rest were from Freeport, two from Crestview, and New York.

There's one other thing I want to bring to everybody's attention, said Chief Popwell. There is a mailing and fraud issue going on in the City of Niceville, from the National Police Association. Several residents stopped me or came to my office. This company is from Stratford, Texas. They advertise a lot of great services and tell you to support them because it comes back to us. We're not affiliated with them. We do not solicit funds from anybody, nor do we receive funds from these people. So, if you want to contribute to them, they'll give you a real nice sticker and it helps people in Stratford, Texas, but it

doesn't help us at all. So, if you see something like this, it is not from the Niceville Police Department. They try to tell you that it is helping us, but it has nothing to do with us whatsoever. That's pretty much it. Thank you, said Chief Popwell.

Fire Department – Update

Chief Mayville stated that the Fire Department responded to 145 calls during the month of February. 125 of those were located within the City limits. Twenty of those were mutual aid calls or automatic calls outside the City.

He further stated that pollen counts are very high right now. It's all over your car. It's on your clothes. You will take it to your house and you will sneeze, your eyes will start watering, and your nose will start running. People, do not mistake it for a virus. The virus is completely different. Oak pollen should start up, probably within a week or two.

We had four firefighters attend an Orlando fire conference for tactical training and engine truck company operations. They came back with a lot of knowledge and shared it with our department. He stated that the Joint Training Committee (JTC) was conducted in Destin for high-rise operations, for some of our new guys if they need to work with the tower or something like that. We've got the boat ready for the summertime. We got everything ready to go and checked out the dock. We had EMT and CPR refresher training. We're almost done with hose testing. We probably have about ten thousand feet just on the trucks, including what's on the racks. We have to test them all the time, every year.

Battalion Chief Webster and I went into the Firehouse Subs the other day and were notified we have an \$11,000 grant coming. Thermal imagers will be going to the front of the firefighters. We're still working on multiple grants. Some of them, if we were to get them, would be a little better than a million dollars. So, when these guys are not fighting fires, they're working on writing grants, on top of training requirements.

We are pump testing and should be starting to get around to the rest of the trucks and all our self-contained breathing apparatus (SCBAs) for breathing, testing that equipment. We'll start on hydrants, testing about 800 of them. We have assisted with several school activity send-offs. The school keeps winning all kinds of competitions and we go over there and do our part as the City. So, we're very excited for our schools.

Ms. Terry Stone told us she'd probably be leaving soon. Mr. Corbin and I are meeting and will probably meet again to try and find an administrative professional for our Fire Department. When she is ready, we will have a nice little send-off. She has been a very good employee and faithful to her work.

We are constantly updating emergency contacts throughout the City. Somebody moves out and somebody moves in, so it is a constant. We are starting to ramp back up our fire inspections. We had pulled back because of the virus, but we're fixing to get going with that again. Discussion followed.

With the increase in population and construction in the City, what's the recipe for hiring, asked Councilman Donahoo? We'll be meeting with the City Manager soon. We had an Insurance Services Office (ISO) report. The ISO regulates fire service and they give us a grade. Every fire department across the country gets a grade. When that comes in, we'll share it with the Council. They give us tax breaks on different things. We're currently at an ISO rating of three. There are not too many fire departments across the country that have that good of a rating. I credit that to all of the men and women that work for our Fire Department and our Water Department. They constantly stay on the hydrants, doing maintenance. Johnathan Laird and I have a great working relationship going on there.

Councilwoman Alley asked what the Fire Department's response time requirement was? Our response time requirement is anywhere from four to six minutes from the fire station front door, said Chief Mayville. There are some areas that the City Manager and I will be talking about to fulfill those requirements. We get on scene pretty quickly. That's because we take off on 285 and back down the bypass. The bypass has been tremendously helpful since that was put in. But there are some areas where we will need to look at.

Councilman Nodjomian asked at more than six months into the collective bargaining agreement, how is that coming along? There's been a little talk about pay, but overall, we are doing well. As far as the union is concerned, everything is good. Mr. Powell asked I understand after all of that work we did, the Niceville members dropped out of the North Bay union. Yes sir; they separated from North Bay union. They are their own Niceville Union now. We'll build an addendum for the new union, with the same contract, said Mr. Powell. Yes sir, replied Chief Mayville. Thank you, said Mr. Corbin.

WATER AND SEWER

Mr. Laird provided a quick recap, well #11 passed in the early part of February. We had taken bacteria samples a couple of weeks ago and everything passed. We're looking good with that. Levels are up.

We started back on the Fir Avenue water extension project, phase two, upgrading to a six-inch water main for 46th to 48th Street. We're working with POLY, Inc. locating some valves in the Swift Creek area. With Spring coming, people are going to start using re-use water to clean that area up a little bit. So, we're working with them to start flushing and get cleaned up, said Mr. Laird.

There were 31 water calls and 32 sewer calls, said Mr. Laird.

STORMWATER:

We completed the stormwater project on Bayshore Drive. The Crossing Boulevard is moving along good. The sewer is complete. They're going to start working on the storm drain next week.

STREETS:

On March 22nd, be aware of Cedar Avenue, from John Sims Parkway to around the 31st Street area. We are going to be installing some curbing, putting in some new sidewalks, and fixing the headwall down at the bottom near 31st Street. We're going to fix that area up and control all of that runoff down by the headwall, said Mr. Laird.

Construction Services, Inc. completed some of the sidewalk extension project. They finished up Edgewater and sodded it. They finished up Evans Avenue. They will soon start Rocky Shores Drive.

We still have our striping contract with Gulf Coast Traffic Engineering. There has been a lot of rain. They're really behind. As soon as they can get freed up, they'll be doing striping around the City for us.

Speed bumps on Bayshore Drive have been completed. In the next few weeks, we'll be looking at paving Bayshore Drive, from 27th Street to Partin Drive and Rocky Bayou Drive.

Mayor Pro Tem Schaezle thanked Mr. Laird and his crews who patched the ruts in Rocky Bayou Drive and the surrounding roads that resulted from the past winter. Do we

have an update on when we're going to see the gas station on Redwood and John Sims? When will it become operational, because it looks like they're getting close, asked Mayor Pro Tem Schaeztle? They're getting close. I don't know the completion date, but I can look into that and let you know, said Mr. Laird. And how about the other side of Starbucks? Right, the Crossing? I looked into that with Constructions Services yesterday. We're looking at about June, said Mr. Laird. They have stormwater to put in. They have to grade the road to get ready for the new complex. Then paving; there's quite a bit of work there, and not enough men. More discussion followed about the project.

Other Business:

Youth Council Park-naming Contest –

Mr. Doucet said I think you have a list of park names to study and try and decide on a name. Mr. Baird is here.

Mr. Baird said hello again; if you have any questions about the park-naming I can answer them. Essentially, it's all up to you if you want to try and come up with a winner tonight. If you want to continue thinking about it and come up with a winner at the next meeting, you can do that. The idea is that you would come up with a winner at one specific meeting, and say who the winner is. At the next month's meeting, you would have the winner here. The winner would receive the \$100 Amazon gift card, take a picture, and all of that fun stuff said Mr. Baird.

Councilman Nodjomian said, from a timing perspective, the park is open, so we'd like to move ahead with that to get it named. I think the Youth Advisory Council did a great job soliciting over 160 submissions. They attempted to highlight a few. By no means are those the ones you have to stick with. I guess I'll just guide the conversation for a second. Did you get a chance to go through it? Do you have a preference? Councilwoman Alley, I'll start with you. Did you have one or two that you liked? Councilwoman Alley took time to check her notes while the discussion continued.

Is there one name that the Youth Advisory Council favored, asked Councilman Williams? We had about five that we liked, said Mr. Baird. Yes; I mean is there one that the majority of you liked, asked Councilman Williams? You've done the bulk of the hard work, and we appreciate that. Mr. Baird said, I don't want to speak on behalf of every councilmember, all five of us. And, there's more than that five. For me, I don't want to guide this in any way. But there were two, Hook's Haven... we liked that. When you look at the description, that was honoring the deceased pilot. We thought it was touching and it is connected to the specific area. So, we thought it would be a good name to honor

him. It was his call sign. Three of us of the upper Youth Advisory Council thought that was pretty good, but I can't speak for the entire Council, said Mr. Baird.

Councilwoman Alley said, my two were Hook's Haven and Rocky Runway Common because I liked the explanation for that park name. Those were my two from the list. It was kind of hard because there were a lot of great submissions. Yes, agreed Councilman Nodjomian. We had some really great submissions.

Mayor Pro Tem Schaetzle said, I applaud you and the Youth Advisory Council for a lot of good work put behind it. I counted 149 names with descriptions. I personally like Eagle's Perch or Rocky Runway Common.

Councilman Donahoo abstained.

Councilman Williams said I thought the name that honored Randall Wise was a good one. I think the Youth Advisory Council did an amazing job, and I'm going to go with Hook's Haven.

Councilman Nodjomian asked Mr. Corbin, isn't this complex named after Randall Wise? Didn't we honor him with the designation naming this City complex? Yes, said Mr. Corbin. The whole public safety area is named after him. I just offer that up as a thought, because the Randall Wise name must have come up a dozen different times with variations. When I looked at it, this was a very important project, and that was in the back of my mind... the fact that we already have named something in honor of Mayor Wise that is directly related to what he had done. Correct, agreed Councilman Williams.

More discussion followed and the City Council came to a consensus about naming the park Rocky Runway Common. Councilman Nodjomian made a motion to name the park Rocky Runway Common. Councilman Williams seconded. No discussion followed. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Mr. Nodjomian asked Mr. Baird if it was only one person who submitted the name Rocky Runway Common? Yes; replied Mr. Baird. Go ahead and notify the individual who submitted that of their winning nomination and ask them to attend the next meeting, and we will appropriately recognize them.

Councilwoman Alley asked Mr. Corbin are we going to have a special ceremony with a plaque to name the area that we are naming after Mayor Wise? Yes, replied Mr. Corbin. We are in the process of designing something between the Fire Department and the Police Department for that.

Councilman Nodjomian said, we should also do something for the park when we officially name it. We can do that also, said Mr. Corbin.

Mr. Baird, thank you again; and thank you to all of the submitters of the names, your peers, the school and the neighborhoods. Thank you and the rest of the Youth Advisory Council for taking the lead on that, said Mayor Pro Tem Schaetzle.

Mr. Panarisi asked if the park name was Rocky Runway Commons or Rocky Runway Common? What was the submitted name, asked Councilman Nodjomian? Rocky Runway Common, replied Mr. Baird. Let the record reflect the submitted name, said Councilman Nodjomian.

Bills Payable

Councilwoman Alley motioned approval to pay the bills. Councilman Nodjomian seconded. Council Vote: Williams-yes; Donahoo-yes; Schaetzle-yes; Alley-yes; Nodjomian-yes. Motion passed

Mayor Pro Tem Schaetzle asked if there was anyone in audience who would like to speak about issues, concerns, or accolades? No discussion followed. Mayor Pro Tem Schaetzle asked the Council if they had final comments.

Councilman Williams said he would like to thank Mr. Corbin and the City for helping out with the All-Sports Association event with the tents. It was a real big help. Thank you so much. I think the organization raised \$150,000, which went to future leaders. Also, I want to give a shout out to Sheila Bishop, the Library staff, and the Children's Park. They had a little event where they read stories out in the Children's Park when it opened up and they had about 65 or 70 kids out there. That was amazing.

Mayor Pro Tem Schaetzle said, Mr. Corbin I have one thing about the Senior Center. I get asked this every week. When is Niceville going to open up their Senior Center, at least partially? Do you have any guidance on that, or recommendations, asked Mayor Pro Tem Schaetzle? We're working on the recreational area. I don't have any guidance on when we are going to open. We can base it on the people who have been vaccinated, and we can make sure they wear mask. But, you are talking about a segment of the population that's the most vulnerable, and I want to make sure that when we do open it we are not putting people in harm's way. I don't have a date for that yet.

I have one other thing for the audience and the Council. There are a couple of local elections tonight and in case you forgot, Fort Walton Beach had three Council seats up

and twelve candidates. Polls closed a couple hours ago. Destin also had an election. Laurel Hill had an election today, said Mr. Corbin. Laurel Hill is going to determine whether they are going to dissolve, and if they are not going to dissolve, whether they are going to rename their city said Mayor Pro Tem Schaetzle. That's all I have. Have you heard any results, asked Councilwoman Alley? I don't have the results yet, replied Mayor Pro Tem Schaetzle.

Councilwoman Alley thanked the City employees for doing an incredible job for the City of Niceville. Thank you, replied Mr. Corbin.

There being no further discussion the meeting adjourned at 9:11 p.m.

MAYOR

ATTEST:

CITY CLERK

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