

MINUTES  
REGULAR COUNCIL MEETING  
CITY OF NICEVILLE, FLORIDA  
JULY 11, 2023

The Niceville City Council met in regular session at 6:00 PM, July 11, 2023 in the Council Chambers, 208 N Partin Drive. All Council members, except Councilman Nodjomian were present. The Mayor was also present. Also present were City Manager, Lannie Corbin; City Manager, David Deitch; City Clerk, Dan Doucet; City Attorney, Dixie Powell; Police Department, Chief Popwell; Fire Department, Chief Mayville; Public Works Director, Johnathan Laird; Deputy City Clerk, Wendy Farmer, and Deputy City Clerk and Finance Director, Steven Rausch. There were approximately 34 visitors in the audience, including other City employees. Mayor Henkel called the meeting to order at 6:00 PM. Reverend Stauffer offered the prayer and Mayor Henkel led the pledge of allegiance.

**APPROVAL OF MINUTES**

Regular Council Meeting, June 13, 2023  
Special Council Meeting, June 15, 2023  
Planning Commission Meeting, July 5, 2023  
Local Planning Agency Meeting, No Meeting Held

Councilman Schaeztle moved approval and Councilman Donahoo seconded. Council Vote: Schaeztle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

**PUBLIC HEARINGS**

**PRESENTATIONS:**

Mayor Henkel thanked Mr. Corbin for his 52 years of service to the City of Niceville as the City Clerk and the City Manager. Mr. Corbin is directly attributed for many things that have been accomplished throughout Niceville. This is the last meeting for Mr. Corbin and the first for Mr. Deitch.

Valparaiso Realty requests final approval of the Cove at Shirks Bayou, phase II. Lots 18-22, The Cove at Shirks Bayou.

Councilwoman Alley moved approval and Councilman Schaeztle seconded. Matt Zinke, Jenkins Engineering stated this was to add an additional 5 lots to the original project. He also stated it was fully permitted.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-07-01 - An ordinance annexing to the City of Niceville, Florida contiguous lands described as set forth herein; providing for proper advertisement pursuant to §171.044, Florida Statutes; providing that the property will be zoned CON, Conservation and have a future land use of CON; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. (Final Reading)

Councilman Williams moved approval and Councilman Donahoo seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-07-02 – An ordinance annexing to the City of Niceville, Florida contiguous lands described as set forth herein; providing for proper advertisement pursuant to §171.044, Florida Statutes; providing that the property will be zoned PCI, Public, Civic, Institutional and have a future land use of PCI; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. (Final Reading)

Councilman Schaetzle moved approval and Councilwoman Alley seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-07-03 - An ordinance annexing to the City of Niceville, Florida contiguous lands described as set forth herein; providing for proper advertisement pursuant to §171.044, Florida Statutes; providing that the property will be zoned R-1 Residential Single Family and have a future land use of LDR; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. (Final Reading)

Councilman Donahoo moved approval and Councilman Williams seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-08-01 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for proper advertisement pursuant to

§171.044, Florida Statutes; providing that the property will be zoned R-2, one or multi-family and have a future land use of MDR; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. Linda Taylor Griffin, 415 Parkview Dr. (First Reading)

Councilman Schaetzle moved approval and Councilwoman Alley seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-08-02 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for proper advertisement pursuant to §171.044, Florida statutes; providing that the property will be zoned R-2, one or multi-family and have a future land use of MDR; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. James Taylor, 1138 47<sup>th</sup> St. (First Reading)

Councilman Williams moved approval and Councilman Schaetzle seconded. Robert McElroy, 1411 Bayshore Drive, stated Mr. Parish has 3 lots in a row that he wants to bring into the City. He wants to take down the duplex in the next ordinance and put up homes.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Ordinance 23-08-03 – An ordinance annexing to the City of Niceville, Florida contiguous lands described as set forth herein; providing for proper advertisement pursuant to §171.044, Florida Statutes; providing that the property will be zoned R-2 one or multi-family and have a future land use of MDR; providing for severability; providing for an effective date and providing for filing with the clerk of court, Okaloosa County and the Department of State. James Parish, 1128 47<sup>th</sup> St. (First Reading)

Councilman Williams moved approval and Councilman Donahoo seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Resolution 23-07-01 – A resolution granting a special exception to the Land Development Code, Table 7-2, R-1 Zoning, to allow for a 22' rear setback from the residence as opposed to the required 25' rear setback at 217 Deer St, Niceville, FL; and providing for an effective date. Megan and Paul Eiriksson, 217 Deer St.

Councilman Schaetzle moved approval and Councilwoman Alley seconded. Malcolm Spears, representing the Eiriksson's, stated they want to build a 1700 square foot home on the lot and it would encroach 3 feet in the back.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

## **CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:**

### **Police Department – Update**

Chief David Popwell briefed the status of department operations.

During the month of June, the Police Department responded to 3,269 calls for police assistance. There was a total of 43 traffic crash reports written involving 68 vehicles. The estimated amount of damage to these vehicles and related property was \$243,600. A total of 107 traffic citations and 184 traffic warnings were issued, 12 misdemeanor, 5 felony and 1 DUI arrest was made. Chief Popwell stated that there have been two new laws come out that he wants to discuss. The first being that you must have a valid driver's license to operate a golf cart on a roadway, and the golf cart must be deemed street legal. Second is the new conceal carry law. While you no longer need a permit in the State of Florida to conceal carry, you must still abide by the law and those have not changed. He encouraged people to read the statutes.

### **Fire Department – Update**

Chief Tommy Mayville briefed the status of department operations.

During the month of June, the Fire Department ran 229 calls, 6 of those were overdose/poisoning calls. Officer training was held at the station from June 14-20, 2023. The ATA Martial Arts School summer program visited the station for a tour and the B shift crew visited Rocky Bayou Christian School's preschool summer program. Chief Mayville also stated that blue hydrant markers were being put on the roads where they were missing some. During the last lightning storm, the boat dock was hit and a few poles need replacing. Discussion followed regarding the use of Narcan this month and ended with an update that the 6 people recovered.

### **Water/Sewer/Drainage Projects – Update**

Johnathan Laird, Public Works Director, briefed the status of current projects.

**Water and Sewer:**

The last rod for the force main on Cedar Avenue has been pulled through.

We have completed all of the maintenance on our lift stations and all of our preventative maintenance on all of our generators.

**Calls:** 62 water calls and 32 sewer calls; made 9 water taps and 20 sewer taps; 307-line spots. We changed out 21 meters and have completed 519 service orders.

**Stormwater:**

We have a stormwater issue on Ponte Vedra Lane and will be replacing about 200 ft of piping.

We had a sinkhole at 1416 Palm Boulevard that we will be repairing in the next week.

We are working with Okaloosa County on a stormwater issue at 1754 Thomas Street. Okaloosa County has agreed to partner with us and all easements have been executed.

We will be paving Bayshore Drive from Lanman Road to Valparaiso Boulevard.

**Streets:**

Construction Services has started a sidewalk project on Rocky Shores Drive.

The City has moved the fence on Marc Smith and an upcoming meeting with the Huff's has been scheduled to discuss utilities.

John Sims Parkway has been completed.

Highway 85 has been completed.

Road signs will be up this week and then they will start excavating Highway 285.

We will be adding a three way stop at the intersection of 27<sup>th</sup> Street and Pine Avenue at Plew Elementary.

We have started the renovation of Meigs Park to include concrete being poured and asphalt laid. After the fencing is installed, we can plan an opening.

I would like to thank the Church of Jesus Christ Ladder Day Saints for the work at Rocky Runway Common Park.

Niceville Football team will be doing the yearly cleanup Thursday at 8 a.m. We had 20 football players and had them working at 5 different locations.

We attended the NWFSC Hurricane Training class.

Councilman Schaetzle asked if the old fencing will come down when the utilities are completed? He also asked what would happen to the trees? Mr. Laird stated that they will be removing the old fencing and save as many trees as possible. Councilwoman Alley asked who would be paying to install the sidewalks and Mr. Laird stated the Huff's would pay for the sidewalks. Councilman Williams asked if the property behind McDonald's had been completely plated? Mr. Laird stated there were in the process of getting it complete.

Mr. Laird thanked Mr. Corbin for giving him a chance 13 years ago.

### **Bills Payable:**

Councilman Schaetzle moved approval and Councilwoman Alley seconded.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

### **Other Business:**

Property Purchase – Mr. Randy Thomas

Councilwoman Alley moved approval and Councilman Donahoo seconded. Mayor Henkel stated this was contingent upon a written agreement with AVCON to swap property. Ms. Hanson and Attorney Powell discussed that the land purchase is so that the City of Niceville and AVCON will be able to swap parking lot property to have connectivity from the uplands to the waterfront. The property lots that will be swapped are almost identical in square footage and equal value. Mr. Deitch stated that he had been working with Mr. Rausch and Mr. Laird and this can be fully funded in the current fiscal year budget. Councilman Williams inquired if an appraisal was provided? Attorney Powell stated the appraisal came in at \$700,000. He stated after discussions with Mr. Thomas, the agreed upon amount is \$950,000 for the purchase price. Councilman Donahoo asked when it was appraised and Mr. Deitch stated February 1, 2023. Mr. Schaetzle asked for the motion to be restated. The motion is as follows: Motion for the City of Niceville to purchase the Randy Thomas property for \$950,000 with the sale being contingent upon a written agreement from AVCON to swap their parking lot property for the future parking lot property the City will obtain from this purchase.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Councilman Schaetzle reminded the council that during the May or June meeting when SR20 was being resurfaced, the question was raised if there was enough signage in front of the school. He asked Chief Popwell if additional road markings or signage would still

help the issue? Chief Popwell stated there had been no accidents there to date. Councilman Schaetzle volunteered to write a letter to DOT requesting more signage if it was wanted. Mr. Deitch stated he would like Councilman Schaetzle to do that. Mayor Henkel stated he would sign a letter if he would draft it. Councilman Schaetzle reminded the council that if they were planning to attend the Annual Florida League of Cities meeting, to sign up soon.

Councilwoman Alley expressed to Mr. Corbin how thankful she was for the work he has done and for opening up to her when she stated she was running for council.

Councilman Donahoo personally applauded Mr. Corbin for a job well done.

Councilman Williams echoed the sentiments and stated that he has lived here since 1983 and Mr. Corbin's legacy is a testament to all he has done for the city.

Mayor Henkel asked if there had been a date set for the Randall Wise recognition? Mr. Deitch stated no but it would be done in the near future. He reminded the council that the July 20<sup>th</sup> budget meeting had been moved up to 5:00 PM to allow them to attend the Okaloosa County League of Cities dinner. Mr. Doucet stated the next CRA meeting would held August 22 at 5:00 PM. Councilwoman Alley stated she would be out of town on August 15 – 17, but would attempt to call in.

Mayor Henkel recognized Andrew Hughes, BSA Troop 157, who was in attendance working on his citizenship in the community badge. He has also planned to speak with the Mayor at a later date. Mayor Henkel then recognized Drew Cook, BSA Troop 553, who was also working on this citizenship in community badge.

Judy Boudreaux, 2423 Duncan Drive thanked Ken and the Parks Department for their work on the lady's restroom at Lion's Park.

Doug Stauffer, 1737 Maple Avenue, echoed the sentiments of others for Mr. Corbin. He also asked that when the date for the Randall Wise recognition was decided to let him know. As the Chaplain for the Police Department, he gets called out when there are deaths in the community. He stated it is amazing to see the professionalism of the Police Department when interacting with the families. He wanted to pass along his accolades.

Michael Panarisi, 8090 Fox Head Branch Trail, thanked Mr. Corbin for everything he did for him while he was on the Youth Advisory Council. He then asked if the speed limits were going to be lower than the required minimum speed would it be posted? Chief Popwell stated that yes if they were lower it would be posted.

There being no further discussion, the meeting adjourned at 7:01 PM.

---

MAYOR

ATTEST:

---

CITY CLERK

Minutesregularcouncil07112023