

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JULY 12, 2022

The Niceville City Council met in regular session at 6:00 PM, July 12, 2022 in the Council Chambers, 208 N Partin Drive. All Council members and the Mayor were present. Also present were City Manager, Lannie Corbin; City Clerk, Dan Doucet; City Attorney, Dixie Powell; Police Department, Chief Popwell; Fire Department, Battalion Chief Webster; Public Works Director, Johnathan Laird; Deputy City Clerk, Wendy Farmer; Deputy City Clerk and Finance Director, Steven Rausch and Director of Technology and Purchasing, Chad Morris. There were approximately 30 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 14, 2022
Planning Commission Meeting, July 5, 2022
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS

PRESENTATIONS:

Community Block Grant (CDBG) – Update - Dennis Dingman, Summit Professional Services, Inc.

Second Public Hearing for FFY 2021-22 Community Development Block Grant (CDBG) Application – Dennis Dingman, Summit Professional Services, Inc.

Mr. Dingman explained this was the second public hearing required for the CDBG application to move forward. He stated this would be a \$700,000 grant and this should cover roughly ten homes. The breakdown would be \$582,000 for construction costs, \$105,000 for administration fees, and \$13,000 for temporary relocation costs. Funds can be allocated in different categories is necessary. Councilman Schaetzle asked what FFY stood for? Mr. Dingman stated it was Fiscal Funding Year but most people use FY.

Mr. Dingman then asked for a motion to submit the application. Councilman Schaetzle moved approval and Councilwoman Alley seconded. Council Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Williams-yes. Motion passed

Adoption of Enabling Resolution No: 22-07-01 authorizing the Mayor, or the City Manager to execute and submit the FFY 2021-2022 CDBG Application. Resolution will be read into record during that portion of the meeting.

John Tidwell, 205 Marquette Avenue, requests his property be re-platted to include 4 townhomes and an apartment complex.

Councilman Schaetzle asked Mr. Tidwell what his long-range intentions for the property was? Mr. Tidwell stated he would upgrade the buildings and sell the front four and keep the back six as rentals. Councilman Nodjomian asked if Mr. Tidwell was asking for any exemptions and he stated no. Mr. Chris McLeaish, 115 22nd Street, asked if the upgrades would meet the new standards for fire safety? Mr. Tidwell stated that since the upgrades were cosmetic only, he was not required to bring the buildings up to current code. Discussion followed.

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

Preliminary and final approval of Village Oaks Pointe, a 6-lot subdivision located at the east end of 23rd St. Metes and bounds description, parcel id number 09-1S-22-0000-0043-0000. Requested by Herron Coon, 1743 23rd Street.

Councilwoman Alley moved approval: Councilman Nodjomian seconded. David Forstrom, 8196 Johnson Drive, Sherwood, Arkansas, engineer for the project stated that the Coon family has owned this property for 60 plus years. This property was voluntarily annexed into the city and zoned at the lowest level single family dwellings. There is no sewer there and since septic is not an option, the developer will be installing a force main sewer line along 23rd Street to this development. Councilman Schaetzle asked if city water was available and would they be connecting to it? Mr. Forstrom stated yes it was available and they would be connecting to it. Councilman Nodjomian asked if the vision for ingress and egress for lot four to travel the entire corridor to get to your plot? Mr. Forstrom stated yes, they did not want to run the road any longer than they needed to. Councilman Nodjomian stated that the entire ingress and egress would be privately owned. Mr. Forstrom said it would be privately owned and maintained by an association. Councilman Williams questioned the steep grade to the property and fill dirt. Mr. Forstrom stated there would be no fill dirt since it was not allowed and the homes would be built on pilings.

Councilman Schaetzle asked if they would be allowed to installed docks? Mr. Forstrom stated he did not see why they would be able to but he had not asked. That would be a separate permitting process.

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

Matt Zinke, representing Randy Wise Homes, request preliminary and final approval of a 100-unit apartment complex located on S Cedar Ave. Metes and bounds description.

Councilman Nodjomian moved approval and Councilman Schaetzle seconded. Steven Tatum asked Attorney Powell to swear in himself, Matt Zinke, and Russ Aldrich, for records purposes. Attorney Powell swore them in. Mr. Tatum stated there was an issue at the prior meeting regarding sidewalks on the west side of Cedar Street. He stated they have regrouped and are working with the City to get the job done. The requested sidewalks will be installed by the City of Niceville. He also stated that this project meets the Comp Plan. Councilman Williams stated there were concerns regarding flooding and safety. Mr. Zinke stated this project was outside the flood zones and meets all the codes. Discussion followed regarding flooding and stormwater basins. Attorney Powell then asked if the property would be insured? Mr. Tatum stated yes, it had to be and that the project meets or exceeds code requirements. James Godwin, 303 Allen Street, asked if a traffic study had been done and when? He also stated that Cedar Avenue was in poor condition and adding an extra 100-200 vehicles would make it worse. Mr. Zinke stated a study was done on Cedar and the intersection in February 2021.

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

Ordinance 22-08-01 – An ordinance of the City of Niceville, Florida, amending Ordinance 16-09-02 dated August 9, 2016; providing for revised amendments to part II, the Code of Ordinances of Niceville, Florida, Appendix D, Article 7, Land Development Code pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date. (First Reading)

Mr. Doucet read Ordinance 22-08-01 by title. Councilwoman Alley moved approval: Councilman Donahoo seconded. Councilman Schaetzle asked if short term rentals were being added? Mrs. Hanson stated that the term Airbnb was being removed due to it being copyrighted. Councilman Schaetzle asked if short term rentals were only permitted in R-3 district? Mrs. Hanson stated yes. Discussion followed regarding short term rental records and policies.

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

Resolution 22-07-01 – A resolution of the City Council of Niceville, Florida, authorizing the Mayor or the City Manager to submit an application to the Florida Department of Economic Opportunity for approval of the City’s Community Development Block Grant, and to adopt the City’s Comprehensive Plan as its Community Development Plan, and providing for an effective date.

Mr. Doucet read Resolution 22-07-01 by title. Councilman Donahoo moved approval: Councilman Nodjomian seconded.

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

Resolution 22-07-02 - A resolution granting a special exception to the Land Development Code, Table 7-2, R-2 zoning, to allow for a 20’ front and a 15’ rear setback as opposed to the required 25’ front and 20’ rear and to build on a lot 7405 square feet as opposed to the required 7500 square feet. Metes and bounds description, parcel id number 12-1S-23-0000-0045-0000. Padgett Builders and Scarmazzo Property Investments, 1135 Fink Rd.

Mr. Doucet read Resolution 22-07-02 by title. Councilman Schaetzle moved approval: Councilman Nodjomian seconded. Councilman Schaetzle asked if there were any other two-story buildings in the area? Mrs. Hanson stated there were none on file. Councilman Nodjomian asked if there were any issues with neighbors? Mrs. Hanson stated that 31 letters were mailed and there were some concerns regarding lot shape, ingress, and egress. Councilwoman Alley asked if those issues were addressed in the planning meeting and Mrs. Hanson stated no.

Councilman Schaetzle withdrew his motion and Councilman Nodjomian withdrew his second since there was no representative to speak on the matter, it was tabled to the August 9, 2022 meeting. Tabled

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 3,104 calls for police assistance. There was a total of 50 traffic crash reports written involving 97 vehicles. The estimated amount of damage to these vehicles and related property was \$348,241. A total of 149 traffic citations, 160 traffic warnings, 13 misdemeanor arrests, 10 felony arrests, and 2 DUI arrests made.

Councilwoman Alley asked if there had been an uptick with drug use in the City. Chief Popwell stated there had been. She then asked how the officers were prepared to deal with the issue? Chief Popwell stated they have been trained and are carrying Narcan to protect themselves. Councilman Williams asked if there were down some officers? Chief Popwell stated yes, they are down 9 bodies and critically short on dispatchers. Mr. Corbin replied it was the same in other departments in the City.

Fire Department – Update

Battalion Chief Webster briefed the status of department operations.

During the month of June, the Fire Department ran a total of 153 calls. Boat 21 was manned and in the water for the 4th of July festivities and there were no incidents. The fire crews visited the Autism Center at Northwest Florida State College and participated in a fun water day with the children. He updated the status of the boat that sunk in the bayou stating it was marked with buoys to alert boaters of its location. They have begun their annual walk throughs of high hazard areas to preplan and create strategies in case of emergency. These include places such as the hospital and fuel depot. Training continued during the month of June as they conducted multi company night training with neighboring departments at the training tower located at the college. Maintenance and painting of the hydrants continued and should be completed soon.

Water/Sewer/Drainage Projects – Update

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

Water and Sewer:

Sewer Rehab Work:

Gator Boring is finishing on Christy Street and then will start on the reuse line on Hart Street.

The bypass pumping has started for four major lift stations in the city and lift station #30 is almost complete.

The Benton Avenue water main project is complete and we are in the process of tying them in to the main system.

The water main project at Plew Panther Way has started and upon completion work will begin on Reeves Street.

Calls: 74 water call and 16 sewer call; made 6 water taps and 5 sewer taps; and completed 481 service orders.

Stormwater:

The stormwater project on Nathey Street is complete and we have begun installing sidewalks and curbing.

The drainage work on 27th Street and Bullock Boulevard should begin Monday depending on weather. When it is complete we will move on to Nutmeg Avenue.

The floating dock and observation deck at Turkey Creek have been completed and now open for business.

Streets:

Paving has begun on Rhonda Drive. Once the paving project is complete, they will begin on Juniper Avenue to Highway 285.

Work is being done east to west on John Sims Parkway sidewalks. Once those are done, they will mill and pave.

Niceville High School football players will be doing community service again with the City on July 20, 2022.

Councilman Nodjomian commended Mr. Laird for expeditiously resolving the beaver damn issue on Canal Drive.

Technology and Purchasing Departments:

Chad Morris, Director of Technology and Purchasing, briefed the status of current operations and projects.

Mr. Morris stated the IS Department was staying ahead of people attempting to hack into the system.

Mr. Morris updated the status of sidewalks on Nathey Street, stating the weather had been hindering progress, but they are about half way completed. They will move on to Bailey Street and then Rocky Shores. The asphalt walk path from Palm Boulevard to FL-285 on hold until we get clearance from Okaloosa County and Eglin AFB. Installation of the library generator has been completed, however power has not been restored to the building.

City Manager Update:

Mr. Corbin stated the Senior Center is busy as usual and people are standing in line to play pickleball. The Regional Sewer numbers remain in compliance. He then stated Jackson Guard will be moving its headquarters from Niceville to Camp Pinchot in Fort Walton Beach.

Bills Payable:

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

Other Business:

Councilman Nodjomian stated this year's fireworks display was amazing and he had received a lot of compliments on it. It was a hallmark event.

Councilman Schaetzle commended the City employees on the good work they do and stated the Boston butts were enjoyed by all.

Judy Boudreaux, 2423 Duncan Drive, stated she had heard a lot of good reviews regarding the fireworks shows and she wanted to pass that on.

There being no further discussion, the meeting adjourned at 7:11 PM.

MAYOR

ATTEST:

CITY CLERK

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