

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
AUGUST 08, 2023

The Niceville City Council met in regular session at 6:00 PM, August 8, 2023 in the Council Chambers, 208 N Partin Drive. All Council members and the Mayor were present. Also present were 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, Deputy City Clerk and Finance Director, Steven Rausch and Director of Technology and Purchasing, Chad Morris. There were approximately 35 visitors in the audience, including other City employees. Mayor Henkel called the meeting to order at 6:00 PM. Mayor Henkel offered the prayer and led the pledge of allegiance.

APPROVAL OF MINUTES

Regular Council Meeting, July 11, 2023
Special Council Meeting, July 20, 2023
Planning Commission Meeting, August 1, 2023
Local Planning Agency Meeting, No Meeting Held

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

PUBLIC HEARINGS

PRESENTATIONS:

Youth Advisory Council – Update

Adyson Hutchins, Youth Advisory Council Vice Chairman, briefed the council on their plans for the upcoming year. They plan to assist the Emerald Coast Autism Center with the 5K run/walk again, make cards for the seniors at The Pavilion, perform a community clean up, and prepare boxes for the troops. Mayor Henkel asked what year she was in and she said she was a junior.

- Fair Housing Public Information Meeting - Dennis Dingman, Summit Professional Services, Inc.

Mr. Dingman stated the CDBG funds were awarded in December and came to the city last month. He explained the process for qualifying, applying, and being selected to receive the grant. He also went over the laws that protect fair housing to include the Civil Rights Act of 1968. He explained this year there will be four applicants. Two homes will have to be demolished and rebuilt while the other two will have extensive repairs.

- FFY 2021 CDBG Housing Rehabilitation Program – Status Report and Applicant List – Dennis Dingman, Summit Professional Services, Inc.

- **Recommend Action # 1:** Council members to disclose business or familial relationships with any of the applicants listed on the attached Application List and abstain from voting on those applications.

Mr. Dingman listed the applicants as follows: Betty Williams, Alan and Kae McCormick, Irene Petit, and Laleta Fingall. He then asked the council to disclose any business or familial relationships. All council members declared none.

- **Recommend Action # 2:** Council to adopt the attached Applicant List, dated August 8, 2023, for the City’s FFY 2021 CDBG Housing Rehabilitation Program.

- **Motion:** *“Motion to adopt the attached Applicant List, dated August 8, 2023, for the City’s FFY 2021 CDBG Housing Rehabilitation Program.”*

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

Council Vote: Nodjomian-yes; Schaezle-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. (Final Reading)

Mr. Doucet read ordinance 23-08-01 by title. Councilman Williams moved approval and Councilman Donahoo seconded. No one spoke for or against.

Council Vote: Nodjomian-yes; Schaeztle-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 47th St. (Final Reading)

Mr. Doucet read ordinance 23-08-02 by title. Councilman Schaeztle moved approval and Councilwoman Alley seconded. No one spoke for or against.

Council Vote: Nodjomian-yes; Schaeztle-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 47th St. (Final Reading)

Mr. Doucet read ordinance 23-08-03 by title. Councilman Donahoo moved approval and Councilman Nodjomian seconded. No one spoke for or against.

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

Ordinance 23-09-01 – An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for the 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; property located in Swift Creek VII; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. (First Reading)

Mr. Doucet read ordinance 23-09-01 by title. Councilman Schaetzle moved approval and Councilman Donahoo seconded. Councilwoman Alley asked if these were lots that were not in the city? Mrs. Hanson stated this ordinance and the next are making corrections to the city limits.

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

Ordinance 23-09-02 - An ordinance annexing to the City of Niceville, Florida, contiguous lands described as set forth herein; providing for the 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; property being a portion of 206 N Palm Blvd; providing for severability; providing for an effective date and providing for filing with the Clerk of Court, Okaloosa County and the Department of State. (First Reading)

Mr. Doucet read ordinance 23-09-02 by title. Councilman Williams moved approval and Councilman Donahoo seconded. Mr. Nodjomian remarked this was also a clean-up.

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

Councilwoman Alley asked if this was an example of when a consent agenda could have been used? Attorney Powell stated yes but it is normally used when you have more than this. He also stated that per our Charter, the titles still had to be read. Mr. Deitch stated he was working on a consent agenda.

Resolution 23-08-01 – A resolution granting a special exception to the Land Development Code, Section 7.08.08, B, to allow for a 5' setback from the house and a 3' set back from the property line, as opposed to the required 6' and 4'. Lot 109, Hartfield at Deer Moss Creek phase 1A. Bryce and Molly Whetzel, 1157 Deer Moss Loop.

Mr. Doucet read resolution 23-08-01 by title. Councilman Schaetzle moved approval for discussion and Councilman Nodjomian seconded. Mrs. Whetzel stated they are wanting to be able to build a pool. She stated the title does not reflect the correct setbacks. Discussion followed regarding needing approval from the HOA and how the property would be accessed. Mrs. Whetzel stated she was not sure if she needed HOA approval but she would ask. She also stated her neighbors would take down a fence for her to have access and they would not use city property. Councilman Schaetzle asked if public works had any issues? Mr. Laird stated there would be no issue since she would not be using city property for the contractor to access her property. Attorney Powell suggested amending motion to show the

correct set backs and providing approval from HOA. Councilman Schaetzle amended his motion and Councilman Nodjomian amended his second. New motion as follows pending approval from HOA:

A resolution granting a special exception to the Land Development Code, section 7.08.08 B to allow for a 4' setback from the residence and a 4' setback from the property line as opposed to the required 6' setback from the residence and 4' setback from the property line at 1157 Deer Moss Loop, Niceville, FL; and providing for an effective date.

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

Resolution 23-08-02 - A resolution of the City Council of the City of Niceville Florida adopting and promoting support for renaming of the City of Niceville Municipal Complex to Lannie L. Corbin Municipal Complex; and providing for an effective date.

Mr. Doucet read resolution 23-08-02 by title. Councilwoman Alley moved approval and Councilman Donahoo seconded. No one spoke for or against.

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

Mayor Henkel presented Mr. Corbin with a signed copy of the resolution. Mr. Corbin thanked the council and stated he was lucky to be in the right place at the right time. Mayor Henkel then presented Mr. Corbin with a certificate of recognition from the City of Fort Walton Beach.

Resolution 23-08-03 – A resolution of the City Council of the City of Niceville Florida adopting and promoting support for renaming of the City of Niceville Fire Department Station and the City of Niceville Police Department Building to the Randall R. Wise Fire Department Station and the Randall R. Wise Police Department Building; and providing for an effective date.

Mr. Doucet read resolution 23-08-03 by title. Councilman Williams moved approval and Councilman Nodjomian seconded.

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

Mayor Henkel stated it was rare to have a City Manager and Mayor serve together for 49 years. Together they have done great things. Mayor Henkel presented the Wise family with a signed copy of the resolution. Mr. Randy Wise stated he was honored to accept on behalf of his Dad. He thanked the council and stated his dad would be proud. Mrs. Helen Wise stated he was a wonderful person and he loved Niceville, thank you. This was being named in his honor because he was a volunteer in the Fire Department. He was a great mentor and encourager.

Mr. Randy Wise stated that he would like to take this opportunity to announce the Mayor Randall Wise First Responder Foundation. The foundation will help our Police and Fire Departments with scholarships for people getting educated to join the departments or if they are already employed, to assist with continued education. They were pleased to announce they already have their first recipient who will receive \$2,500 to obtain his EMT training.

CITY MANAGER REPORTS/REQUESTS/RECOMMENDATIONS:

Police Department – Update

Chief David Popwell briefed the status of department operations.

During the month of July, the Police Department responded to 3,320 calls for police assistance. There was a total of 50 traffic crash reports written involving 99 vehicles and 1 pedestrian. The estimated amount of damage to these vehicles and related property was \$307,872. A total of 120 traffic citations and 206 traffic warnings were issued, 7 misdemeanor, 7 felony and 2 DUI arrests were made.

Chief Popwell stated that yesterday was the anniversary of losing K-9 Officer Blue. They performed four search warrants with the task force and one federal warrant. He then gave a reminder that school begins August 10, 2023.

Fire Department – Update

Chief Tommy Mayville briefed the status of department operations.

During the month of July, the Fire Department ran 246 calls, with five calls being for overdose/poisoning. Shift B crew members did a send-off for the Niceville Girls Softball team who were headed to the Regional Competition. Crew members were also present at the 4th of July celebrations to ensure public safety. Grants were submitted for a hose cleaner to remove carcinogens from our hoses after a fire and for a LifePak 12 lead monitor for the

truck. Crew members attended F-ROC, Florida Recovery Obligation Calculation, a new initiative that streamlines the public assistance process resulting in a quicker recovery and reduced risk for applicants before, during, and after a storm. Crew members also attended retirement parties for Mr. Corbin and Mr. Willie Hines.

Water/Sewer/Drainage Projects – Update

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

Water and Sewer:

The force main on Cedar Avenue is complete.

We had a road closure this morning for a water and sewer tap on Niceville Avenue. It is now complete.

Calls: 66 water calls and 45 sewer calls; made 12 water taps and 7 sewer taps; 329-line spots. 456 service orders were completed.

Stormwater:

We have a stormwater issue on Ponte Vedra Lane and will be replacing about 200 feet of metal piping. We will be starting this project on Monday, August 14, 2023.

We had a sinkhole at 1416 Palm Boulevard that has been repaired.

We will be paving Bayshore Drive from Lanman Road to Valparaiso Boulevard. We will be starting this next week.

Streets:

Construction Services has started a sidewalk project on Rocky Shores Drive. It is now about 95% complete.

We are looking at adding sidewalks on Palm Boulevard next.

The Highway 285 construction completion date is set for January 10, 2024.

We added a three way stop at the intersection of 27th Street and Pine Avenue at Plew Elementary.

We have started the renovation of Meigs Park. They will be putting up new fencing Monday, August 14, 2023 and painting the courts on Monday, September 11, 2023 with and October 1, 2023 opening date.

There was a setback with the original company being used for the Walkable Niceville signs. Mr. Deitch and Mr. Laird have taken the project over and will get with DOT to get permit to complete this project.

Mr. Laird expressed his thanks to the Niceville High School Football Team for the community service work.

Mr. Laird reminded everybody of the Benefit Fish Fry this Thursday, August 10, 2023, to help one of our own.

Mr. Laird stated that a paving assessment had been completed and Niceville received an 80% rating, we have some of the best roads in Florida. He explained that with this rating, if we are hit with a natural disaster, we will be able to get funds to repair our roads. We have to do a road update every three years.

Councilman Schaetzle requested an update on the Marc Smith Boulevard sidewalks. Mr. Laird stated he would be meeting with the Huff's and they would be getting the sidewalks installed. Councilwoman Alley thank Mr. Laird for getting the light at Rocky and Highway 20 fixed in such a timely manner. Councilman Nodjomian asked if the city had a vacuum truck to clean out drains? Mr. Laird stated we did and that work is normally done in the winter when the employees have some down time. Councilwoman Alley asked if the rugs in the drains on Highway 285 had been moved due to the heavy rain and Mr. Laird stated yes. Councilman Donahoo inquired about who sprayed for mosquitos and Mr. Laird stated the County.

Technology and Purchasing Departments:

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

Mr. Morris stated the IT department is doing continued maintenance. They also received a State grant for security software packages. If the software was purchased it would be approximated \$200,000.

Mr. Morris brought forward a purchasing request for two PD vehicles. He explained that several vehicles have been damaged this year and need to be replaced. We have received the money from the insurance claims on the damaged vehicles, and have already purchased one replacement. Mr. Morris requested \$85,000 (\$42,500 each) to purchase two vehicles that are on the lot in Crestview.

Councilman Nodjomian moved approval to purchase two PD vehicles at \$42,000 each and Councilman Schaetzle seconded.

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

Councilman Nodjomian asked if after they are purchased, do we then outfit them and transfer equipment over? Mr. Morris stated we would transfer as much over as possible and it would cost approximately \$12,000 to get them ready.

Mr. Deitch briefed the status of projects throughout the City

Mr. Deitch stated there would be a ceremony in early October for the Mayor Wise Highway dedication. He asked people to remember to buy tickets for the benefit fish fry for Thursday. Mr. Deitch stated in July he rode with Chief Popwell and could not be more proud with how the city departments worked in the wind and rain and being dedicated to the citizens of Niceville. He then referenced a Facebook post claiming the city was going around measuring peoples grass that was over 4 inches long and issuing fines. He stated, please know this is not a true posting.

Bills Payable:

Councilman Nodjomian moved approval and Councilman Williams seconded.

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

Other Business:

Ratify Property Purchase – 517 Maple Ave - This purchase includes 3 parcels: North 20 feet Lot 17, All of Lot 18 and the S 10 feet of Lot 19, Block 96, Valparaiso Pinecrest Addition #5 Okaloosa County, Florida.

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

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

Appointment of David Deitch, City Manager to serve on the Regional Sewer Board.

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

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

There being no further discussion, the meeting adjourned at 7:17 PM.

MAYOR

ATTEST:

CITY CLERK

Minutesregularcouncil08082023