

City Council Minutes
March 14, 2022
6:00 p.m.
Council Chambers

1. Call to Order

The regular meeting of the Crestview City Council was called to order at 6:00 p.m. by Mayor JB Whitten. Members present: Mayor Pro-Tem Shannon Hayes, Council members: Andrew Rencich, Doug Capps, Cynthia Brown, and Joe Blocker. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jon Holloway, and various staff members.

2. Invocation, Pledge of Allegiance

2.1. The Invocation was led by Mr. Larry Medlock and Mayor JB Whitten led the Pledge of Allegiance.

3. Open Policy Making and Legislative Session

4. Approve Agenda

Motion by Council member Shannon Hayes and seconded by Council member Joe Blocker to approve the Agenda, as presented.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps.
All ayes. Motion carried.

5. Presentations and Reports

5.1. Presentation of a Life-Saving Award

Mayor JB Whitten asked Chief McCosker to come forward to present the lifesaving award to school crossing guard, Mackenzie Holliday. He noted her quick reaction on March 2, 2022 in stopping a child on a bicycle from crossing the street on Highway 85 right before a truck sped through the crosswalk.

6. Consent Agenda

Motion by Council member Andrew Rencich and seconded by Council member Shannon Hayes to approve the Consent Agenda, as presented.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps.
All ayes. Motion carried.

6.1. CentralSquare Contract Renewal

6.2. Crestview Unlimited Inc. Promissory Notes

6.3. Spare 50 HP Lift Station Pump

6.4. February 28, 2022 City Council Minutes - Draft

6.5. Foxwood Water Conversion Project Emergency Purchase

7. Public Hearings / Ordinances on Second Reading

7.1. Ordinance 1842 - Lindley Road Rezoning

City Attorney Jon Holloway explained that this is a quasi-judicial meeting for the rezoning decision that will be based on substantial, competent evidence and anyone providing testimony will be sworn in before providing testimony.

Senior Planner Nicholas Schwendt was sworn in describing the property as vacant adding a development plan has not been received. Courtesy notices were mailed, and the property was duly noticed.

City Clerk Maryanne Schrader read Ordinance 1842 regarding Lindley Road Rezoning by title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 172.45 Acres, More Or Less, Of Real Property, Located In Section 2, Township 3 North,

Range 24 West, From The Okaloosa County Agriculture Zoning District to the Single-Family Estate District (R-1e) Zoning District; Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Mayor JB Whitten asked Council for comment.

City Attorney Jon Holloway said if there were other ex parte communications to forward them to the City Clerk for the record.

Council member Andrew Rencich said he has responded to a handful residents, Council Member Cynthia Brown has also had site visits and communication, and Council member Shannon Hayes has had site visits.

Council went over the data provided to them, stating when the plans arrive, public meetings will be held and traffic will be mitigated, property rights will be respected for both the homeowners and developer.

Mayor JB Whitten asked for public comment.

Ken Edwards was sworn in, commented on the traffic situation, explaining the location of the homes with only one road to enter and exit. He voiced concern the density of homes could reach over three hundred.

Matthew Daughtery was called forward and sworn in. He stated he researched the area before buying his home and wanted the area to remain as it is currently.

Lillie Daughtery came forward and was sworn in. She went over her history of her travel experiences and how she values the peace of her home.

Amber Daughtery came forward and was sworn in. She voiced concern about the animals and wetlands, as well as concern about the traffic and road congestion.

Elizabeth Daughtery came forward and was sworn in. She voiced concern about the welfare of homeless citizens and the elderly. She asked the Council to consider the citizens when making their decision.

Doug Wheeler came forward and was sworn in. He voiced concern about the density of homes on the proposed development. He mentioned the traffic congestion and the construction in the entire 32536 area. He distributed a map to the Council depicting the homes and the potential of having 25,000 to 40,000 trucks traveling in and out of the area.

Gary Magnusson was sworn in and came forward stating that the developer has a right to develop the property, but it should be consistent with the neighborhood. He mentioned the fifty-three houses currently in the neighborhood stating he does not think over two hundred additional homes is consistent with the neighborhood. He said the compromise is two homes per acre on a one-half-acre lot. He asked that the zoning be changed to a minimum lot size.

Mayor JB Whitten asked for action.

Motion by Andrew Rencich and seconded by Cynthia Brown to approve Ordinance 1842 on second reading for final adoption.

Roll Call: Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps, Ayes; Joe Blocker, Nay. Ayes: 4; Nays: 1. Motion carried.

At 6:36 p.m. City Attorney Jon Holloway stated the Public Hearing was closed adding the decision from Council has to be made based on substantial, competent evidence.

8. Ordinances on First Reading

8.1. Ordinance 1856 - Lindberg Street Annexation

Senior Planner Nicholas Schwendt came forward stating this is the first reading of Ordinance 1856 regarding Lindberg Street Annexation. He said it is currently located in the unincorporated area. The property has a single-family dwelling on the property, but it will be developed as commercial. He went over the advertising and posting stating the fees were waived. He then asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 1.89 Acres of Contiguous Lands Located in Section 18, Township 3 North, Range 23 West, and being described as Set Forth Herein; providing for Authority; Providing For Land Description; Providing For Boundary; Providing for Land Use and Zoning Designation; Providing For Amendment to the Base, Land Use and Zoning Maps; Providing For A Comprehensive Plan Amendment; Providing for Filing with the Clerk of Circuit Court of Okaloosa County, the Chief Administrative Officer of Okaloosa County and the Florida Department Of State; Providing for

Severability; Providing for Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Mayor JB Whitten asked for comment from the Council and public. Hearing none, he called for action.

Motion by Shannon Hayes and seconded by Andrew Rencich to approve Ordinance 1856 on first reading and move to second reading for adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

Mayor JB Whitten asked about the building, as it was not in the staff report.

City Planner Nicholas Schwendt replied there is a structure on the property, and he will amend the staff report. City Attorney Jon Holloway added the staff report will be corrected before the second reading.

8.2. Ordinance 1857 - Lindberg Street Comprehensive Plan Amendment

City Planner Nicholas Schwendt stated this is the first reading of Ordinance 1857 regarding Lindberg Street Comprehensive Plan Amendment and staff has reviewed the subject property. The mailing and posting were done as per statute. He asked that the staff report be entered into the record: On February 9, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 200 Lindberg Street North. The subject property is currently located within unincorporated Okaloosa County with a Future Land Use and zoning designation of Okaloosa County Mixed Use. The application requests the Commercial (C) future land use designation for the property. The Planning and Development Board recommended approval of the request on March 7, 2022.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing for Authority; Providing For Findings Of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Mixed Use To Commercial (C) on Approximately 1.89 Acres, More Or Less, in Section 18, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing for Repeal of Conflicting Codes And Ordinances; and Providing For an Effective Date.

Mayor JB Whitten asked for comment from the Council and public. Hearing none, he called for action.

Motion by Douglas Capps and seconded by Cynthia Brown to approve Ordinance 1857 on first reading and move to second reading for adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

8.3. Ordinance 1858 - Lindberg Street Rezoning

City Planner Nicholas Schwendt went stating the property is currently zoned mixed use stating there is a dwelling on the property. The zoning is consistent with the current land use. The mailing and advertisements have been done per statute. He stated this is the first reading of Ordinance 1858 regarding Lindberg Street Rezoning and asked the City Clerk to read the ordinance by title.

City Clerk Maryanne Schrader read the Ordinance by Title:

An Ordinance of the City Of Crestview, Florida, Providing for the Rezoning of 1.89 Acres, More or Less, of Real Property, Located In Section 18, Township 3 North, Range 23 West, From the Okaloosa County Mixed Use Zoning District to the Commercial Low-Intensity District (C-1); Providing For Authority; Providing for the updating of the Crestview Zoning Map; Providing for Severability; Providing for Scrivener's Errors; Providing for Liberal Interpretation; Providing For Repeal of Conflicting Codes And Ordinances; and Providing for an Effective Date.

Mayor JB Whitten asked for comment from the Council and public. Hearing none, he called for action.

Motion by Council member Andrew Rencich and seconded by Council member Joe Blocker to approve Ordinance 1858 on first reading and move to second reading for adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

8.4. Ordinance 1859 - Crosson Street Rezoning

Senior Planner N. Schwendt stated this is the first reading of Ordinance 1859 regarding Crosson Street Rezoning. The applicant submitted an application for rezoning requesting low intensity commercial. The property is surrounded by C-2 property and is currently vacant. The plan is to develop it for commercial use; however, we have not received development plans yet. This zoning could be developed for mixed use. He asked the City Clerk to read the ordinance by title.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 23.4 Acres, More or Less, of Real Property, Located in Section 29, Township 3 North, Range 23 West, From the Commercial High-Intensity District (C-2) To The Commercial Low-Intensity District (C-1); Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Mayor JB Whitten asked for comment from the Council and public and hearing none called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Joe Blocker to approve Ordinance 1859 on first reading and move to second reading for adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

9. Resolutions – No resolutions presented.

10. Action Items

10.1. HR Manual Updates

HR Director Jessica Leavins explained went over the 2022 Human Resources Manual updates with merit pay increases, specific changes to the rehiring, vehicle policy, changes dealing with contagious diseases, gym memberships (At no cost to the city), and electronic timekeeping.

Motion by Council member Shannon Hayes and seconded by Council member Cynthia Brown to approve the revised Human Resources Manual.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

11. City Clerk Report – No report.

12. City Manager Report

12.1. Financial Update - City Manager

City Manager Tim Bolduc explained the financial reports were provided earlier.

12.2. Employee Updates

HR Director J. Leavins explained the success of the health screening and went over the \$20,000 in incentives. She mentioned the discounts that contributed to the rate hold and thanked the 102 employees for their participation adding we used half of our incentive funds to promote participation in the health screening and have used the remaining dollars to fund a gym membership dues reimbursement program at no cost to the city. She added the gym membership will be funded through this benefit.

City Manager Tim Bolduc added he is proud of the employees and the HR department. He added we received an insurance holiday in October and were able to hold the rates for the entire year. He added the money was already budgeted and was able to return back to the employees.

13. Comments from the Mayor and Council

13.1. Introduction of Juneteenth as an additional city holiday

Councilmember S. Hayes said Dr. Karen Brown is present tonight and is spearheading the project.

Dr. Brown came forward to speak stating Juneteenth is the newest Federal holiday.

She said as the county seat, Crestview should set the standard for the county. She said along with other partners and the city, they are joining together and plan a walk-through history at the Old Spanish Trail.

Mayor JB Whitten stated he appreciates her coordination with powering partnerships.

Council member S. Hayes asked for consideration to establish Juneteenth as an official holiday for the City of Crestview to commemorate the emancipation of African American slaves. He added May Day is the day that Florida got the word about the emancipation and explaining this holiday will not interfere with May Day.

Mayor JB Whitten said June 19th falls on a Sunday, so Monday will be the actual day off.

Motion by Council member Douglas Capps and seconded by Council member Shannon Hayes to approve Juneteenth as an official holiday.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

Council member C. Brown said it is not always easy making the decisions but Council takes everyone's comments into consideration. She has heard a lot of negative comments, but we love our city adding she appreciates the staff's work.

Council member J. Blocker said the decisions we make are not satisfactory with everyone but he does research before taking action.

Council member S. Hayes mentioned the junk on the School Avenue property is no longer visible and thanked the city manager. He added the work we are doing in Crestview is for the betterment of the community.

Mayor JB Whitten said he received a letter from Niceville about an aquatic center and asked Council if there was interest in supporting their effort. Council agreed to the support Mentioning we may need their support for a sports complex.

Mayor JB Whitten also said we have an ongoing need to feed our people with the sky rocketing inflation. He said the local churches are handing out meals adding there is a large turnout for food. He wants to get the word out that people need help.

Council member C. Brown added that Triple B will be held on March 26th.

14. Comments from the Audience

Ron Mims came forward said he understands the position of the Council and asked them to consider if the project was placed next to their homes. He understands the feeling of the people affected by the developer because a Dollar General was built near his home.

City Manager T. Bolduc said the Council froze the development, so the issue could be addressed, created an entirely new district, and came back to make the zoning more restrictive.

Dr. Brown then came forward stating there are four military bases in the community, and they

are retiring here. Crestview Coalition came into existence to bring something for the children in this community. We need the growth to keep residents in Crestview, as cities grow or the city will become stagnate. We want to grow the right way. She thanked the Council for doing their job.

Annette Patterson came forward mentioning Carbon Hill and the termite problem. Council member S. Hayes said it is school district property, and they have been notified. Ms. Patterson also mentioned the debris in the ditch on Blakely Street, and City Manager T. Bolduc replied he will look into it.

15. Adjournment

Mayor JB Whitten adjourned the meeting at 7:31 p.m.

Minutes approve this 28th day of March 2022.


Maryanne Schrader
City Clerk




JB Whitten
Mayor