

City Council Minutes
June 13, 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. Board members present: Mayor Pro Tem Andrew Rencich, Council members: Shannon Hayes, Doug Capps, Cynthia Brown, and Joe Blocker. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and various staff members.

2. Invocation, Pledge of Allegiance

2.1. Pastor Edward Parker - First Church of God in Christ

The Invocation and Pledge of Allegiance was led by Pastor Edward Parker - First Church of God in Christ.

3. Open Policy Making and Legislative Session

Mayor JB Whitten reviewed the rules and procedures.

4. Approve Agenda

Mayor JB Whitten called for action.

Motion by Council member Andrew Rencich and seconded by Council member Shannon Hayes 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 from Reverend Cecil Williams of Gregg Chapel A.M.E. Church for the Proposal for Affordable Housing Concepts

Reverend Cecil Williams of Gregg Chapel A.M.E. Church of Ft. Walton Beach provided a presentation for the development and concepts of the Affordable Housing Concepts proposal. He mentioned their organization can provide all points of the proposal without any grant funding. They have a property manager for all their properties.

Reverend Williams clarified that the number of parking spots will be dependent on city code. He also reviewed the floor plans for the one- and two-bedroom units adding they could increase the densities by making them all one-bedroom units. He mentioned their existing units rent for \$575 and the house rents for \$650, as their ministry is taking people off the streets. He went over success stories and various references.

Mayor JB Whitten and the City Council voiced their support and applauded Reverend Williams for his ministry.

Discussion ensued. Reverend Williams explained that the church offers connections to help people move up and out. He added that the utilities are extra, but they are hoping to partner with Florida Power and Light adding that FPL will run the underground electrical for free for the units.

Reverend Williams stated the building cost range from \$150 to \$200 a square foot for a total of about two million dollars. He is unsure of a timeline for construction now.

6. Consent Agenda

Mayor JB Whitten called for action for the following items:

- 6.1. Notice of Award to Bear General Contractors for RFP 22-05-19, Construction of Fire Training Tower
- 6.2. Highway 85 DOT Sidewalk Project Easement Resolution
- 6.3. Surplus Vehicle Disposal

Motion by Council member Douglas Capps and seconded by Council member Cynthia Brown to approve the Consent Agenda, as presented.

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

7. Public Hearings / Ordinances on Second Reading

Mayor JB Whitten announced there were no second readings scheduled.

8. Ordinances on First Reading

8.1. Ordinance 1875 - John King Road Annexation

Senior Planner Nicholas Schwendt went over the unincorporated property in the annexation, which is surrounded by city property. The property is currently vacant.

Senior Planner Nicholas Schwendt 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, ± 0.94 Acres of Contiguous Lands Located in Section 32, 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 the public and in hearing none he called for action.

Motion by Council member Andrew Rencich and seconded by Council member Joe Blocker to move Ordinance 1875 to second reading for adoption.

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

8.2. Ordinance 1876 - John King Road Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt mentioned this is the first reading of Ordinance 1876 for the John King Road Comprehensive Plan Amendment asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: 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 0.94 Acres, More or Less, in Section 32, 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 the public and in hearing none, called for action.

Council member Shannon Hayes and seconded by Council member Joe Blocker to move Ordinance 1876 to second reading for adoption.

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

8.3. Ordinance 1877 - John King Road Rezoning

Senior Planner Nicholas Schwendt mentioned this is the first reading of Ordinance 1877 the John King Road Rezoning and asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.94 Acres, More or Less, of Real Property, Located In Section 32, Township 3 North, Range 23 West, From The Okaloosa County Mixed Use Zoning District to the Commercial High-Intensity District (C-2) 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 for comment from Council and public and in hearing none he called for action.

Motion by Council member Joe Blocker and seconded by Council member Shannon Hayes to move Ordinance 1877 to second reading for adoption.

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

8.4. Ordinance 1878 - Williams Avenue East Annexation

Senior Planner Nicholas Schwendt mentioned this is the first reading of Ordinance 1878 - Williams Avenue East Annexation stating the next three ordinances are regarding the annexation. The property is consistent with surrounding properties, and they have not received development plans yet. He 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, $\pm$ 0.69 Acres Of Contiguous Lands Located In Section 21, 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 and in hearing none, called for action.

Motion by Council member Joe Blocker and seconded by Council member Andrew Rencich to move Ordinance 1878 to second reading for adoption.

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

8.5. Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment and asked the City Clerk to read the ordinance.

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 Low Density Residential to Residential (R) on Approximately 0.69 Acres, More or Less, In Section 21, 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 called for comment from the Council and public and in hearing none called for action.

Motion by Council member Shannon Hayes and seconded by Council member Cynthia Brown to move Ordinance 1879 to second reading for adoption.

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

8.6. Ordinance 1880 - Williams Avenue East Rezoning

Senior Planner Nicholas Schwendt mentioned this is the first reading of Ordinance 1880 - Williams Avenue East Rezoning. He said it is consistent with the surrounding properties and asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.69 Acres, More or Less, of Real Property, Located In Section 21, Township 3 North, Range 23 West, From the Okaloosa County Residential-1 Zoning District to the Single and Multi-Family Density Dwelling District (R-3) 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 called for comment from the Council and the public, and in hearing none called for action.

Motion by Council member Andrew Rencich and seconded by Council member Joe Blocker to move Ordinance 1880 to second reading for adoption.

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

8.7. Ordinance 1881 - Robinson Avenue East Vacation

Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1881 - Robinson Avenue East Vacation. He explained the alley serves no use to the public, and the city will maintain the perpetual easement. He added the south half was already vacated.

Senior Planner Nicholas Schwendt asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Vacating and Abandoning the Alleyway Lying Between Lots 1 Through 3 and 7 Through 9 Of Block 12, Edney's Third Addition, as Shown on the Plat Recorded in Plat Book 1, Page 126 of the Public Records of Okaloosa County, Florida; Providing for Update of the Crestview Base, Zoning and Land Use Maps; Providing For Repeal of Conflicting Ordinances; Providing For Filing of this Ordinance with the Clerk of Circuit Court of Okaloosa County; Providing for Severability; and Providing for an Effective Date.

Mayor JB Whitten called for comment from the Council.

Discussion ensued on the procedure for vacating property, and it was determined the petitioner pays for the vacating process.

Motion by Council member Joe Blocker and seconded by Council member Shannon Hayes to move Ordinance 1881 to second reading for adoption.

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

9. Resolutions

9.1. Amendment to Resolution 2022-6

City Manager T. Bolduc explained bonds were previously issued and secured for the SRF funding to be allocated to the WWTP. He explained this amendment will move funding to other needed projects.

City Manager T. Bolduc asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution by title: A Resolution Amending Resolution No. 2022-6 of the City of Crestview, Florida Adopted December 13, 2021, that Authorized the Issuance of not to Exceed \$5,075,000 City of Crestview, Florida Water and Sewer Revenue Bond, Series 2021, to Provide Funds For the Purpose of Financing Capital Improvements to the Issuer's Sewer System and Paying the Costs of Issuance Related Thereto; Expanding the Definition of Projects Eligible to be Funded From the Proceeds; Ratifying and Confirming All Terms, Provisions and Covenants of Resolution No 2022-6; Providing Certain Other Matters in Connection Therewith; and Providing For an Effective Date For this Resolution.

Motion by Council member Douglas Capps and seconded by Council member Shannon Hayes

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

After discussion, City Manager T. Bolduc stated that some projects could be started with the transfer of the funding.

10. Action Items

10.1. Continuing Services Contracts Renewal

City Manager T. Bolduc introduced the continuous services contracts and recommended approval.

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

Motion by Council member Andrew Rencich and seconded by Council member Joe Blocker approve the one-year extension of the individual Professional Continuing Services contracts and authorize the Mayor to execute the contracts.

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

- 10.2. Selection of Gregg Chapel A.M.E. Church as the sole bidder for the Affordable Housing Concepts
City Manager T. Bolduc said this is a project for an opportunity to improve an area. He stated the key to the success is we will have someone experienced, adding our goal is to get the highest amount of units for the area.

Motion by Council member Shannon Hayes and seconded by Council member Andrew Rencich move forward with Gregg Chapel and accept Reverend Williams as our consultant and bring the contract back to Council at a later date.

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

Discussion ensued. City Manager T. Bolduc added that currently, the focus is on one-bedroom unit that caters to senior housing, but we will evaluate other options.

Council member S. Hayes suggested lobbying for funds from Tallahassee.

10.3. Sidewalk Fund Proposal

Senior Planner N. Schwendt explained the changes in the Land Development Code adding the proposal will allow developers to pay into a fund to place sidewalks that is based on construction by linear foot. He said it will be August before staff can bring the LDC amendment to Council.

Motion by Council member Shannon Hayes and seconded by Council member Joe Blocker approve the creation and implementation of the sidewalk fund, as described.

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

Discussion ensued. Senior Planner Nicholas Schwendt explained the process will be based on whether there is an existing network.

City Manager T. Bolduc explained we do not have the sidewalks that are needed. He said the commercial properties may not connect, so this fund will provide funding. He added it will not be up to the discretion of the developer.

11. City Clerk Report

- 11.1. Reminder: Financial Disclosure Form 1 is due to the Supervisor of Elections by July 1, 2022.

City Clerk M. Schrader reminded the Council to file Form 1 directly to the Supervisor of Elections for each Board that they are either elected or appointed to serve by July 1st to avoid a penalty.

12. City Manager Report

12.1. Finance Update

City Manager Tim Bolduc provided an overview of the financial update stating the city is in good financial shape. The report includes adjustments regarding fuel costs, and we are watching it closely. The budget meetings with the departments will be conducted next week.

City Manager Tim Bolduc mentioned an individual reached out to us from the Iraq and Afghanistan War

Memorial Foundation who is looking for a location to build a monument. The monument will honor Floridians who served in Iran and Afghanistan. He and the mayor would like to see the memorial in Crestview, as it will be a good project for us. With our proximity to the base, it makes our city a good location. He mentioned possible locations to consider: Twin Hills Park, the triangle at the end of Main Street or property around the Community Center. He asked if the Council was interested in engaging on this project adding the VFW has sometimes worked on providing continuous maintenance.

After discussion, Mayor JB Whitten stated he had contacted the city and individual and checked his credentials adding it will be the only one in the State of Florida.

Motion by Council member J. Blocker and seconded by Councilmember D. Capps to move forward with the mayor and city manager to work with the organization.

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

13. Comments from the Mayor and Council

Mayor JB Whitten asked for comment.

Council member S. Hayes announced he will not be present at the next Council meeting.

Council member C. Brown announced Mr. Warren Feaster is hosting the 4th annual Father-Daughter Banquet on June 18th at Warriors Hall adding they could use more door prizes and sponsors.

Council member J. Blocker applauded Mr. Bolduc and welcomed the news that Crestview is financially stable.

Council member A. Rencich said the eternal flame is lit again at the courthouse.

Mayor JB Whitten said Juneteenth is on the 20th of June, which will include a reenactment. There will be games and food.

14. Comments from the Audience

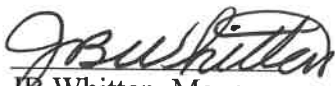
Mayor JB Whitten asked for comment. No one came forward.

15. Adjournment

Mayor JB Whitten adjourned the meeting at 7:27 p.m.

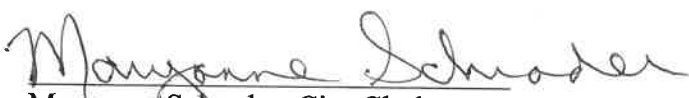
Minutes approve this 27th day of June 2022.

Approved by,


JB Whitten, Mayor



ATTEST:


Maryanne Schrader, City Clerk
Proper notice having been duly given