

**City Council Minutes**  
**June 27, 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: 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. Council member Shannon Hayes was excused.

**2. Invocation, Pledge of Allegiance**

**2.1. Pastor Jeff Childers, the Shepherd's Church**

The Invocation and Pledge of Allegiance was led by Pastor Jeff Childers of the Shepherd's Church.

**3. Open Policy Making and Legislative Session**

Mayor JB Whitten went over the rules of procedure and noted there was a quorum.

**4. Approve Agenda**

Mayor JB Whitten called for action.

**Motion** by Council member Andrew Rencich and seconded by Council member Joe Blocker to approve the agenda, as presented.

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

**5. Presentations and Reports**

Mayor JB Whitten called Chief McCosker forward to recognize the award recipients.

Chief McCosker called Officer Tyler Dean forward who was recognized as the Officer of the Quarter. He mentioned Officer Dean is a second-generation police officer, as well as the K-9 trainer.

Mayor JB Whitten stated he is proud of the Crestview Police Department highlighting their teamwork.

Mayor Whitten called Hannah Wilburn, All In Credit Union, forward. She recognized the Employee of the Quarter, Officer Tyler Culbertson. Hannah congratulated Officer Culbertson for the "Strongest Link" award with a \$100 check in appreciation of his work.

Mayor Whitten called Mary Henderson, from Utility Billing, forward to receive her award and thanked her for what she does in contributing to the success of the community.

## **6. Consent Agenda**

Mayor JB Whitten called for action.

**Motion** by Council member Cynthia Brown and seconded by Council member Joe Blocker to approve the Consent Agenda, as presented.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps Ayes: None

Nays: All ayes. Motion carried.

6.1. Approval of May 23, 2022 City Council minutes

6.2. Approval of June 13, 2022 City Council Minutes

6.3. Budget Amendment

A Resolution of the City of Crestview, Florida, amending the CRA Budget for Fiscal Year 2022 to better reflect Revenues and Expenditures, and Providing for an Effective Date.

6.4. Purchase of three zero turn mowers through State Contract from Crestview Ready Rent & Sales

6.5. Purchase of Slope Mowers through State Sheriffs Association Contract

## **7. Public Hearings / Ordinances on Second Reading**

7.1. Ordinance 1875 - John King Road Annexation

Senior Planner Nicholas Schwendt introduced Ordinance 1875 - John King Road Annexation. He

stated the next three ordinances relate to the John King Road project. The property is zoned mixed use, which is consistent with surrounding property.

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 public and hearing none called for action.

**Motion** by Council member Andrew Rencich and seconded by Council member Douglas Capps to adopt Ordinance 1875 - John King annexation on second reading.

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

7.2. Ordinance 1876 - John King Road Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt introduced Ordinance 1876 - John King Road Comprehensive Plan Amendment.

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, 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 called for comment from the Council and the public. In hearing none, he called for action.

**Motion** by Council member Andrew Rencich and seconded by Council member Cynthia Brown to adopt Ordinance 1876 - John King Road Comprehensive Plan Amendment on second reading.

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

7.3. Ordinance 1877 - John King Road Rezoning

City Attorney Jonathan Holloway swore in Senior Planner Nicholas Schwendt for the quasi-judicial segments of the meeting.

Senior Planner Nicholas Schwendt introduced Ordinance 1877 - John King Road Rezoning and requested that the staff report be entered into the record - On April 27, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on John King Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use. The application requests the Commercial High-Intensity District (C-2) zoning designation for the property. The Planning and Development Board recommended approval on June 6, 2022, and the first reading was approved by the City Council on June 13, 2022. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for commercial use. Staff reviewed the request for rezoning and finds the following: The proposed zoning is consistent with the proposed future land use designation; the uses within the requested zoning district are compatible with uses in the adjacent zoning districts; the requested use is not substantially more or less intense than allowable development on adjacent parcels. Courtesy notices were

mailed to property owners within 300 feet of the subject property on May 16, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 2022.

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, 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 called for comment from the Council.

Council member C. Brown mentioned she has driven by the area.

Mayor JB Whitten called for comment from the public. In hearing none, he called for action.

**Motion** by Council member Joe Blocker and seconded by Council member Douglas Capps to adopt Ordinance 1877 - John King Road Rezoning on second reading. Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

#### 7.4. Ordinance 1878 - Williams Avenue East Annexation

Senior Planner Nicholas Schwendt introduced Ordinance 1878 - Williams Avenue East Annexation. He stated the property is located in an unincorporated area. The city will see positive financial impacts.

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, ± 0.69 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 called for comment from the Council and the public. In hearing none, he called for action.

**Motion** Council member Joe Blocker and seconded by Council member Andrew Rencich to adopt Ordinance 1878 - Williams Avenue East Annexation on second reading.

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

- 7.5. Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment  
Senior Planner Nicholas Schwendt introduced Ordinance 1879 - Williams Avenue Comprehensive Plan amendment.

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, 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 the public. In hearing none, he called for action.

**Motion** by Council member Cynthia Brown and seconded by Council member Douglas Capps to adopt Ordinance 1879 - Williams Avenue East Comprehensive Plan amendment on second reading.

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

- 7.6. Ordinance 1880 - Williams Avenue East Rezoning  
Senior Planner Nicholas Schwendt introduced Ordinance 1880 - Williams Avenue East Rezoning and requested that the staff report be entered into the record – On May 17, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 760 Williams Avenue East. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively. The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property. The Planning and Development Board recommended approval on June 6, 2022, and the first reading was approved by the City Council on June 13, 2022. The subject property is currently developed for residential use and a development application has not been submitted. Based on the

requested land-use and zoning designations, the property use will continue as a residence. Staff reviewed the request for rezoning and finds the following: The proposed zoning is consistent with the proposed future land use designation; the uses within the requested zoning district are compatible with uses in the adjacent zoning districts; the requested use is not substantially more or less intense than allowable development on adjacent parcels. Courtesy notices were mailed to property owners within 300 feet of the subject property on May 17, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 2022.

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, 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. In hearing none, he called for action.

**Motion** by Council member Joe Blocker and seconded by Council member Cynthia Brown to adopt Ordinance 1880- Williams Avenue East Rezoning on second reading. Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

7.7. Ordinance 1881 - Robinson Avenue East Vacation

Senior Planner Nicholas Schwendt introduced Ordinance 1881 – Robinson Avenue East Vacation. He mentioned the alley serves no use to the public, and the city will reserve a non-exclusive perpetual easement to access utilities.

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 and the public. In hearing none, he called for action.

**Motion** by Council member Joe Blocker and seconded by Council member Andrew Rencich to adopt Ordinance 1881 – Robinson Avenue East Vacation on second reading.

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

**8. Ordinances on First Reading** - Nothing brought forward.

**9. Resolutions** – Nothing brought forward.

**10. Action Items**

**10.1. Salary - Budget**

City Manager Tim Bolduc recommend inflationary measures to assist the employees. He has positions throughout the city where the employees are primary providers and having problems making ends meet. He said a panel evaluated our pay and surrounding jurisdictions to ensure we are competitive in the market. Some jurisdictions have made salary amendments, so a hybrid method was chosen to provide \$1,000 one-time only check and a 3% increase for staff below the director's level. The details were sent out to Council prior to tonight's meeting. Additionally, we will freeze some spending from now until the end of the year.

After discussion, the Council voiced their support, and City Manager T. Bolduc stated Council member Hayes had expressed his support, as well.

Discussion ensued regarding the employees selling PTO. City Manager T. Bolduc in concurrence with Finance Director G. Toussaint responded that the city had money in reserves to be able to make the adjustments. Council concurred with allowing employees the option of selling their PTO.

City Manager T. Bolduc voiced his appreciation to the Council adding our employees are our greatest assets.

**Motion** by Council member Andrew Rencich and seconded by Council member Douglas Capps to approve and accept staff recommendation for the salary amendment and to allow staff to utilize the PTO reserves.

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

**11. City Clerk Report** - City Clerk M. Schrader reminded Council to submit their Form 1 by July 1<sup>st</sup>.

**12. City Manager Report**

City Manager T. Bolduc updated Council on the Bowers and Field Affordable Housing project stating he would like to acquire the property across the street in the amount of \$20,000. He added the house is currently a code enforcement case. The return on investment would be six one-bedroom apartments, adding we have the money in the budget.

**Motion** by Council member Joe Blocker and seconded by Council member Andrew Rencich to approve the City Manager to enter into an agreement to purchase Lot 6 and relocate the residents per staff recommendation.

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

**13. Comments from the Mayor and Council**

Mayor JB Whitten asked for comments from the Council.

Council member C. Brown invited all to the 4th of July celebration at Twin Hills Park.

Mayor Whitten mentioned that Juneteenth was a great success. We set the example for the rest of the County.

He added we swore in two police chaplains - Pastor Josh Neel of Hope City Community Church and Pastor Darlene Haynes-Scheuermann of Kingdom Life Worship and Training Center.

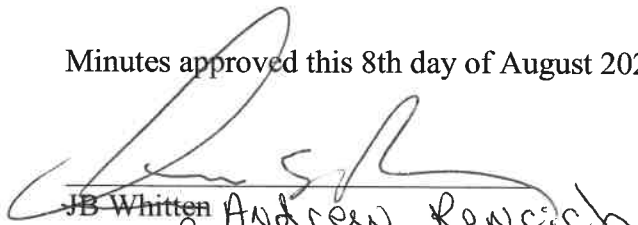
**14. Comments from the Audience**

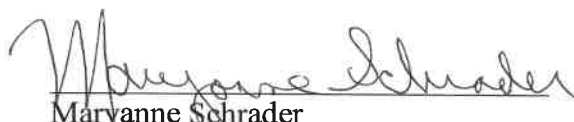
Mayor JB Whitten asked for comments from the public. No one came forward.

**15. Adjournment**

Mayor JB Whitten adjourned the meeting at 6:42 p.m.

Minutes approved this 8th day of August 2022.

  
JB Whitten  
Mayor Pro-Tem

  
Maryanne Schrader  
City Clerk  
*Proper notice having been duly given*

