

City Council Minutes
March 13, 2023
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, Joe Blocker, and Ryan Bullard. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and various staff members.

2.1. Pastor Edward Parker from the First Church of God in Christ

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

3. Open Policy Making and Legislative Session

Mayor JB Whitten announced there was a quorum present and went over the rules and procedures.

4. Approve Agenda

Mayor JB Whitten called for action.

Motion by Councilmember Joe Blocker and seconded by Councilmember Ryan Bullard to approve the agenda, as presented.

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

5. Presentations and Reports

5.1. Homelessness & Housing Alliance (HHA)

Crystal Harrison, Executive Director, of the Homelessness and Housing Alliance (HHA) came forward to present data on the Okaloosa-Walton Homeless Continuum of Care. She went over the Point in Time count to depict an accurate snapshot of homelessness. She mentioned that homelessness' affects us all, as it is a humanitarian, health, economic, and moral issue. She said partnership, advocacy, education, and awareness are ways the city can help.

Mayor JB Whitten and the City Council welcomed Ms. Harrison to the area.

6. Consent Agenda

Mayor JB Whitten called for action.

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

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

6.1. Approval of the City Council Regular Meeting Minutes from February 27, 2023

- 6.2. Approval of the Crestview Unlimited, Inc. Regular Meeting Minutes of February 27, 2023
- 6.3. Purchase Petersen TL-3 Knuckleboom Loader Truck
- 6.4. GreatLife Golf Contract

7. Public Hearings / Ordinances on Second Reading

No items were brought forward.

8. Ordinances on First Reading

8.1. Ordinance 1919 - James Lee Blvd E Comprehensive Plan Amendment

Planning Administrator Nicholas Schwendt introduced Ordinance 1919, James Lee Boulevard Comprehensive Plan Amendment for first reading. He mentioned both Ordinances tonight pertain to 1289 James Lee Blvd East and consists of 42 acres. He mentioned the commercial zoning designations and stated the request is for residential zoning.

Planning Administrator Nicholas Schwendt then 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 Commercial (C) to Residential (R) on Approximately 42.82 Acres, More or Less, In Section 16, 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 Councilmember Ryan Bullard and seconded by Councilmember Cynthia Brown to approve Ordinance 1919 on 1st reading and move to second reading for final adoption.

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

8.2. Ordinance 1920 - James Lee Blvd E Rezoning

Planning Administrator Nicholas Schwendt presented Ordinance 1920, James Lee Boulevard East Rezoning, to the City Council 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 42.82 Acres, More or Less, of Real Property, Located In Section 16, Township 3 North, Range 23 West, From the Commercial Low-Intensity District (C-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 Mayor Pro-Tem Andrew Rencich and seconded by Councilmember Joe Blocker to approve Ordinance 1920 on 1st reading and move to second reading for final adoption.

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

8.3. Ordinance 1921 Designating the Official Seal of the City of Crestview

City Clerk Maryanne Schrader presented Ordinance 1921 to the City Council. She stated in researching the City Charter and Code of Ordinances, she was unable to locate documentation or legislation officially designating the Official Seal for the City of Crestview or safeguarding the use. She added, the purpose of this Ordinance is to designate an official municipal seal to be affixed on all official actions or documents of the City and to identify and authenticate documents.

She read Ordinance 1921 by Title: An Ordinance by the City Council of the City of Crestview, Florida Designating the Official Seal of the City; Providing For Penalties For Unauthorized Use; Standards For Public Use; Providing For Severability; Providing For Repeal of Ordinances in Conflict; and Providing an Effective Date.

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

Motion by Councilmember Douglas Capps and seconded by Councilmember Cynthia Brown to approve Ordinance 1921 on 1st reading and move to second reading for final adoption.

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

9. Resolutions

- 9.1. Resolution Regarding a Comprehensive Fee Schedule Amendment - Sidewalk Fund Planning Administrator Nicholas Schwendt presented Resolution 2023-7 to the City Council mentioning there has been an increase in materials and cost of installation of sidewalks since the passage of the fee schedule. This resolution will consider changes in the material for the sidewalks when setting the fee for sidewalk installation. He then asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution by title: A Resolution of the City of Crestview, Florida, Amending the Comprehensive Fee Schedule to Revise the Sidewalk Fund Contribution Amount; Providing For Severability; Providing For Repeal of all Resolutions or Parts of Resolutions In Conflict Herewith and Providing For an Effective Date.

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

Motion by Mayor Pro-Tem Andrew Rencich and seconded by Councilmember Ryan Bullard to adopt Resolution 2023-07.

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

- 9.2. Resolution Relating to the Florida Department of State Revolving Fund - Elevated Storage Tank

City Manager Tim Bolduc presented Resolution 2023-8 to the City Council mentioning this is part of the funding mechanism for the building of the water tower on the west side. This ensures the planning portion to pursue State Revolving Funds. He mentioned this is near the new school and bypass, which we need in order to regulate pressure. In response to Councilmember R. Bullard on whether it will replace the existing tower, City Manager Tim Bolduc replied that this area has limited pressure, so this will be an additional tower. He asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution by title: A Resolution of the City Council of the City of Crestview, Florida, Relating to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF), Adoption of the Elevated Water Storage Tank Planning Project, 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 Councilmember Cynthia Brown and seconded by Councilmember Joe Blocker to adopt Resolution 2023-8.

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

10. Action Items

No additional items were presented.

11. City Clerk Report - No additional items were presented.

12. City Manager Report

City Manager Tim Bolduc stated he had provided the monthly report to the Council. He reminded the Council of the March 29th Strategic Planning workshop. He mentioned the list of professionals, LEAD graduates, and high school students who will be attending.

City Manager Tim Bolduc said the city attorney and he are finalizing the RFP for solid waste and went over who will sit on the selection committee. He mentioned the committee will include the Budget and Grants Analyst, Planning Administrator, City Engineer, a city resident, a councilmember, the Deputy Director of Public Services, and Public Information Manager. He added we are looking for proposals that will provide quality service and address the future needs of the community.

Mayor Pro-Tem A. Rencich volunteered to be on the committee, and the Council concurred with the selection.

13. Comments from the Mayor and Council

13.1. Ordinance Discussion - Ground-Mounted Solar Panels

City Manager Tim Bolduc explained that when a Council-generated item is received, staff will bring it forward for discussion. He received a request from Councilmember D. Capps to introduce an ordinance regarding solar panel placement. Some issues facing the community are insurance companies do not want to insure roofs with solar panels, and we would like to address solar panel placement in front yards.

Councilmember D. Capps stated he does not want solar panels in the front yard because of safety and aesthetic issues.

Mayor JB Whitten called for comment from the Council.

Discussion ensued on property lines that can accommodate the solar panels, the need for a 6-foot privacy fence, and the heat generated by the solar panels.

City Manager Tim Bolduc said the front yard is defined in the Land Development Code, so he will ensure the definition is included in the Ordinance, as well as including language that solar panels must be secure and safe. Planning Administrator N. Schwendt added there is a provision in the LDC for placement of an accessory structure.

In response to Councilmember J. Blocker for the data on elevating the panels, City Manager Tim Bolduc replied staff will bring an ordinance back to the City Council that addresses safety concerns. Mayor Pro-Tem A. Rencich also voiced concern on the heat and electrical currents that the panels emit and requested adjustability. Also,

Planning Administrator N. Schwendt stated he did not feel it would create a non-conformance issue in response to Mayor Pro-Tem A. Rencich. City Manager T. Bolduc said Nick will research the positioning, larger lots, and security issues.

City Manager T. Bolduc added we will also bring up at a later date a sexual predator ordinance, if they do not have a permanent residence.

Mayor asked for additional comment from the Council.

Councilmember R. Bullard clarified that a homeless meeting will be held April 18th at 11 a.m. at Warriors' Hall. He also mentioned the issues he has raised with solid waste problems. City Manager T. Bolduc said we will make sure that his concerns are addressed. He added a shortlist with a thorough scoring system will be done, and out of that score, the submittals will be invited back for a public presentation before a full City Council meeting.

In response to Councilmember J. Blocker and his question on animal control, City Manager T. Bolduc asked for the contact information, and he will contact the individuals with their concerns.

Mayor JB Whitten reminded everyone to support Triple B on March 25th from noon to 6. He added Narcan Administration training will be held March 30th at either 9 a.m. or 6:00 p.m. at the Community Center.

14. Comments from the Audience

Mayor JB Whitten asked for public comment.

Shannon Hayes came forward and invited everyone to attend the "New Worlds Reading Initiative" tomorrow night at Allen Park from 4:30 to 6:30 p.m. He also asked that the Council follow to follow several bills affecting the community.

Next, Mark Lynch, HOA president, mentioned the 42 acres that Harvest Ministries is bringing forward. The concern is the watershed that will impact his community, as well as the density being considered is up to eight per acre which is high for that area.

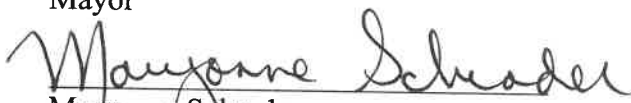
15. Adjournment

Mayor JB Whitten adjourned the meeting at 6:57 p.m.

Minutes approved this 27th day of March 2023.


JB Whitten

Mayor


Maryanne Schrader
City Clerk

Proper Notice having been duly given

