

City Council Workshop Minutes
January 27, 2025
5:00 p.m.
Council Chambers

1. Call to Order

The City Council Workshop of the Crestview City Council was called to order at 5:09 p.m. by Mayor JB Whitten. Board members present: Mayor Pro-Tem Doug Capps. Council members: Ryan Bullard, Brandon Frost, Shannon Hayes, and Dusty Allison. Also present: City Manager Tim Bolduc, City Clerk Maryanne Girard, City Attorney Jonathan Holloway, and various staff members.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember D. Allison.

3. Approve Agenda

Mayor JB Whitten called for action.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Dusty Allison to approve the agenda, as presented.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost, Dusty Allison. All ayes. Motion carried.

4. Open Workshop

Mayor JB Whitten turned the workshop over to City Manager T. Bolduc.

5. Discussion Items

5.1. Staff will Brief on Planning Strategies for Growth

City Manager T. Bolduc stated the goal is to discuss strategies for development and growth. He stated the Council had previously discussed recruiting business and eliminating blight, as we wanted to create an environment to attract developers, increase development to decrease the tax roll and lower the millage rate. The Council has rolled back the millage rate twice because we have found success with growth. We have changed how we do business to provide incentive to come to Crestview. He asked what type of business we want to attract, and whether we should waive fees and strategize how we would recruit to certain areas of the city.

City Manager T. Bolduc went over the quadrants where potential development could be and mentioned that in areas where we only serve sewer, we may determine it is not cost effective for development or growth. Before adding infrastructure, we will look at return on investment. He went over the six quadrants that depict how much it costs to build in the development areas and the different developments in progress. He went over the cost incurred in wastewater capacity per project, the ERU. He went over the possible annexations so we can effectively bring the property in all at once which will enable the property to be in the same jurisdiction. Our proposal is to annex the property and leave it in the current zoning designation until it is developed. This will ensure we avoid the spot zoning we currently have.

City Manager T. Bolduc then went over the traffic mitigation fee. The impact fee is intended to offset the cost of development. He asked for feedback on the direction we are going.

Senior Planning Administrator N. Schwendt came forward to discuss the ERU stating we are working on the fee schedule based on the different development projects. We are measuring the number of trips based on the traffic study as it impacts the city, county and state roads.

City Manager T. Bolduc clarified that the projects that were removed are in the packet. He mentioned the projects are included in the south quadrant adding they are included even though they are not funded.

Senior Planning Administrator N. Schwendt added the county has already passed their fee schedule.

Discussion ensued regarding the color coding and how much money we can ask the State to assist us based on how much we can request, and impact fees on traffic on new and redevelopment.

City Manager T. Bolduc further explained the developer will pay the fees clarifying that the debt for larger road construction is paid for with the fees collected. He added we could also choose to do nothing and let the County do it.

City Manager T. Bolduc said we could write debt repayment, how we accommodate how we plan for growth and how to pay for it in the ordinance.

City Manager T. Bolduc asked the Council if we want to continue to waive the fees across the board or in certain areas.

Discussion ensued on filling in the gaps in the enclaves throughout the city, providing alternatives, a multi-year phase to incentive as the development comes in, and preferring the best method to get the projects done.

Senior Planning Administrator N. Schwendt mentioned the adopted comprehensive plan and how developments calculate how much sewer service will be based on the ERU which helps the developer estimate how much usage incurs in order to have an accurate measurement of what their actual usage is going into the system. This will provide accuracy in how we collect fees. City Manager T. Bolduc added that accuracy will assist in measuring capacity.

City Manager T. Bolduc wrapped up the discussion stating we will move forward on mobility assessment, annexation fees as we incentivize, facility replacement plan, and a sports complex. He stated that staff will develop a plan and present it back to the Council for adoption. This will plan our growth moving forward.

6. Comments from the Audience

Mayor JB Whitten called for comments from the public.

Michael Montalbano was concerned about the growth and wastewater problem without mandating sewer while we provide water. City Manager T. Bolduc said we will not approve growth without wastewater, adding the county will provide the sewer, as they have the lines.

7. Comments from the Mayor and Council

Mayor JB Whitten called for comment from the Council.

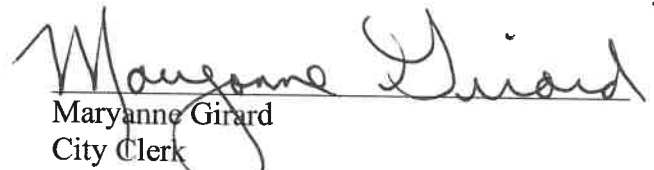
8. Adjournment

Mayor JB Whitten adjourned the meeting at 6:29 p.m.

Minutes approved this 10th day of February 2025.



Doug Capps
Mayor Pro-Tem



Maryanne Girard
City Clerk

Proper Notice having been duly given

