

MINUTES
CITY COMMISSION MEETING

December 11, 2023

The City Commission met this date in regular session in the Commission Chambers. Comm. Wasdin gave the Invocation. Comm. Wasdin recited the Pledge of Allegiance. A quorum being present, Comm. Wasdin called the meeting to order at 6:05 PM with the following in attendance.

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|-----------------------|---|-----------------------------|
| Commissioners | : | Christine Wasdin |
| | : | Edward Crosby |
| | : | Clark T. Browning IV |
| | : | Kay Hamilton (late arrival) |
| City Clerk | : | Tammy Johnson |
| City Attorney | : | Hayward Dykes |
| Police Chief | : | Joe Hart |
| Fire Chief | : | Tommy Mayville |
| Public Works Director | : | Nathan Kelley (camera) |
| VBCS General Mgr. | : | James Butler |
| Library Director | : | Hope Willis |
| Recorder | : | Beth Millsaps |

Others in attendance: (Not Inclusive): Kelly Irwin, Patrick Palmer, Julia Weitzel, Trisha Rowe, Terry Griffin, Bryan Griffin, Bob Bachelor, Joe Cobb, J D Cameron, James E. Green, Michael & Jackie Gilliam, Javier Escobar, Ray & Dianne Fiedler, Terri Robles, Chris & Christy Shields

Mr. Dykes said with Mayor Smith and Pro Tem Mayor/Comm. Hamilton both being out this evening, the Commissioners will have to vote who will be Mayor Pro Tem this evening. **COMM.**

WASDIN MADE A MOTION THAT SHE BE MAYOR PRO TEM FOR THE MEETING.

COMM. BROWNING SECONDED MOTION, WHICH PASSED BY UNANIMOUS VOTE OF 3 TO 0.

APPROVAL OF MINUTES

COMM. WASDIN MADE A MOTION TO APPROVE THE MINUTES FROM NOVEMBER 13, 2023, REGULAR COMMISSION MEETING MINUTES AS SUBMITTED. COMM. CROSBY SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 3 TO 0.

1. CITIZENS' CONCERNS (non-agenda items) Resident

Mr. James Green, 1155 N Bayshore Drive, has had an issue with the sewer back up in his home recently. Comm. Wasdin if the issue was the city side or the homeowner's side. Mr. Green said he called the plumber out and he used a snake-type device. The clog was fifty-seven feet away, it was on the city side. Mr. Green said he talked to Mr. Edwards, the water sewer supervisor, he said to stop this from happening he could install another clean out valve. The cost would be \$3,000 to \$4,000. Mr. Green said his house was built to the Florida Code and doesn't feel he needs a second clean-out valve. Mr. Kelley, public works director, said the issue is the ordinance is not clear on who puts in a second clean out valve. Mr. Kelley said he believes the issue is the ordinance, is not clear who is responsible for the installation of a cleanout. Prior to 2019 it was clear on the responsibility, but it changed in

1 2019 and now it is very vague. Mr. Kelley said he and Comm. Crosby were looking to change the
2 wording of the ordinance in next month's regular meeting.

3 Commissioner Hamilton arrived at the meeting.

4 Ms. Julia Weitzel from the senior/community center, said she really appreciates the new light at
5 the senior center. They have provided a lot of meals, seems like people are hungrier and the meals are
6 necessary for the community.

7 **2. CITIZENS' CONCERNS (Non-Agenda Items) Non-Resident**

8 **Shayne Betts – Walton Okaloosa Council on Aging**

9 Ms. Betts was unable to attend this evening. Mrs. Johnson said she wanted to thank the
10 Commission for all of the years they have used the building Senior Citizen Building.

11 **Kim Fraley – Elder Services of Okaloosa County**

12 Ms. Fraley was unable to attend this evening.

13 **ACTION ITEMS – Added Agenda Items**

14 Nothing to add this evening.

15 **1. ACTION ITEMS – Resolution No. 16-12-11-23 Amend FY23 Budget**

16 Comm. Wasdin read Resolution No. 16-12-11-23, Mrs. Johnson said we had received another
17 invoice from our engineer for their work that was done on the sewer line, the funds are available in the
18 ARPA fund.

19 **COMM. BROWNING MADE A MOTION TO APPROVE RESOLUTION NO. 16-12-**
20 **11-23 AS READ. COMM. CROSBY SECONDED THE MOTION, WHICH PASSED BY**
21 **UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.**

22 **2. ACTION ITEMS- Proclamation City Election**

23 Commissioner Wasdin read the Proclamation for City Election for the, a general election will
24 be held in the City of Valparaiso on Tuesday, the 19th day of March 2024, at the New Hope Baptist
25 Church, 108 Aurora St., for the purpose of electing two (2) City Commissioners.

26 Comm. Wasdin said previously qualifying was done at city hall with Mrs. Johnson but that had
27 been changed by ordinance and anyone wanting to qualify will need to go to the supervisor of elections
28 offices. **COMM. BROWNING MADE A MOTION TO APPROVE PROCLAMATION.**

29 **COMM. CROSBY SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE**
30 **OF THE COMMISSION 4 TO 0.**

31 **3. ACTION ITEMS – Right-Of-Way Permit Live Oak Fiber**

32 Mrs. Johnson said that Mr. Scott requested this action be placed on the agenda. Mr. Dykes said
33 there isn't a lot in statute as far as how to go about this, but we have to make way for others to come in.
34 Mr. Dykes said the permit has been issued and Live Oak will start working in the R-O-W very soon.
35 Mr. Dykes said if anyone had any questions to contact Mr. Scott when he returns.

1 **4. ACTION ITEMS – Ordinance No. 724 Vacating & Abandoning Kake Cottages R-O-W**

2 Comm. Wasdin read Ordinance No. 724, Mr. Dykes said the Commission had approved the
3 Plat in October and Mr. Kelley noticed and brought it up to Ms. Brant that the county website it
4 showed that the common areas as well as the right- of-way were owned by the city and that was
5 reflected on the Plat but that was a mistake. Kake Cottages indicated they were going to startup a
6 HOA the road, common areas and stormwater would remain private. Mr. Dykes said the city was not
7 going to be responsible for stormwater. The Plat is in process of being replated, first reading tonight
8 with second reading in January 2024. **COMM. HAMILTON MADE A MOTION TO APPROVE**
9 **FIRST READING OF ORDINANCE NO. 724 AS READ. COMM. CROSBY SECONDED THE**
10 **MOTION WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.** The
11 second and final reading will be at the January 2024 meeting.

12 **5. ACTION ITEMS – Ordinance No. 725 Shipping Containers as Accessory Structures**

13 Comm. Wasdin read the title to Ordinance No. 725 Shipping Containers as Accessory
14 Structures Mr. Dykes said the Planning Commission presented this to the City Commission, and he has
15 put it in ordinance form. He said he took out the language regarding fines to leave those up to the
16 special magistrate. **COMM. WASDIN MADE THE MOTION TO APPROVE FIRST READING**
17 **OF ORDINANCE. COMM. BROWNING SECONDED THE MOTION.** Comm. Browning said
18 the X's need to be filled in on the ordinance. Mr. Terry Griffin, 253 Grandview, said it sounds like we
19 are going to disallow steel buildings is that going to include steel storage sheds and if not I do not think
20 you can do this. I do not think you can restrict someone from a shipping container as opposed to a
21 prefabbed steel building. Comm. Hamilton we wanted to ensure that we do not have tacky shipping
22 containers all over our town. Comm. Wasdin said you would recommend we vote against this
23 ordinance. Mr. Griffin said absolutely. Mr. Bachelor said the main concern is you can take you can take
24 a shipping container it already has doors add window, toilet and power and you have a home is this
25 what you want. This is what we are trying to prevent from happening. Comm. Hamilton asked if our
26 current ordinances already take care of this? Mr. Bachelor said this has been ignored in the past.
27 Comm. Wasdin said this also put a time limit on the PODS in neighborhoods. Mr. Griffin said he feels
28 the Commission is out of their depth. Comm. Wasdin said a vote of yes to first reading and continue
29 on with second reading, a no would shut down the ordinance, and go back to the drawing board. Mr.
30 Griffin said he would like Mr. Bachelor to come to his house and pick him up and show him where
31 these storage containers are located. Comm. Wasdin said that is something they can talk about after
32 the meeting. Comm. Wasdin said again yes, will proceed with 2nd reading, a no would be to go back to
33 the drawing board. **VOTE OF 0 TO 4 IN THE NEGATIVE, READDRESS AT A LATER DATE.**

34 **1. OLD BUSINESS – Update New City Hall Renovations**

1 Comm. Hamilton said that MidBay News had made a video of the inside with Mr. Scott. Mr.
2 Dykes said he prepared a lease, he was advised by Ms. Brant, that the Teachers Credit Union pulled
3 out and will not be in the building, they have found another location.

4 **2. OLD BUSINESS – Legal Update**

5 **Live Oak Fiber Ground Lease Agreement**

6 Mr. Dykes said he spoke with Live Oak Fiber in regard to a ground lease, after discussing with
7 Comm. Hamilton and Mr. Butler, we have put together a 10-year lease with two 5-year options and
8 sent to Live Oak toward the end of last week.

9 **½ Cent Sales Tax Funds**

10 Mr. Dykes said the Commission tasked him with seeing if the ½ cent sales tax money could be
11 used for the improvement of Lincoln Park and the boat ramp. We can use for ½ cent sales tax for
12 construction for public facilities and I believe that would fall under the Lincoln Park project.

13 **Executive Session 363 Washington**

14 Mr. Dykes said he has requested an executive meeting on December 18th. Mrs. Johnson said at
15 this time the meeting is still up in the air for the special exemption. Mr. Dykes said he needed to speak
16 with the Commission in regard to Grand American litigation. He said he needs some time for a
17 strategy session of about 30 to 45 minutes.

18 **3. OLD BUSINESS – Lease Agreement Okaloosa County Teachers Federal Credit Union**

19 Mr. Dykes said as discussed earlier the Teachers Federal Credit Union will not be going
20 into the building, just couldn't have everything on the timetable they needed. However, he has
21 prepared a lease, and we can use it going forward.

22 **1. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – TPO/DOT**

23 Comm. Wasdin said the 20-year plan is on the NCRC.org website, and we are also receiving
24 updates on John Sims Parkway.

25 **2. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Stormwater**

26 Nothing to discuss this evening.

27 **3. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Community Liaison Report**

28 Comm. Wasdin said there is a breakfast scheduled for Wednesday at the Chamber.

29 **4. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Regional Sewer Update**

30 Comm. Crosby said they met late Thursday, they received a presentation on the audit for the
31 year, the plant is at the highest rating you can get.

32 **5. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Planning Commission Update**

33 Mr. Bob Bachelor, Chair of the Planning Commission, said the Planning Commission has
34 completed chapters 6 through 10 to send to Mr. Scott and Mr. Dykes for review. He said he is going to
35 get in touch with Mr. Scott and have him send chapters 11-18, doesn't think it will be difficult to

1 update. Mr. Bachelor said the Planning Commission has a job to put a project list every year, he would
2 like to see what projects have been implemented in the budget for 2024, so they can go forward with
3 2025 in March.

4
5 **6. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Community Center Update**

6 Mr. Patrick Palmer, chair of the Community Center board, said they had more people attend
7 their last meeting, we need some more volunteers.

8 He said they had received the second quote for painting \$12,000, one more quote and we can move
9 forward with that. Mr. Palmer said he would like to get with Mrs. Johnson about the board using
10 \$5,000 for new chairs and round tables. Mr. Palmer said he would like to show everyone the new sign,
11 he would ask the Commission to instruct public works to install sign as soon as they can. Mr. Palmer
12 said they have restored the Facebook pages and hope for more interaction for the community. Mrs.
13 Johnson said there was not any money put in for the Community Center in the new budget. Mr.
14 Palmer said this is the money they already have, Mrs. Johnson said she and Mr. Palmer would meet
15 and discuss it.

16 **7. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Department Updates**

17 Ms. Willis said she had recently attended the Florida Public Director Meeting, and it was a
18 great meeting. They represented the library at the Yule of Yesterday, looking to add more volunteers.
19 Ms. Willis said on December 20th at 10:30 am, they will be having cookie decorating class.

20 Mr. Butler, Valparaiso Communications' general manager, said he knew that a lot of the
21 residents have been concerned about the IPTV. He would like to clear up some questions. Mr. Butler
22 said to keep the linear tv it was costing \$900,000 a year but only making about \$600,000. He said that
23 is the main reason for the change, he knows that SFN has been a bit bumpy, that is why they have
24 given credits for October, November and December. Mr. Butler said as of December 4th, the main
25 issues with SFN have been resolved. Mr. Butler said SFN is an economy streaming service provider,
26 but they have up to twenty local channels.

27 Chief Mayville said the rotary has their boat parade on the 17th it starts at 5:30PM. They will
28 Santa on their boat and give out as much candy as they can. Will also go into the neighborhoods to
29 pass out candy, they had \$1,400 in candy for the Christmas Parade that unfortunately was cancelled
30 due to weather.

31 **8. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Valparaiso Employee**
32 **Christmas Dinner, Friday December 15th @ 6PM**

33 Comm. Wasdin announced the Employee Christmas Dinner will be Friday, December 15th at
34 6PM.

