

MINUTES
CITY COMMISSION MEETING
February 12, 2024

The City Commission met this date in regular session in the Commission Chambers. Comm. Crosby gave the Invocation. Mayor Smith recited the Pledge of Allegiance. A quorum being present, the meeting was called to order at 6:00 PM with the following in attendance.

Mayor	:	Hubert B. Smith
Commissioners	:	Christine Wasdin
	:	Edward Crosby
	:	Kay Hamilton
City Clerk	:	Tammy Johnson
City Administrator	:	Carl Scott
City Attorney	:	Hayward Dykes
Police Chief	:	Joe Hart
Fire Chief	:	Tommy Mayville
City Engineer	:	Beth Brant
Public Works Director	:	Nathan Kelley (camera)
Recorder	:	Beth Millsaps

Comm. Browning is unable to attend this evening.

Others in attendance: (Not Inclusive): Julia Weitzel, Paul Sjoberg, Shawn Foster, Matt Ausley, Trish Rowe, Kelly Irwin, John Sallman, Alan Anderson, Demetria Kanakis, Roby & Stacey Darkower, Bob Webb, Edward Ashford, Steve Schott, Marion Cassell, Louise Carrier, Karen Madruga, Marie Hallion, Barb Palmgren, Kenneth P. Walsh, Mike Weaver, Meredith Grissom, Matthew Grissom, Jessica & Jon Olson, Patrick Palmer, J D Cameron, Pam Weeks, Anthony Hughey, Michael Mueller, Jimmy Coley, Bryan Griffin, Laurie Faulk, Dawn Rowe, Robert Soucy, Jo Culberson, Daryl Culberson, Ian Grossly, Tyler Hastings, Les Chambers, Rhonda Knight Burke, Neal Shermer

HERITAGE MUSEUM PRESENTATION

Mrs. Barb Palmgren, Ms. Marie Hallion, Mr. Kenneth P. Walsh and Mr. Mike Weaver presented a presentation of the Carmichael Buggy. Mrs. Palmgren said that the Carmichael Buggy has been restored, it is close to eighty percent original. They provided several pictures of the buggy. Mrs. Palmgren said the buggy has been a labor of love, working on this for fifteen years and they are so happy to have it restored. Mrs. Palmgren would like to ask the city to create an old historic section of Valparaiso. She said with money from the TDC (Tourist Development Committee) Valparaiso could have its own historic district, similar to what the City of DeFuniak Springs has and also Fort Walton Beach.

APPROVAL OF MINUTES

COMM. HAMILTON MADE A MOTION TO APPROVE THE MINUTES FROM JANUARY 8, 2024, AS REPRESENTED. COMM. CROSBY SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.

COMM. HAMILTON MADE A MOTION TO APPROVE THE MINUTES FROM JANUARY 22, 2024, EXECUTIVE SESSION AS PRESENTED. COMM. CROSBY SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.

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

Marion Cassell, 187 Highland, asked Brooks Park about the columns holding up the roof are starting to rot. Mr. Scott said he would look into it. Ms. Cassell said when she had to have a roof on her house, she had to obtain a permit, do we also do permits for hoarders. She said there are four or five homes in her area that are awful, asked if the Commissioners ride around the city? Mr. Scott said he works the situations all the time, Ms. Cassell asked if they are fined? Mr. Scott said yes, he does what he can.

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

Nothing to discuss this evening.

1. ACTION ITEMS – Added Agenda Items

Nothing to add this evening.

2. ACTION ITEMS – Approve Plat for Clearing on Kelly Mill Rd

Mr. Rosenbleeth said the city has already approved the development of the plat, the city attorney has reviewed. Mr. Dykes said this will be a private development, with no dedication to the city. He said common areas, roadways, will be overseen by the HOA (homeowners' association).

COMM. WASDIN MADE A MOTION TO APPROVE THE PLAT CLEARING ON KELLY MILL ROAD. COMM. HAMILTON SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.

3. ACTION ITEMS- Lien Reduction 115 John Sims Parkway

Mr. Rosenbleeth said that he had submitted a memorandum for 115 John Sims Parkway, a property he has purchased, looking for lien reduction on the property. He said the majority of costs appear to be code enforcement. Mr. Rosenbleeth has offered \$11,500 to satisfy all liens against the property. Mr. Rosenbleeth's offer is to cover out of pocket expenses for this property. Mr. Rosenbleeth said in his letter from his research, he sees that the city's out of pocket expenses is \$10,500. Mrs. Johnson said in her research she has \$20,564.48 in out of pocket expenses. Mr. Rosenbleeth said he believes the majority of that is code enforcement fines and interest, as far as direct cost, bringing back into compliance \$10,500. Mrs. Johnson said in 2000 Mr. Mike Flynt, previous city administrator, listed out recover costs for partial demolition. She said he lists \$4,760 as partial demo by John G. Gordon, as well as costs to publish legal ads, along with legal fees from Hall and Runnels, total cost \$7,617.95. Mr. Rosenbleeth said he knows the city had incurred expenses around \$10,500 in the last five to ten years completing the demolition. Mr. Rosenbleeth said he purchased the building so that he could build something beneficial to the city. He asked if the Commission would consider \$11,500 to release the liens. Mr. Scott said this is a dilapidated structure that was declared a dangerous building in 2000. Comm. Hamilton asked what Mr. Rosenbleeth was thinking of building. Mr. Rosenbleeth said he hasn't made any final decisions, would like to approve the aesthetics of John Sims Parkway, a building that would have a foundational footprint of around six hundred square feet

1 potentially a 1,200 square foot space, most likely office space, maybe use for himself. Mayor Smith
2 said he wanted to make sure the city received the out of pocket money. Mr. Rosenbleeth said he had
3 researched that and what he found would be \$10,500, some attorney fees, the original work back in
4 2000 was not clear to me exactly how much were direct funds versus fees on liens. Mr. Rosenbleeth
5 said he knows there have been times where the city has reduced the lien for an individual property and
6 that is what he is asking for. Mrs. Johnson said she found a total of \$20,564.48. She said the first
7 amount of out of pocket expenses are \$7,617.95 from Mr. Flynt's memo. Second out of pocket
8 expenses \$10,500 for demolishing of building in 2018. Third out of pocket expenses \$2,446.53 for
9 legal expenses incurred from 2008 to 2023. Altogether would be \$20,564.48; the total lien is in the
10 amount of \$31,394.07. He was for the city to be able to recoup their cost. Mrs. Johnson said that
11 would be \$20,564.48. Mr. Rosenbleeth said he would like to offer that amount. **COMM. WASDIN**
12 **MADE A MOTION TO APPROVE THE RELEASE OF LIEN ON 115 JOHN SIMS -**
13 **PARKWAY FOR THE SUM OF \$20,564.48. COMM. HAMILTON SECONDED THE**
14 **MOTION.** Mr. Dykes asked how long it would take for Mr. Rosenbleeth to provide payment. Mr.
15 Rosenbleeth said one to three days. Mr. Dykes said the caveat to that can say within the one to three
16 day limit, accept offer within 30 days. **COMM. WASDIN AMENDED THE MOTION FOR**
17 **PAYMENT WITHIN 30 DAYS FOR PAYMENT TO BE MADE IN THE SUM OF \$20,564.48.**
18 **COMMISSION VOTED TO PASS 4 TO 0 UNANIMOUSLY.**

19 **4. ACTION ITEMS – Ordinance No. 726 Land Use Change R1A to C1**
20 **MAYOR SMITH READ ORDINANCE NO. 726 LAND USE CHANGE R1A TO C1,**
21 **AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR URPOSE;**
22 **PROVIDING FOR LAND USE CHANGE TO 1.80 ACRES OF LAND MOL; PROVIDING**
23 **FOR FUTURE LAND USE MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE**
24 **DATE.**

25 Mr. Bachelor, Chair of the Planning Commission, said the Planning Commission had a meeting
26 on this matter last Tuesday, February 6th. Ms. Laurie Faulk and Mr. Monty submitted letters against
27 the change and advised the city to respond to those owners. Mr. Bachelor said he spoke with Mr.
28 Dykes, who said their meeting would need to be quasi-judicial. He said everyone who wished to speak
29 was sworn in and it was a lengthy meeting because he did not have time restrictions. Mr. Bachelor
30 said we had five Planning Commission members to attend, and one member was disqualified and
31 completed form 8B. The member could contribute to the discussion just not participate in the vote.
32 Mr. Bachelor said there was at least twenty-one people in attendance, seven against and three in favor,
33 of those who spoke. He said Mr. Scott, the city administrator, presented the request for rezoning of the
34 six lots. Mr. Bachelor said one of the first residents complained about not being notified. He
35 researched her address after the meeting, her property did not fall in the four hundred feet qualification.

1 He said she sits at about 405' to 408', so that is why she wasn't notified. Mr. Bachelor said most
2 residents are concerned about increased traffic, no sidewalks, possible problems with selling their
3 property if the zoning change goes through. He said the residents also mentioned the commercial
4 property available along John Sims Parkway. Mr. Bachelor said after much discussion, the Planning
5 Commission recommended to change the zoning of properties 407, 409, 411 and 413 Government
6 from R1A to C1. For properties 428 Edge and 405 Government, the Planning Commission
7 recommends a traffic study before recommending change.

8 Chief Hart said an independent traffic study would need to be performed by the county.
9 Comm. Wasdin said there are restrictions when commercial abuts residential. Mr. Scott said there are
10 several requirements, one of which is to have a buffer. Mayor Smith also said lights, sound buffer,
11 many requirements.

12 Chief Hart said everyone goes up and down highway 190, some property commercial but there
13 are some new housing developments are going on there. He suggests looking at our zoning, to see if
14 some changes need to be made. Chief Hart said we have always been considered a city of homes, as a
15 resident, maybe do a financial analysis to see what is best. Mayor Smith said he doesn't believe we
16 have enough available residential lots to keep the city vital as it has been. Chief Hart said there is
17 vacant land, not enough property. Comm. Wasdin said she has heard from friends and neighbors, they
18 ask about getting a grocery store, or theater or etc., what you want to fill the blank in with, but we can't
19 have anything like that without property. Comm. Wasdin said she thought that there was an effort
20 underway to dispose of orphan parcels by Eglin. Mayor Smith said there is thirteen acres in play if we
21 can because Eglin can't do anything with it. Comm. Hamilton said she would like to thank the
22 Planning Commission for all of their work. She believes the Commission should go with the Planning
23 Commission recommendations. Mayor Smith asked if the Planning Commission vote was unanimous?
24 Mr. Bachelor said yes, with the one member not allowed to vote. Chief Hart asked who couldn't vote?
25 Mr. Cameron said he couldn't vote because he owns property within four hundred feet. Comm.
26 Hamilton said she would make a motion, Mr. Dykes said first thing to be done is to approve change to
27 the comprehensive plan, then vote on each property. **COMM. HAMILTON MADE A MOTION**
28 **TO APPROVE ORDINANCE 726 FOR SECOND READING. COMM. WASDIN SECONDED**
29 **THE MOTION.** Mayor Smith said this opens up the floor to discussion from the audience and asked
30 if the speaker will try to remain within the five minute time limit.

31 Ms. Terri Robles, 423 Davenport, said that 428 Edge is directly in the flight path, also
32 Okaloosa Gas's new structure will be in the flight path, since they have lost 13.4 acres of trees it is
33 extremely loud with the jets. The Okaloosa Gas facility it She said they have asked Eglin to do a noise
34 check, all in flight path. Mayor Smith said no. Ms. Robles said crash potential zone 1, there needs to
35 be an impact study for Okaloosa Gas's new building. Ms. Robles said to change the zoning of this

1 area, the STEMM academy, other daycares and churches, there is a lot of traffic on these roads.
2 Would like to ask for an impact study for aircraft noise, now that they have eliminated 14 acres of
3 natural buffer. She said there are ninety-six owner occupied properties out of one hundred and eight.
4 Ms. Robles said that 405 Government should be 81 Aurora, 428 Edge is right in the middle of Edge
5 and Government. Ms. Robles said there will be delivery trucks in the area that will park on the street
6 causing more traffic issues. She said this area isn't like Adams Avenue where they have an alley that
7 runs behind the properties.

8 Mr. Jason Rosenbleeth, 991 N. Bayshore, 405 Government co-owner, said he appreciates the
9 time of the Commission, him and his co-owner and five other residents that are abutting Government
10 Ave. are requesting to be rezoned from residential to commercial, his property is on the corner of
11 Government and Aurora. Mr. Rosenbleeth said Government is highly traveled, he feels this area
12 would be good for small retail business or professional office space. Mr. Rosenbleeth said leaving
13 homes on Government as homes, he feels would cause property loss. Mr. Rosenbleeth said corner 428
14 Edge and 405 Government properties are caddy cornered look straight out onto Government. He feels
15 to change these properties would be low density impact. Mr. Rosenbleeth said 428 Edge was going to
16 have three employees, so at any time six people. He said the 405 Government is constrained by the
17 footprint of the building. Mr. Rosenbleeth said he believes changing the zoning would be beneficial to
18 the city, help maintain infrastructure, revenue in permits and services. Mr. Rosenbleeth said there are
19 forty four properties with thirty seven being commercial.

20 Mr. Anthony Hughey, 430 Edge Avenue, said he opposes the rezoning of the area, especially
21 428 Edge. He said 428 Edge Avenue does not sit on Government, driveway is on Edge Avenue, which
22 is part of the community. Mr. Hughey said rezoning would be a major safety issue. He said there are
23 no sidewalks so people will be parking on the streets. Just an accident waiting to happen. Mr. Hughey
24 said these people purchased property knowing it was zoned R1A, why change it when they knew what
25 they bought. Mr. Hughey asked for the Commission to protect your taxpayers and voters and deny this
26 request.

27 Ms. Pam Weeks, realtor with Keller Williams, said she is accompanying Mrs. Jessica Olsen,
28 who owns 428 Edge Avenue. Ms. Weeks said she has sold commercial and residential for the last
29 thirteen years, she is not a resident of Valparaiso but has lived in the area for thirty years. She said the
30 first problem is that we do not have a map up so people can see these exact property locations, six lots
31 facing Government. Ms. Weeks said Mrs. Olsen's property is on Edge within ten to twenty feet of
32 Government. Ms. Weeks said this is an extensive process that Ms. Olsen is having to go through. She
33 said to change the zoning for the four properties on Government and not change hers would have a
34 negative impact on her property. Ms. Weeks said Mrs. Olsen said leaving her property that abuts
35 Government residential would be a major problem. Ms. Weeks said she doesn't see where a traffic

1 study would make any difference, just prolong the issue. Ms. Weeks said Ms. Olsen's business would
2 operate between 9 or 10 am to 4 or 4:30pm, with no major traffic impact.

3 Mr. Terry Wilson, Niceville resident, said he owns a Primary Immediate Care and he also owns
4 a partnership in the aesthetic build business. He asked what would be the time frame to approve or
5 deny traffic concerns? Mr. Scott said he didn't know we would have to contact the county. Mr.
6 Wilson said this would not be a large development, doesn't know if the noise concerns are valid. Mr.
7 Wilson said we are looking at short-term discomfort for long-term gain. He believes property values
8 are going to increase. Mr. Wilson said he was just trying to bring common sense and logic to the
9 situation.

10 Ms. Robles said the 428 Edge and 405 Government properties were never empty. Mr.
11 Rosenbleeth brought the property from elderly residents. Ms. Robles said they do have kids that ride
12 Government and cross Government, to go down to the neighborhood behind Kodiak Tree Service,
13 because that community has a park and water access to fish, people in the communities share
14 resources. Ms. Robles said looking at the spa business Mrs. Olsen runs in Niceville, she has up to
15 thirteen employees, offers evening services, Botox and group parties. Ms. Robles said Mr. Scott
16 started all this by trying to push through a special exemption for 428 Edge Avenue that was prohibited.
17 Ms. Robles said Mr. Rosenbleeth has said he lives next to business. He lives at 991 Bayshore Drive,
18 there is a not a paved road and lives more than two hundred feet from Doc's Oyster Bar and Compass
19 Rose, on top of a hill. Ms. Robles said he couldn't be bothered by that business the way that this
20 neighborhood would be.

21 Mr. Rosenbleeth said his driveway is off of Glen Avenue, the businesses that are Compass
22 Rose and Doc's Oyster Bar are there along with two other parking areas, so the picture Ms. Robles is
23 trying to paint is inaccurate.

24 Mrs. Meredith Grissom said she was here to speak in support of Mrs. Olsen's spa business.
25 She said Mrs. Olsen has two businesses side by side in Niceville on Elm Street, when it is said she has
26 twelve to thirteen employees, those are stylists who aren't all there at the same time and day every day.
27 Mrs. Grissom said with Mrs. Olsen's business in Niceville, she receives deliveries from FedEx and
28 UPS, not some huge spa business. She said this is a private business which is somewhat exclusive, it
29 would be good for Valparaiso.

30 Mr. Paul Sjoberg, co owner of the property located at 405 Government Avenue, said he had a
31 long presentation but will keep it brief. He said there are plenty of businesses that abut residential
32 areas, plenty exit onto side streets. He would like to use the 405 Government if rezoned to commercial
33 as his own office space and he is one person.

34 Mr. Bob Webb, Planning Commission member, said we agreed that the four properties on
35 Government should be rezoned as commercial, that is the way to go. He said on the side properties, he

1 feels they would be restricted as to what business could go in because of the code restrictions the city
2 has.

3 Mrs. Jo Culverson, 95 Aurora, said the neighborhood is not anti-business, but what about the
4 future? Mrs. Culverson said where Mrs. Olsen would like to have her spa business, what if it doesn't
5 make it, not trying to wish anything bad on the business but it could happen, what would go in there
6 next? She said once it is a business, can't determine what it might be in the future. Mrs. Culverson
7 said families have lived in the communities for a long time and would hate to see that change.

8 Ms. Rowe, 481 Andrew Drive said all these pictures in here I do not want to lose that feeling.

9 Mrs. Johnson asked about the neighborhood commercial zone? Mr. Scott said neighborhood
10 commercial and C1 are basically the same.

11 Ms. Robles said Niceville Partin Drive is expanding but the businesses have no access to the
12 neighborhoods. Mr. Scott said that would have to go to FDOT for approval, not something the city
13 could do on its own.

14 Comm. Wasdin asked if the properties were broken down by each address. Mr. Scott said yes, six
15 individual properties. Mr. Dykes said the first step is to approve the update to the future land use map.
16 He said Planning Commission recommended to rezone the four properties on Government and do a
17 traffic study for 428 Edge and 405 Government.

18 Ms. Weeks asked if the property was owner occupied she could run a spa or daycare or some
19 type of business out of the home? Mr. Dykes said the Florida Statute has certain business that can be
20 in the home. Ms. Weeks said if Ms. Olsen lived at 428 Edge in a small living area, then she could run
21 the business out of the home? Mr. Scott said there are rules. He said during Covid that the state was
22 finding it hard to regulate business run out of homes, it is hard to regulate. Ms. Weeks said how would
23 we know? What is the ordinance that regulates? Mr. Dykes said it is a state law. Mr. Dykes said any
24 state law trumps any laws or regulations the city has.

25 Mr. Sjoberg said Guaco Taco, Compass Rose, Jeffrey Dental and other businesses exit onto
26 side residential streets. Mr. Sjoberg said he feels that doing traffic studies would be a waste of time
27 and energy. He feels that we are stemming our growth, if the Commission holds up 428 Edge and 405
28 Government, bet on the future, approve all properties.

29 Mr. Dykes said a motion has been made and a second to move Ordinance No. 726 to a second
30 reading, we just need a vote to do so. **VOTE OF COMMISSION 4 TO 0, UNANIMOUS TO**
31 **MOVE TO FINAL READING.**

32 **5. ACTION ITEMS – Ordinance No. 727 Rezoning R1A to C1 405 Government**

33 Mr. Dykes said are a few scribbler's errors that will need to be changed. Mayor Smith read the
34 title. Mr. Dykes said the Planning Commission recommended to do a study on, so we need either a
35 motion to carry this forward for a second reading or. Mayor asked if we could move it on to a second

reading without a study on it. **COMM. WASDIN MADE A MOTION TO APPROVE
ORDINANCE 727 FOR SECOND READING. COMM. HAMILTON SECONDED THE
MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.**

6. ACTION ITEMS – Ordinance No. 728 Rezoning R1A to C1 407 Government

Mr. Dykes said 407 Government the Planning Commission recommended be rezoned from R1A to C1. Mayor Smith read the title. **COMM. WASDIN MADE A MOTION TO APPROVE
ORDINANCE NO. 728 TO SECOND READING. COMM. HAMILTON SECONDED THE
MOTION, VOTE OF COMMISSION 4 TO 0.**

7. ACTION ITEMS – Ordinance No. 729 Rezoning R1A to C1 409 Government

Mr. Dykes said 409 Government was also recommended by the Planning Commission for rezoning. Mayor Smith read the title. **COMM. WASDIN MADE A MOTION TO APPROVE
ORDINANCE NO. 729 TO SECOND READING. COMM. HAMILTON SECONDED THE
MOTION, VOTE OF COMMISSION 4 TO 0.**

**8. ACTION ITEMS – Ordinance No. 730 Rezoning R1A to C1 411
Government**

Mr. Dykes said 411 Government was also recommended by the Planning Commission for rezoning. Mayor Smith read the title. **COMM. WASDIN MADE A MOTION TO APPROVE
ORDINANCE NO. 730 TO SECOND READING. COMM. HAMILTON SECONDED THE
MOTION, VOTE OF COMMISSION 4 TO 0.**

**9. ACTION ITEMS – Ordinance No. 731 Rezoning R1A to C1 413
Government**

Mr. Dykes said 413 Government was recommended by the Planning Commission to change the zoning from R-1A to C1. **COMM. WASDIN MADE A MOTION TO APPROVE ORDINANCE
NO. 731 TO SECOND READING. COMM. HAMILTON SECONDED THE MOTION, VOTE
OF COMMISSION 4 TO 0.**

10. ACTION ITEMS – Ordinance No. 732 Rezoning R1A to C1 428 Edge

Mr. Dykes said this property is also one that the Planning Commission recommended a traffic study before rezoning. **COMM. WASDIN MADE A MOTION TO APPROVE ORDINANCE
NO. 732 TO SECOND READING. COMM. HAMILTON SECONDED THE MOTION, VOTE
OF COMMISSION 4 TO 0.**

Mr. Dykes said all of these ordinances have moved to the second reading. He recommends that when we put it on March's agenda we put the rezonings first and then the future land use map.

**11. ACTION ITEMS – Resolution No. 01-02-12-24 Sale of Surplus
Equipment**

Mayor Smith read Resolution No. 01-02-12-24, a resolution to approve the sale of surplus property. The sale will be for a 2004 Ford Pickup, from the fire department. **COMM. CROSBY MADE THE MOTION TO APPROVE RESOLUTION NO. 01-02-12-24 AS READ. COMM. HAMILTON SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.**

12. ACTION ITEMS – Proclamation Problem Gambling Awareness Month

Mayor Smith said this is the month for gambling awareness.

1. OLD BUSINESS – Update New City Hall Renovations

Mr. Scott said the elevator pit had been dug, unfortunately finding five pipes in the way. He said two are sewers and three are electrical, plan to see what we can do about them.

2. OLD BUSINESS – Legal Update

LIVE OAK FIBER GROUND LEASE AGREEMENT

Mr. Dykes said working with Live Oak to lease a portion of property from the city. He said the lease amount would be \$2,500 to rent and \$1,200 additional is a rent supplement due to the city not using Live Oak services. Mr. Dykes said we can't stop or prevent them from using the city's right-of-way, the ground lease is to put some of their equipment. He said it would be a ten year term with five year renewals. Mr. Scott asked what recourse we would have once the right-of-way is saturated. Mr. Dykes said preemptive by the state, city and counties don't care, everyone in the right-of-way. He said the home rule is eroding. Mr. Dykes said we do not have to approve this lease with Live Oak. Mr. Scott said everyone is just in the same place, what happens when there is no space left? Mr. Dykes said whoever is last to the right-of-way is out of luck. **COMM. HAMILTON MADE A MOTION TO APPROVE THE LIVE OAK FIBER GROUND LEASE AGREEMENT. COMM. CROSBY SECONDED THE MOTION, WHICH WAS APPROVED BY A UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.**

Mr. Neal Shermer, 392 Glendale, said it seems like this company is forcing its way in, they are getting a sweetheart deal. He said why only \$3,700 a year, why not more? Mr. Dykes said yes, \$3,700 a year. Mr. Shermer said he thinks we should increase it. Mr. Dykes said they have attempted to get more but it did not work out.

3. OLD BUSINESS – Ordinance No. 725 Property Owners'

Responsibility Sewer Line Maintenance

Mr. Dykes said he would like to move the final reading of this ordinance to the March meeting. He said there is a new statute, a business impact report that has to be completed. Mr. Dykes said all Ordinances are going to second reading move to March. Mayor Smith said that works.

1. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – TPO/DOT

1 Comm. Wasdin said they had their annual meeting, they are building a new building, and they
2 are going to take a bigger interest in everything around us. Chief Hart asked if she could recommend
3 moving the traffic light from Edge Avenue and John Sims Parkway to State Road 190 and John Sims,
4 he feels it would better serve the community.

5 Bryan Griffin, 336 Lincoln Avenue, asked when DOT would finish all the work they are doing
6 around the city. Mayor Smith said unfortunately we didn't have any idea.

7 **2. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS - Stormwater**

8 Mr. Scott said no reports.

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

10 Mr. Chambers said he spoke with Kelly Flint at the base, who is going to email the leadership
11 on where we stand on certain issues. He said any question he would ask; she would say the ball was in
12 the city's court. Mr. Chambers said everyone seems to talk leasing, Mayor Smith said he heard that
13 also, as much as a fifty year lease.

14 Mrs. Johnson said that she'd read in the Mid Bay News that Okaloosa County was looking into
15 purchasing not leasing land from Eglin. The Mid Bay News reporter confirmed that the County is
16 meeting tomorrow to discuss purchasing Eglin Golf Course property.

17 Mr. Paul Sjoberg, 405 Government, he was actually at a meeting with the people in charge of
18 the land leases and there is a path for jurisdictions to take over ownership so that maybe something the
19 city might want to push harder on.

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

21 Comm. Crosby said the sewer plant needed to replace equipment. He said they decided to
22 remove funds from reserves to keep from raising the bills.

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

24 Mr. Bachelor said the Planning Commission is working on an updated project list, they have
25 removed #9 which was Lincoln Park improvements.

26 **6. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Community Center Update**

27 Mr. Palmer said he had given Mrs. Johnson a proposal for new tables and chairs for the center.
28 Ten round seventy-two" tables \$2,600, four 8ft long tables \$400, one hundred chairs \$2500 for a total
29 of \$5,500 without protection plan. Mr. Palmer said the old tables are digging into the new flooring.

30 Mr. Palmer said they were under budget for the center. **COMM. WASDIN MADE A MOTION TO**
31 **APPROVE THE COMMUNITY CENTER BOARD REQUESTS FOR TABLE AND CHAIRS**
32 **FOR TOTAL EXPENSE \$5,500. COMM. CROSBY SECONDED THE MOTION, WHICH**
33 **PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.** Mr. Palmer said with the
34 budget, they may look at replacing the lockers. Mrs. Johnson said the community center has no
35 budget. Comm. Wasdin said budget season is in just a few months. Mrs. Johnson said the center has

two budgets, the community center and the senior center in one building. Mr. Palmer said he and his father painted the main room took about sixteen hours but moving forward.

7. REPORTS/CORRESPONDENCE/ANNOUNCEMENTS – Department Updates

Nothing mentioned this evening.

8. REPORTS/CORRESPONDENCE/ANNOUNCEMENT – Disbursements

COMM. CROSBY MADE A MOTION TO APPROVE PAYING THE BILLS AS OUTLINED IN THE FINANCIALS. COMM. HAMILTON SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.

1. ADMINISTRATION – Employee Bonuses

Mayor Smith said that Mr. Butler had written a letter to the Commission about giving above and beyond bonuses to some of his employees. Mr. Butler said he would like to reward his employees that worked through all of the problems with SFN changeover. He said the month of October was difficult, Josh did a lot of work at city hall and the technicians spent extra time with residents helping them with new technology. Mr. Butler said they worked weekends, extra hours to help everyone get up and running. Mayor Smith asked if they were paid and paid overtime for the hours over forty? Mr. Butler said yes. Mayor Smith it seems like we are giving bonuses to people doing their jobs. Mr. Butler said they worked a lot of weekends, installed and worked with residents within their homes, they had to have a lot of patience. Comm. Hamilton said we went through a major shift; it was not business as usual. She would like to keep the employees we have working for us. **COMM. HAMILTON MADE A MOTION TO APPROVE BONUSES OF \$500 FOR KENNETH RHODES JR., BOBBY WILLIAMSON, JR., AND JOSHUA WHITFORD. COMM. WASDIN SECONDED THE MOTION WHICH PASSED BY A UNANIMOUS VOTE OF THE COMMISSION 4 TO 0.**

ADJOURN

There being no further business to be brought before the Commission, the meeting adjourned at 8:25 PM.

Hubert B. Smith
Mayor

Catherine Hamilton
Chair, VCA

ATTEST:

Tammy Johnson, CMC
City Clerk

A recording of the February 12, 2024, Commission meeting will be kept on the City's secure file server as a permanent part of these minutes.