

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
FEBRUARY 8, 2022 – 6:00 P.M.**

The City of Callaway commission met in Regular Session on Tuesday, February 8, 2022. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Scott Davis and Frank Mancinelli. Also in attendance were Eddie Cook, City Manager; Kevin Obos, City Attorney; Janice L. Peters, City Clerk; David Schultz, Director of Finance; Bill Frye, Public Works/Planning Director; Tim Legare, Leisure Services Director; Bonnie Poole, Code Enforcement Director. Commissioner Bob Pelletier was not in attendance.

The meeting was called to order by Mayor Henderson, followed by an invocation and the Pledge of Allegiance.

MAYOR’S INSTRUCTIONS - Call for Additions/Deletions to the Agenda.

Mayor Henderson called for additions/deletions to the agenda.

City Clerk Peters requested the addition of a Budget Amendment for IT as Item #9.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the addition to the agenda. Motion carried unanimously.

APPROVAL OF MINUTES

January 25, 2022 Regular Meeting

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the minutes of January 25, 2022. Motion carried unanimously.

PUBLIC HEARING(S)

Mayor Henderson opened the Public Hearing.

CDBG Housing Grant – Status Report

Fair Housing Workshop - Mr. Dennis Dingman of Summit Professional Services reviewed the requirements of the Fair Housing Act.

He then reviewed the status of the Housing Grant applications, advising eight have been received, of which five are qualified. He asked that Commission disclose any business or familial relationships with any applicants on the list; there were none.

Mr. Dingman then asked that Commission adopt the Applicant List dated February 8, 2022, for the City’s FFY 2019 CDBG Housing Rehabilitation Program, indicating applications are still being accepted until the funding is all allocated. Commissioner Griggs commented on the lack of applications received during this grant cycle. Mr. Dingman indicated the program deadline can be extended.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis for approval of CDBG Applicant List. Motion carried unanimously.

Ordinance No. 1047 – Small Scale Comprehensive Plan Amendment

City Attorney Obos read Ordinance No. 1047 by headnote as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF CALLAWAY BAYOU LANDING, LLC., DESIGNATING FOR MULTI-FAMILY HIGH DENSITY RESIDENTIAL USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 6.7 MORE OR LESS ACRES; SAID PARCEL IS LOCATED ON HWY. 22 JUST EAST OF CALLAWAY BAYOU, CALLAWAY, FLORIDA, PARCEL ID 06617-020-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR MULTI-FAMILY HIGH DENSITY RESIDENTIAL FOR THE PARCEL; REPEALING ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

City Manager Cook briefly reviewed. Ingress was reviewed, which will be provided as an extension of Hugh Thomas Drive and be dedicated to the city.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis, for approval of Ordinance No. 1047. Motion carried unanimously upon roll-call vote.

Ordinance No. 1048 – Rezoning of property Hwy. 22 just East of Callaway Bayou

City Attorney Obos read Ordinance No. 1048 by headnote as follows:

AN ORDINANCE REZONING FROM COMMERCIAL TO MULTI-FAMILY HIGH DENSITY RESIDENTIAL THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONTAINING APPROXIMATELY 6.7 ACRES; LOCATED ON HWY. 22 JUST EAST OF CALLAWAY BAYOU; PARCEL ID 06617-020-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Mancinelli and seconded by Commissioner Griggs, for approval of Ordinance No. 1048. Motion carried unanimously upon roll-call vote.

Mayor Henderson closed the public hearing.

REGULAR AGENDA

Platt- Lois & Fox- Right-of-Way/Easement Construction Agreement

Commissioner Pelletier tabled the item at last meeting.

Director Frye advised that William Platt, owner of the property located at Lois Street & N. Fox Avenue has applied for a Right-of-Way/Easement Construction Agreement with the City to the 6" concrete with 3,000 psi minimum, to include wire or fiber to construct the driveway down the city owned storm water easement to his property. Discussion continued of access to the property and concerns were expressed regarding the 20' easement requested.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Mancinelli and seconded by Commissioner Griggs for approval of the Platt Agreement. Motion carried unanimously.

Development Order – Application Callaway Bayou Townhomes

Director Frye advised Chris Short of Dewberry Engineering submitted application to develop a 276-unit multifamily townhomes subdivision. Discussion ensued of grant funding and access, during which Commissioner Griggs inquired of common areas. Chris Short elaborated.

Mayor Henderson asked for Public Participation.

Jesse Jordan, 828 Hugh Thomas, commented on traffic and concern for the one exit. Mr. Short elaborated on the process required by FDOT.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis for approval of DO for Callaway Bayou Townhomes. Motion carried unanimously.

Development Order – Application Alexandria's Park

Director Frye advised an application has been submitted to develop a 341-unit single family subdivision. He indicated because of roads and retention; the number of units will be less by 2-3 units, which City Manager Cook elaborated on.

Mayor Henderson asked for Public Participation.

Paul Bohac, 7010 Mike Lane, asked about wetlands and DEP.

City Attorney Obos advised there are wetlands on the property, but construction will not have an impact without a permit.

Jesse Jordan, 828 Hugh Thomas, again expressed concern for the one access road.

Motion:

Motion made by Commissioner Mancinelli and seconded by Commissioner Davis for approval of DO for Callaway Bayou Townhomes. Motion carried unanimously.

Surplus – Public Works

City Manager advised the request is for approval to sell as surplus a Vehicle Lift, from the Maintenance Dept. indicating it is a mid-80's model and poses safety issues.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs for approval of Sale of Surplus Vehicle Lift. Motion carried unanimously.

Bankshot Playcourt – Discussion

City Manager Cook reviewed the playground equipment slated for Veteran's Park. Unrelated to this equipment he offered that quotes are being acquired for a single swing set designed specifically for a wheelchair at Veteran's Park.

Regarding the Bankshot Playcourt, he advised the CRA would need to hear the request. Following further discussion Commission was in favor and agreed for the CRA Board to hear the request at the next Commission meeting.

Mayor Henderson asked for Public Participation; there was none.

Budget Amendment – IT Equipment

City Clerk Peters advised the current Commission camera needs to be replaced and reviewed the purchase to upgrade the camera to two for the cost of \$5,850 for the live streaming of Commission meetings.

Mayor Henderson asked for Public Participation; there was none.

Motion:

Motion made by Commissioner Mancinelli and seconded by Commissioner Davis for approval of the upgrade. Motion carried unanimously.

COMMISSION/STAFF COMMENTS

Pamn Henderson, Mayor

Lake Cleanup

She commended the gentleman cleaning up the lakes.

Veteran's Park Lift Station

She indicated the smell seems to be returning. Director Frye indicated they will check on it.

CRA Grants – Homeowners

She asked if homeowners have been notified. City Manager Cook advised notices were hand delivered.

Scott Davis, Commissioner Ward I

Abbott Property Notice – Gay & Cherry

Director Frye advised it is for rezoning.

Shopping Center Update

City Manager Cook advised DEO is reviewing.

Aldi Property

City Manager Cook advised Code Enforcement sent an NOV last week and the owner said demo should begin within 10-days following asbestos testing.

Janice L. Peters, City Clerk

City Clerk Peters reviewed the status of current bids.

Eddie Cook, City Manager

City Manager Cook reviewed updates of the following:

- CDBG-DR – Grant signed by the Mayor for the 14 Lift Station Upgrade
- 428 Projects - FEMA Money
- Lakes Cleanup

PUBLIC PARTICIPATION

Mayor Henderson asked for Public Participation; there was none.

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- | | | |
|---------------------|----------------------------|-------------------------------|
| • February 20, 2022 | Historical Society Meeting | 2:00 P.M. – 522 Beulah Avenue |
| • February 21, 2022 | President’s Day Holiday | City Offices Closed |
| • February 22, 2022 | Regular Commission Meeting | 6:00 P.M. |

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:22 p.m.

Janice L. Peters, City Clerk

Attest: _____
Pamn Henderson, Mayor