

**CITY OF CALLAWAY  
BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
MARCH 14, 2023 – 6:00 P.M.**

The City of Callaway commission met in Regular Session on Tuesday, March 14, 2023. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Bob Pelletier, Scott Davis and Kenneth Ayers. 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 and Bonnie Poole, Code Enforcement Director.

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; there was none.

**APPROVAL OF MINUTES/REVIEW OF FINANCIALS**

**February 28, 2023 Regular Meeting**

**Motion:**

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the minutes of February 28, 2023. Motion carried unanimously.

**PUBLIC HEARING**

Mayor Henderson opened the Public Hearing

**Ordinance No. 1076 – Rezoning Request – 154 N. Comet Avenue**

City Attorney Obos read the Resolution by headnote as follows:

**AN ORDINANCE REZONING FROM RESIDENTIAL SINGLE FAMILY MOBILE HOMES ALLOWED (R-6M) TO MULTI-FAMILY HIGH DENSITY A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 1.76 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 154 N. COMET AVENUE, CALLAWAY, FLORIDA, PARCEL ID 06031-000-000; 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 called for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier for approval of Ordinance No. 1076. Motion carried unanimously upon roll-call vote.

Mayor Henderson closed the public hearing.

**REGULAR AGENDA**

**Development Order – Retail Center/Bank – Beacon Ridge Point – 225 S. Tyndall**

Director Frye reviewed the request for the DO at 225 S. Tyndall.

Director Frye reviewed the project, which will consist of four retail stores.

Mayor Henderson called for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Griggs and seconded by Commissioner Davis for approval of DO at 225 S. Tyndall. Motion carried unanimously upon roll-call vote.

**Development Order – Tyndall Town Center Apartments – 918 N. Tyndall**

Director Frye reviewed the project for 336 privately owned gated apartment complex, which will be located behind Beef O’Bradys. He advised there will be two stormwater retention ponds. Discussion ensued of traffic in which William Thomson, Panhandle Engineering reviewed specifics of the buildout area and the FDOT planned traffic signal at 98.

Mayor Henderson called for Public Participation.

Donald Hennings, Tanya Pass, advised there will be a traffic light at 12<sup>th</sup> Street.

Deputy McKenzie expressed concern that the street behind the galleria is privately owned and recommended the city take a look at the road. Director Frye wasn’t sure who owns the road, but it has not been dedicated to the city.

Paul Bohac, 7010 Mike Lane, referenced 7<sup>th</sup> Street and expressed concern for ingress and egress of the complex.

City Manager Cook commented on the County’s plan to rehabilitate 7<sup>th</sup> Street, as well as further development of the area.

David Agosta, 6609 Pridgen St., commented in favor of the project.

**Motion:**

Motion made by Commissioner Pelletier and seconded by Commissioner Griggs for the approval of DO at 918 N. Tyndall. Motion carried unanimously.

**Task Order #3 – Gouras & Associates – Sandy Creek CDBG-DR Grant**

The City Manager reviewed that the city under the CDBG-DR Grant has received funding for Grant Administration Services associated with the Sandy Creek Wastewater Infrastructure/Hugh Thomas spine Road project. Staff recommends approval of the Task Order for Gouras & Associates to provide these services for a fee of \$381,880.00, which will be paid for from grant money.

He further indicated the City’s match to be \$30,000 which the developer has agreed to reimburse to the city.

Mayor Henderson called for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Davis and seconded by Commissioner Griggs for the approval of the Task Order for Gouras & Associates. Motion carried unanimously.

## **Advisory Board – Planning Board Appointment**

The City Clerk reviewed there is one vacancy on the Planning Board due to the resignation of Mr. Kevin Marshall. We have received two (2) applications for consideration. The term would be to fill an unexpired term 3-year term ending December 31, 2024.

- Spring Overway – Currently on the Audit Committee
- Antonio Reeves

Commissioner Griggs commented on the duties of the Planning Board.

Mayor Henderson called for Public Participation; there was none.

### **Motion:**

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier for the approval of Spring Overway. Motion carried unanimously.

## **Garbage Haulers Services – Advisability Hearing**

City Manager Cook reviewed the process for moving forward with the possibility of moving to a single garbage and solid waste hauler. Discussion ensued in which City Manager Cook advised there will always be a need for solid waste pickup by the city so no city employees will be displaced.

Mayor Henderson asked for Public Participation.

David Agosta, 6609 Pridgen St., was in agreement with the hearing.

### **Motion:**

Motion was made by Commissioner Ayers and seconded by Commissioner Pelletier for approval of the advisability hearing for May 18, 2023. Motion carried unanimously.

## **COMMISSION/STAFF COMMENTS**

The following were points of discussion:

### **Pamn Henderson, Mayor**

- Opening Day March 4<sup>th</sup>
- Walk/Wall of Honor
- Cherry Street moving forward

### **Scott Davis, Commissioner, Ward I**

- FPL Lighting

### **David Griggs, Commissioner Ward II**

- FPL – Insurance Option
- Facebook Page
- Road Striping

### **Bob Pelletier, Commissioner, Ward III**

- Kudos Letter regarding Leisure Services
- Aldi's Water Hazard

**Kenneth Ayers, Commissioner, Ward IV**

- Opening Day Event
- Other Events Attended
- Callaway Speed Bump Policy
- City Ride Around with PW Director
- AT&T Issue

**Janice L. Peters, City Clerk**

- Bids/Evaluation Committee

**Kevin Obos, City Attorney**

- Voluntary Annexations/Enclaves - Interlocal Service Boundary Agreement

**Eddie Cook, City Manager**

- CTSD Meeting – Light from Ivy to Wallace
- Wind Retrofit
- Gore Park

**PUBLIC PARTICIPATION**

Mayor Henderson asked for Public Participation.

- Deputy McKenzie advised there is a shopping cart situation, and the stores refuse to prosecute.
- Larry Lyons, 7003 Benton Dr., inquired of homes still damaged from Hurricane Michael.
- David Agosta, 6609 Pridgen St., referenced the FPL letters citizens have been receiving as well as the franchise fee and city tax citizens pay on their power bill.

**ANNOUNCEMENTS**

Mayor Henderson read the announcements as follows:

- ~~March 21, 2023~~ ~~Planning Board~~ ~~6:00 P.M.~~
- March 28, 2023 Regular Commission Meeting 6:00 P.M.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50 p.m.

Attest: \_\_\_\_\_  
Pamn Henderson, Mayor

\_\_\_\_\_  
Janice L. Peters, MMC  
City Clerk