

**CITY OF CALLAWAY  
BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
JUNE 14, 2022 – 6:00 P.M.**

The City of Callaway commission met in Regular Session on Tuesday, June 14, 2022. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Scott Davis, Bob Pelletier 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; and Bonnie Poole, Code Enforcement Director.

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

**PRESENTATIONS/PROCLAMATIONS**

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

Mayor Henderson called for additions/deletions to the agenda.

Commissioner Pelletier tabled Item 4, the Development Order for the Cherry Street Townhomes.

City Clerk Peters advised an enclosed trailer had been added to Item #5 for surplus.

**APPROVAL OF MINUTES/REVIEW OF FINANCIALS**

**May 24, 2022 Regular Meeting**

**Motion:**

Motion was made by Commissioner Mancinelli and seconded by Commissioner Pelletier. Motion carried unanimously.

**REGULAR AGENDA**

**Ordinance No. 1059 – Small Scale Comp. Plan Amendment – 5701 Lois St.**

City Attorney Obos read Ordinance 1059 by headnote as follows:

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF RICHARD AND KAREN BISHOP DESIGNATING FOR HIGH DENSITY RESIDENTIAL USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 1.14 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 5701 LOIS STREET, CALLAWAY, FLORIDA, PARCEL ID 06072-000-000 AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR 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.**

Director Frye reviewed, advising the Planning Board had submitted a recommendation for denial, he however recommended approval due to its proximity to Tyndall Parkway. Discussion ensued of traffic, location to Tyndall Parkway, and density (21 apartments). Mayor Henderson asked for Public Participation.

City Clerk Peters advised a petition against the project was received and had been signed by 31 residents in the area, attached hereto as Attachment A.

Residents speaking in opposition of the project, citing traffic issues, safety, sewer and water impacts were:

- Andrew Morgan, 5627 Lois Street
- Sidney Adcock, 5627 Lois Street
- Tammy Burrow, 5627 Katherine Street
- Dennis Florence, 179 N. Anita
- Karen Landry, 5801 Lois Street
- Don Hennings, 431 Tanya Pass, inquired as to why the Planning Board denied.
- Teresa Langston, 176 N. Anita Drive

Deputy Kip McKenzie also spoke in opposition of the apartments due to location and safety.

Tony Roman, VC Planning Board, advised it was denied by the Planning Board because they felt it is not a good fit for that area. Discussion continued.

**Motion:**

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier for approval of Ordinance No. 1059. Motion failed unanimously upon roll-call vote.

**Ordinance No. 1060 – Rezoning – 5701 Lois Street**

**AN ORDINANCE REZONING FROM RESIDENTIAL SINGLE FAMILY (R-6M) TO MULTI-FAMILY HIGH DENSITY (MFHD) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONTAINING APPROXIMATELY 1.14 ACRES; LOCATED AT 5701 LOIS STREET; PARCEL ID 06072-000-000; 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.**

**Motion:**

Motion made by Commissioner Mancinelli and seconded by Commissioner Pelletier to pull the item as it was contingent on approval of the SSCPA. Motion carried unanimously.

**Resolution No. 22-09 – Revised Recreational Facility Use Fees**

City Attorney Obos read Resolution 22-09 by headnote as follows:

**A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, REPEALING RESOLUTION 16-31 IN ITS ENTIRETY, WHICH ESTABLISHED A FEE SCHEDULE FOR THE USE OF RECREATIONAL FACILITIES, AS WELL AS AMENDING RESOLUTIONS 17-03 AND 20-07; ADOPTING A REVISED SCHEDULE FOR RECREATIONAL FEES FOR RESIDENTS AND NON-RESIDENTS; AND PROVIDING AN EFFECTIVE DATE.**

City Manager Cook reviewed the changes, which were discussed.

Mayor Henderson asked for Public Participation.

Philip Murphy, 6406 Zinnia St., made a request for batting cages.

**Motion:**

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier for approval of Resolution No. 22-09 as presented, with elimination of Resident Fees. Motion carried unanimously.

**Development Order – 6724 Cherry Street – Cherry Street Townhomes**

The item was tabled by Commissioner Pelletier until the June 28<sup>th</sup> Commission Meeting.

**Surplus Equipment – Public Works**

City Manager Cook reviewed the items submitted for surplus, advising the damaged enclosed trailer has been added for surplus.

Mayor Henderson asked for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Mancinelli and seconded by Commissioner Pelletier for approval of items for Surplus. Motion carried unanimously.

**RFQ PW2022-07 – CDBG-DR Professional Engineering Services – Lift Stations**

City Manager Cook reviewed the proposed award, advising staff is requesting approval to begin negotiations with the #2 ranked firm, Baskerville-Donovan, citing lack of Lift Station experience with the City's Lift Stations by DRMP. DEO has approved the request. The project is 100% approved by the CDBG-DR grant.

Commissioner Pelletier asked how DRMP scored the highest in experience. He was advised that they do have experience with LS rehabilitation, but not with the City's LS. DRMP submitted the most LS projects within the experience section of the scoring criteria. The City Manager added that with the retirement of the City's LS expert, Baskerville-Donovan would present the best choice considering their experience.

Mayor Henderson asked for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Mancinelli and seconded by Commissioner Davis for approval of negotiations with Baskerville- Donovan. Motion carried unanimously

**Generator Purchase – City Hall, Leisure Services & Public Works Bldgs.**

City Manager Cook reviewed the purchase via the State Contract. Individual purchasing will save the City approximately 40%.

Mayor Henderson asked for Public Participation; there was none.

**Motion:**

Motion made by Commissioner Mancinelli and seconded by Commissioner Pelletier for approval of Generator Purchase. Motion carried unanimously

## COMMISSION/STAFF COMMENTS

The following were points of discussion:

### **Pamn Henderson, Mayor**

- Kudos to City Manager Cook for FCCMA presentation.

### **Frank Mancinelli, Commissioner Ward IV**

- Powerlines being installed on Berthe and removal of old poles.
- St. Andrew/St. Joe Estuary Committee Meeting on June 22, 5:30 at Gov't Bldg.

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

- Cherry Street Update (Requested)

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

- Hugh Dr. property deeded to homeowners. There's no silt fencing and dirt is running into the bay.

### **Kevin Obos, City Attorney**

- Berthe Roundabout update.

### **Eddie Cook, City Manager**

- Boat Race Rd – Under Construction
- Lift Station – Berthe – Being Installed
- Cherry Street Project – To be Rebid
- Gore Park - Underway

## PUBLIC PARTICIPATION

Mayor Henderson asked for Public Participation.

Tony Roman, 6700 Lake Drive, commented on the detours to Lake Dr. when the Bertha Bridge construction begins.

Philip Murphy, 6406 Zinnia St., again commented on the batting cages request.

City Manager Cook advised it's already a budgeted item and Director Legare added that they were ordered in October, but they are on backorder.

## ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- June 21, 2022 Planning Board Meeting 6:00 P.M.
- June 28, 2022 Regular Commission Meeting 6:00 P.M.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:30 p.m.

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Janice L. Peters, MMC  
City Clerk

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

DRAFT