

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
JUNE 27, 2023 – 6:00 P.M.**

The City of Callaway commission met in Regular Session on Tuesday, June 27, 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, Jennifer Shuler, City Attorney; Janice L. Peters, City Clerk; David Schultz, Director of Finance; Tim Legare, Leisure Services Director; Bill Frye, Director of Planning/Public Works and Bonnie Poole, Director of Code Enforcement.

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

Mayor Henderson remembered Mr. Bill Brown, a long-time involved citizen who had served on various boards in the city and who passed away recently.

PRESENTATIONS

BCSO Statistics

Deputy McKenzie reviewed statistics for May 2023 as well as the causes of most accidents.

Presentation – Yard of the Month

The Yard of the Month Certificate for July was read by Mayor Henderson and presented to Mr. Bouche of 706 Michael Drive.

Proclamation – Parks & Recreation Month

Mayor Henderson read the Proclamation for Parks & Recreation Month in July and presented to Tim Legare, Director of Leisure Services.

MAYOR'S INSTRUCTIONS - Call for Additions/Deletions to the Agenda; there were none.

APPROVAL OF MINUTES/REVIEW OF FINANCIALS

June 13, 2023 Regular Meeting

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the minutes of June 13, 2023. Motion carried unanimously.

Financial Statements – Period ending May 31, 2023 – Brief discussion.

PUBLIC HEARING

Mayor Henderson opened the Public Hearing

Ordinance No. 1081 – Rezoning of 5311 Hwy 22

City Attorney Schuler read the Ordinance by headnote as follows:

AN ORDINANCE REZONING FROM RESIDENTIAL SINGLE FAMILY MOBILE HOMES ALLOWED (R-6M) RESIDENTIAL SINGLE FAMILY TO COMMUNITY

COMMERCIAL A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY .710 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 5311 HWY. 22, CALLAWAY, FLORIDA, PARCEL ID 24453-000-000; 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.

City Manager Cook briefly reviewed and advised this is the 2nd reading with no changes.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs for approval of Ordinance No. 1081. Motion carried unanimously upon roll-call vote.

Mayor Henderson closed the public hearing.

REGULAR AGENDA

Ordinance No. 1082 – Abandonment of Right-of-Way – S. Comet Avenue

City Attorney Shuler read the Ordinance by headnote as follows:

AN ORDINANCE VACATING AND ABANDONING THE CITY OF CALLAWAY'S INTEREST IN THAT PORTION OF THE SOUTH COMET AVENUE (FORMERLY KNOWN AS ETHEL AVENUE) TWENTY-FOOT RIGHT OF WAY LYING SOUTH OF MINNEOLA STREET, EAST OF LOT 1, BLOCK 68, CALLAWAY PLAT, AND WEST OF LOT 16, BLOCK 67, CALLAWAY PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PUBLIC RECORDS AT PLAT BOOK 5, PAGE 1; AS FURTHER ILLUSTRATED ON THE ATTACHED MAP; VESTING TITLE TO SAID PROPERTY IN PERSONS, FIRMS OR CORPORATIONS AS PROVIDED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND RECITING AN EFFECTIVE DATE.

City Manager Cook advised The City of Callaway has an interest in the South Comet Avenue (formerly known Ethel Avenue) twenty-foot right-of-way lying south of Minneola Street, East of Lot 1, Block 68, Callaway Plat, and West of Lot 16, Block 67, Callaway Plat, according to the plat thereof, recorded in Plat Book 5, Page 1, Public Records of Bay County, Florida. This would be a land exchange for an additional 20 feet at Minneola and Berthe. There are no utilities in the subject right-of-way.

The City finds that, based on the recommendation of the Director of the Department of Public Works, the subject right-of-way has never been used due to its location and the City cannot foresee any reason why it would ever be used for any municipal purpose. Therefore, Karen Duesenberg Collier desires to grant the City a new right-of-way elsewhere on their property. Abandoning the right-of-way would not be in derogation of the public rights or needs of the City of Callaway.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs for approval of Ordinance No. 1082 with permission for the City Manager to sign the necessary documents. Motion carried unanimously upon roll-call vote.

Resolution No. 23-14 Utility Billing Policy Update

City Attorney Schuler read the Resolution by headnote as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA ADOPTING AN UPDATED UTILITY BILLING POLICY MANUAL; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Finance Director Schultz advised changes to the rates are due to increases in the wholesale water rate of 3%, as well as the operating and maintenance component by 8%. Amended fees will take effect on October 1, 2023.

Discussion ensued of the increases and the need to consider an increase in the City's Solid Waste service which has suffered losses in the last three years.

Director Schultz also briefly reviewed anticipated 20% increases in health insurance and property insurance is doubling due to the market and additional/improvements to buildings. Therefore, the 5% increase he was asking for will need to be 10% or \$1.00 in order to break even. That's just to keep solid waste the same. If Commission wishes to add services to the citizens the \$1.00 will need to increase due to increases in tipping fees and whether the city wants to entertain collection of construction debris, which costs more than regular solid waste. City Manager Cook advised the city is losing money in Solid Waste. He was concerned a \$1.00 increase will not be enough. Since the citizens did not want to go to a single hauler, which would have collected all these things, the city will need additional/replacement of hauling trucks at some point in the near future. Consensus was to increase the Solid Waste Costs by \$3.03, bringing the monthly fee of \$13.00. This will not include pickup of construction debris. Discussion continued of the wholesale water rate increases. Director Schultz advised the increase would be just for consumption, not the base rate

Mayor Henderson called for Public Participation.

Don Hennings, 431 Tanya Pass, was in favor of the proposed increases if the City agrees to pick up what they're currently not picking up.

Paul Hruza, 6083 Howard Road asked about the possibility of collection points, which City Manager Cook advised would open up the possibility of illegal dumping.

John Hagan, 219 Collinfurst Sq., agreed with the rate change.

Paul Bohac, 7010 Mike Lane, agreed with the solid waste increase and would like to see the clean-up continue, with encouragement for citizens to acquire the 97-gallon trash cans.

City Manager Cook reiterated that the Solid Waste cost reflected on the Utility bill is a utility cost and citizens are not able to opt out. Commissioner Griggs commented on the transfer station by the incinerator.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier for approval of Resolution No. 23-14 with an additional \$3.03 increase in Solid Waste. Motion carried unanimously upon roll-call vote.

Variance Request – 6044 Howard Road

Mr. Williams reviewed his request for a variance to be allowed an extension to continue living in an RV and have storage pods on his property at 6044 Howard Rd until the 31st of October because of terminate damage and contractor issues. He anticipates improvements to his property to be completed by September 31st. Commission discussion ensued.

Mayor Henderson called for Public Participation.

Paul Hruza, 6083 Howard Road, advised the place is in derelict state with the storage pods and RV, which he stated is not being lived in and felt it should be removed.

Terry Mathews, 6055 Howard Road, agreed with removal of the RV.

Commissioner Pelletier broached of the allegations of the RV that isn't being lived in, indicating he did not see evidence of the RV being lived in. Mr. Williams indicated he does live there during the week and goes to the beach at his in-laws on the weekends. Discussion continued.

City Clerk Peters advised the following emails had been received in favor of the variance and attached herein as Attachment A:

- Samantha Hermann
- Michael & Donna Elmore, 6036 Howard Rd.

Motion:

Motion made by Commissioner Pelletier and seconded by Commissioner Griggs for approval of Variance at 6044 Howard Drive through October 31, 2023, for the containers but not the RV, which needs to be moved within 10 days beginning 6/28/23. Motion carried unanimously.

COMMISSION/STAFF COMMENTS - The following were points of discussion:

Pamn Henderson, Mayor

- Ethics Form 6 Requirements
- Change of Command for the 325 Mission Support Group
- Assumption of Command for the 95th Fighter Squadron

Kenneth Ayers, Commissioner, Ward IV

- Events Attended
- Speed Bumps
- Utility Billing Leaks
- Project List

David Griggs, Commissioner Ward II

- Bill Brown

Scott Davis, Commissioner Ward I

- City Auctions
- Solid Waste Pickup
- Roundabout

Eddie Cook, City Manager

- Aldi's Drainage
- Project Update

PUBLIC PARTICIPATION

Mayor Henderson asked for Public Participation.

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

July 4, 2023	City Offices Closed	Independence Day
July 5, 2023	Planning Board Meeting	6:00 P.M.
July 11, 2023	Regular Commission Meeting	6:00 P.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:23 p.m.

Attest: _____
Pamn Henderson, Mayor

Janice L. Peters, MMC
City Clerk