REGULAR MEETING AGENDA

CALL TO ORDER
INVOCATION & PLEDGE OF ALLEGIANCE
ROLL CALL

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

PUBLIC PARTICIPATION

- Speakers must come to the podium to be heard.
- Public Participation will be heard at the end of Commission discussion. for each item and at the end of the meeting for non-agenda items.
- Comments are limited to three (3) minutes.

APPROVAL OF MINUTES

- **October 14, 2025** — Regular Meeting
- **Financial Statements** — September 2025

PUBLIC HEARING

1. **Ordinance 1124** — SSCPA – 1023 Primrose St
2. **Ordinance 1125** — Rezoning – 1023 Primrose St

REGULAR AGENDA

3. **Ordinance 1131** — Rezoning – 610 N. Kimbrel Ave
4. **Task Order** — Beulah Ave Paving Engineering & CEI
5. **Task Order** — Legislative Paving Engineering – S. Gay Ave
6. **Equipment Surplus** — Extrication Equipment – Fire Dept

COMMISSION/STAFF COMMENTS

ANNOUNCEMENTS

All meetings will be held at the Callaway Arts & Conference Center, 500 Callaway Park Way, Callaway, FL, unless otherwise noted.

• **November 4, 2025**	**Planning Board Meeting (Potential)**	**6:00 p.m.**
• **November 16, 2025**	**Historical Society Meeting**	**2:00 p.m.**
• **November 18, 2025**	**Commission Meeting**	**6:00 p.m.**

PUBLIC PARTICIPATION

ADJOURNMENT

Ashley Robyck

Ashley Robyck, City Clerk

PURSUANT TO FLORIDA STATUTE 286.0105: Any person who decides to appeal any decision made at a meeting(s) announced in this notice with respect to any matter considered at such meeting(s) will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Callaway's City Clerk, at 6601 E. Highway 22, Callaway, FL 32404; or by phone at (850) 871-6000 at least five calendar days prior to the meeting.

If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-7661 (TDD).

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
OCTOBER 14, 2025– 6:00 P.M.

The City of Callaway Commission met in a Regular Session on October 14, 2025. In attendance were Pamn Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Bob Pelletier, and Kenneth Ayers. Also in attendance were Eddie Cook, City Manager; Kevin Obos, City Attorney; Ashley Robyck, City Clerk; Bill Frye. Director of Public Works/Planning; Tim Legare, Director of Leisure Services; and David Joyner, Fire Chief.

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

Mayor Henderson called for additions or deletions to the agenda. There were none.

Jennifer Vigil, Destination Panama City gave a presentation on the value of tourism within the City of Callaway.

APPROVAL OF MINUTES

September 23, 2025 Regular Meeting

Commissioner Ayers asked that his comments during public participation explaining why he did not respond to Mrs. Pelletier's email be added.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the minutes of September 23, 2025 as amended. Motion carried unanimously.

REGULAR AGENDA

Ordinance 1124 - Small Scale Comprehensive Plan Amendment – 1023 Primrose Street

City Attorney Obos read the ordinance as follows:

> **AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF RODRICK TRAIL, DESIGNATING FOR COMMERCIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR COMMERCIAL DESIGNATION FOR THE PARCEL; REPEALING ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.**

Bill Frye, Director of Public Works/Planning advised that this first item for the Comprehensive plan is just changing it to commercial, generally. The second item for rezoning breaks it down into the separate category.

Roderick Trail, property owner, gave history of why he purchased this property and research he has done on other boat storage areas in the area.

John Gronbeck advised that the plat for this property does describe this property as boat storage when the plat was approved by the previous commission.

Discussion ensued regarding what was intended when the plat was approved in 2006. City Attorney Obos advised that when the plat was approved, the zoning of this lot was left undesignated and should not have been. He also advised that it was clearly platted as "boat storage" not "future development."

Commissioner Griggs asked if this was platted as boat storage, then why is it in front of commission now. City Attorney Obos advised it's because the property was never given a designated zoning. He also asked if there is an active HOA. Mr. Gronbeck advised that there is a recorded document that removes this property and various others from the HOA. Discussion ensued on what choice the Commission actually has due to what the plat was recorded as and what the property owner plans to do with the property.

Commissioner Pelletier advised that he does not like the issue and asked why we cannot just leave it how it is. City Attorney advised that it was platted as boat storage but was never actually giving a land use or zoning designation.

Mr. Trial advised that it will not be for a commercial automobile facility. It will be for personal use.

Mayor Henderson called for public participation;

Matt Bullard, 11533 Poston Rd, advised that this is spot zoning and to put a commercial building will kill the neighborhood and asked commission to reconsider.

Joel Smith 6423 Cherry St advised that the developer platted this as boat storage, and Mr. Trail purchased the property with that understanding and asked the commission to approve this item.

Lloyd Hildreth, 11923 Poston Road, advised that he has a petition asking the commission to deny the rezoning, showed promotional material showing that this property was original intention was for residents to have a free place to store their boats, advised that he does not have a problem with him wanting a hobby workshop but does have an issue with a commercial designation.

Commissioner Griggs advised that unfortunately, when the property was sold to an individual instead of the HOA obtaining it, that meant the property was no longer community property. Discussion ensued.

Donna Yearling, 11413 Fowler St asked how we know it was to be zoned commercial, spoke on the original plan of the neighborhood and advised she has signatures from the community that are against it, and advised she is more worried about the two-story building and what could happen down the line.

Christina Bear, 11725 Poston Road advised she is one of the houses you pass to get to this property, that she was under the impression that residents would be able to park there & that the properties behind her were wetlands and could not be developed.

William Troup 11733 Poston Road advised he has concerns because when they bought here, they were told that this boat parking would free for the residents. He also advised that the community does not want a commercial auto maintenance shop in the neighborhood.

Lynn Smith advised that it sounds like the community's problem is with the builder, not Mr. Trail.

Joshua Griffin, Primrose St, advised that he has been in this community since before all the homes were built and asked if the plat also shows the other entrances to the community. He advised that there is a lot of work to be done to the roads and does not currently support a commercial designation.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Ordinance 1124. The motion carried 3-1 upon roll-call vote with Commissioner Pelletier voting in opposition.

Ordinance 1125 – Rezoning – 1023 Primrose Street
City Attorney Obos read the ordinance as follows:

> **AN ORDINANCE REZONING FROM UNDESIGNATED TO COMMUNITY COMMERCIAL, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000; 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.**

Director Frye advised that Community Commercial is defined by section 15.550 of the Land Development Regulations and he was asked if it can be done as residential some way with a variance but advised that really believes it should be done as commercial as it would require too many variances. He also advised that the closest thing to an auto shop that would be allowed would be new retail parts only and in no way would automotive repair be allowed.

Commissioner Griggs asked if there is a way to define the storage allowed. Director Frye addressed. Discussion ensued.

Commissioner Ayers asked how big the buffer is required to be. Director Frye and City Attorney Obos addressed.

Mayor Henderson called for public participation;

Matt Bullard, 11533 Poston Rd, advised that this is going to disrupt the neighborhood and asked who is going to police business hours and noise and asked commission to deny the zoning.

Teresa Langston, 6031 Lance St, spoke on what is allowed with this designation.

Martin Vossller, 6303 Wallace Road, advised that people are speaking on their investment in this area and he would not complain about someone else wanting to invest in their property with antique and boat storage.

Lloyd Hildreth 11923 Poston Road advised that white vinyl is not allowed under the HOA and advised that he does not believe the intent was to have a commercial boat storage but free boat storage for the residents.

Joshua Griffin,1538 Primrose Street, asked what merit the plat has and if the designation on the plat could be changed, and asked how it can be guaranteed that it does not change in the future. City Attorney Obos advised.

Christina Bear, 11725 Poston Road, did not agree with the explanation of Community Commercial and does not agree with rezoning the property.

Joel Smith 6423 Cherry Street, advised that the community could have bought this property, but they did not and the new owner bought it with the platted intent of boat storage.

William Troup 11743 Poston Road, advised that if it is platted as boat storage then there should be no option to have an automotive warehouse, spoke on traffic, noise after hours, & road expansion.

Roderick Trail, property owner, spoke on his intent with the property and research he has done at other boat storage lots.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Ordinance 1125. The motion carried 3-1 upon roll-call vote with Commissioner Pelletier voting in opposition.

Resolution 25-23 – 2026 Meeting and Holiday Schedule

City Attorney Obos read the resolution as follows:

> **A RESOLUTION TO ADOPT A MEETING SCHEDULE FOR THE REGULAR MEETINGS, WORKSHOPS, AND HOLIDAYS OF THE CITY OF CALLAWAY BOARD OF CITY COMMISIONERS FOR THE CALENDAR YEAR 2026; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND RECITING AN EFFECTIVE DATE.**

Commission agreed to go ahead and cancel the November 24 and December 22 meetings in 2026.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Resolution 25-23 as amended. The motion carried unanimously upon roll-call vote.

Commission also agreed amend this year's meeting schedule and cancel the December 23rd, 2025 meeting.

Resolution 25-24 – Code Enforcement Abatement Lien
City Attorney Obos read the resolution as follows:

> **A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, APPROVING AMOUNTS TO BE LIENED ON CERTAIN PROPERTIES WITHIN THE CITY, TO WIT: 306 SOUTH GAY AVENUE., FOR COSTS INCURRED IN THE ABATEMENT OF NUISANCES UPON SUCH PROPERTIES, AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO RECORD THE LIENS AND NOTIFY INTERESTED PARTIES OF SUCH LIENS, AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.**

City Manager Cook advised that this is a mowing issue on an unoccupied property with no heirs.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Pelletier and seconded by Commissioner Ayers to approve Resolution 25-24. The motion carried unanimously upon roll-call vote.

Development Order Review – Water Spigot – 5806 Highway 22

Director Frye advised what kind of business Water Spigot is & reviewed the Development Order Application.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the Development Order for the Water Spigot – 5806 Highway 22. The motion carried unanimously.

Development Order Review – Main Street Urgent Care – 532 N. Tyndall Pkwy

Director Frye reviewed the Development Order Application and where the urgent care would be location. He also reviewed the proposed stormwater, parking and landscape requirements.

Commissioner Griggs commented that it was not a unanimous vote with the Planning Board and asked why because he feels that this is a no brainer and needed in the community. Director Frye addressed. Discussion ensued.

Commissioner Pelletier asked about the parking at San Marcos and if this will affect that. Director Frye addressed.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the Development Order for the Main Street Urgent Care – 532 N. Tyndall Parkway. The motion carried unanimously.

Change Order – FlexNet Ice Bridge

City Manager Cook advised that we have been working with SBA Tower company to install the base station for the FlexNet system. Our contract with Sensus does not require them to work with the tower company and has been handled internally. SBA requires an Ice Bridge be installed to connect the base station to the tower itself. We are unable to proceed without installation.

Commissioner Ayers asked if it is in this years budget. City Manager Cook addressed.

Commissioner Pelletier asked about why all of a sudden this is brought up and not mentioned before and asked about the size of the Ice Bridge. City Manager Cook addressed.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the Change Order for the FlexNet Ice Bridge. The motion carried unanimously.

Commission Vacancy – Ward 1

Each of the candidates for Ward I were given a few minutes to address Commission followed by two questions from each member of Commission as follows:

- Bobby Birdsell
- Karen Custer
- Ralph Swindler

Commission cast their votes for their #1 choice & City Clerk Robyck tallied the votes which were in favor of Bobby Birdsell in a 3-1 vote with Commissioner Pelletier voting for Mrs. Karen Custer.

Mayor Henderson called for public participation; there was none.

Motion:
Motion made by Commissioner Ayers and seconded by Commissioner Griggs to appoint Mr. Birdsell to the Ward I Commission. The motion carried 3-1 with Commissioner Pelletier voting in opposition.

Mr. Birdsell was then sworn in by City Clerk Robyck.

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

Bob Pelletier, Commissioner Ward III
- Beacon Point

Kenneth Ayers Jr, Commissioner Ward IV
- Events attended
- Lake Dr paving where repair was none

Eddie Cook, City Manager
- Hugh Thomas project update
- Sandy Creek project update
- Roundabout project update
- Brittany Woods Park
- Cherry Street update
- Park Security Cameras

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

October 21, 2025	Planning Board Meeting	6:00 p.m.
October 16, 2025	Historical Society Meeting	5:30 p.m.
October 28, 2025	Commission Meeting	6:00 p.m.

PUBLIC PARTICIPATION

Jae Diadar, Laird Point, complimented the progress Callaway has made since Hurricane Michael, commented on the mobile home parks on Cherry Street, and adding new businesses in Callaway.

Teresa Langston, 6031 Lance Street, expressed disappointment in the Commission due to who was chosen for the vacant Commission seat.

Martin Vossller, 6303 Wallace Road, spoke on the Commission appointment and asked if it can be known what everyone's vote was and also advised that he is past calling for Commissioner Ayers resignation and advised he is ready to work with him and hopes everyone is past it.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:09 p.m.

Attest: ______________________________
Ashley Robyck, City Clerk

____
Pamn Henderson, Mayor

PETITION TO OPPOSE RE-ZONING FOR COMMERCIAL USE IN OUR NEIGHBORHOOD

To: Mayor Henderson, Commissioners Davis, Griggs, Pelletier and Ayers

From: Concerned Residents of Sunrise at East Bay

Date: August 7, 2025

We, the undersigned residents of Sunrise at East Bay, hereby express our **strong opposition** to the proposed re-zoning of property located at 1023 Primrose St Panama City, FL 32404 from **residential to commercial use**. We are further opposed to the proposed to the 3000sq ft antique auto hobby shop and boat storage building. On August 5, 2025 the planning board voted 5/1 & 4/2 in opposition of this re-zoning project. It is our sincere desire that you concur with that vote and deny the re-zoning of this property and the use of any future requests within the Sunrise at East Bay community for any and all commercial businesses.

This area was planned, marketed, and developed as a **residential community**, and we chose to live here based on those assurances. The proposed zoning change threatens the character, safety, and quality of life in our neighborhood.

Full Name Address

Signature

[illegible] ... FOWLER St.

[illegible]

Dennis [illegible] 11509 POSTON Rd, PANAMA CITY, FL

Dennis W Boock

Judy A. Boock 11505 Poston Rd Panama City FL

Susan Watson

Charles Watson 11423 Poston Rd. Panama City, FL

[illegible]

Madonia Hodges 11406 Poston Rd. Panama City, FL 32404

Denise [illegible]

1502 PRIMROSE LN. P.C. FLA. 32404

[illegible] Harrell

John Harrell 1717 POSTON Dr.

Brian [illegible]

Robert E Hodges 1714 Poston Dr

Gayle P. Hodges 1714 Poston Dr Panama City FL 324

Mike Harrell

1731 Poston Dr P.C. FL. 32404

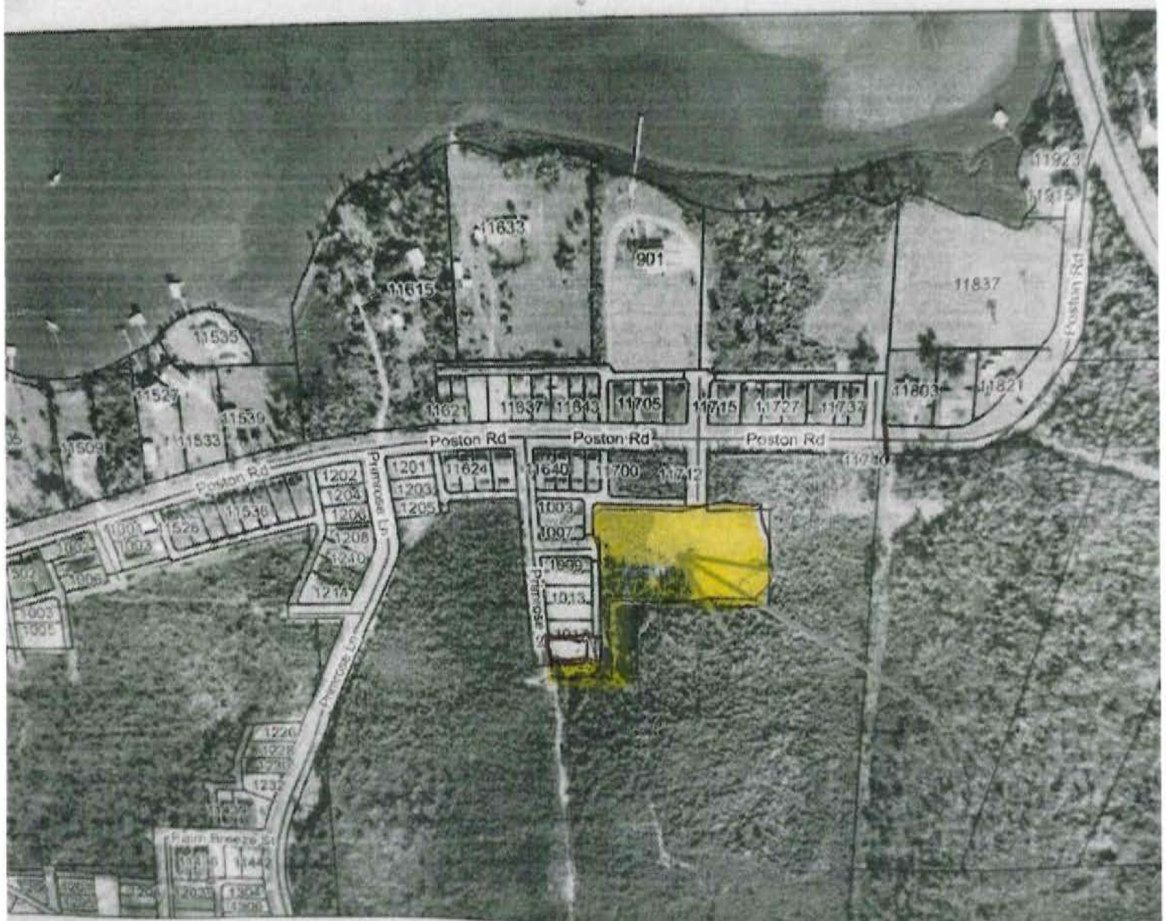
Scott Sexton [illegible]

11539 POSTON RD PCFL32404

Lloyd Hildreth	11923 Poston Road Panama City FL. 32404
Blake Sweett	11821 Poston Rd Panama FL 32404
Kelly Sweatt / Vicky Sweatt	11821 Poston Rd Panama City, FL 32404
Linda J. Gildner	11811 Poston Rd, Panama City, FL 32404
Ellen Bylsma	11527 Poston Rd
Mitchell Rexrode	Panama City, FL 32404
Russell Wells	11341 Poston Rd
Kelli Stowman	Panama City, FL
	11323 Poston Rd
Johnny Neumann	Panama City, FL 32404
Brian	11404 Gadart St
Donna Lamoreaux	Panama City FL 32404
	1638 Primrose Ln PC, FL 32404
Jeanne Weeks	1578 Primrose Lane
	1623 Primrose Ln
Betty J Callahan	1623 Primrose Lane
	1624 Primrose Ln
	1742 Poston rd Panama City 32404
	1742 Poston Dr Panama City 32404
	1742 Poston Dr Panama City 32404
	1742 Poston Dr Panama City 32404
Raleigh Smith	11729 Poston Road Panama City, FL 32404
Kelley Mitchell	11721 Poston Road
Clyde Mitchell	Panama City, FL 32404
Kayla Jones	11715 Poston RD
	Panama City FL 32404
Bruce Robinson	11646 Poston Rd 32404
Kristi Jordan	11644 Poston Rd 32404
M Sapp	1009 Primrose St.
Jason Lucas	11626 Poston Rd 32404
Kathy Martinez	11621 Poston Rd 32404
	11641 Posten Rd.

Kenny Arnett	1840 Poston Rd.
Sandy Arnett	
Kendall Hog	901 Cooks Street
Matt Bullard	11533 Poston Rd.
Linda Bullard	

Zoning & Future Land Use Designation



7/25/2025, 11:49:31 AM

Parcels

Jul 22, 2025

City of Callaway
Director of Public Works and Planning
324 S. Berthe Avenue
Callaway, FL 32404
Attn: Mr. Bill Frye

From: Rodrick Trail, 11711 Poston Rd, PC, FL 32404

RE: Intended use and purpose of Rezoning Parcel # 07384-277-000 (1023 Primrose St.)

Our family is currently downsizing from our current home and relocating to 11711 Poston Rd in the East Bay community. During this period, I also purchased Parcel # 07384-277-000 in conjunction with our home located directly across the street. Since East Bay community has limited parking and yard areas, I needed extra space to support my Antique Hobby shop space requirements. In addition, this parcel has long-term plans to be a Boat Storage area to support storage requirements for Easy Bay residents.

Prior to purchasing this Boat Storage Parcel, I inquired with the Public Works and Planning Department and was informed that Rezoning would be required before commencement of any storage activities

The plan is to construct a metal building approximately 3600 sq ft (Approximately 4500 sq ft total impervious area) for my antique hobby shop and operate a secure boat storage area to support our Sunrise at East Bay community residents.

I am unsure on which Zoning designation to apply for and will need your offices guidance. Appears my plan could possibly fall within Section 15.550 Community Commercial paragraphs(b) (2) Antique Shop, (b) (4) Auto Accessory, or (B) (20) Hobby Shop and this is with focus on the Antique Auto Hobby structure. From the Boat Storage prospective, Section 15.555 Service Commercial paragraph (b) (19), "Other Uses, which in the opinion of the Director of Planning, are of a similar and compatible nature to those permitted uses described herein" may be a zoning option.

If you need additional information or have any questions, please give me a call. Thank you for your attention on this matter.

Rodrick Trail
478-320-2083, email: turbo50stang@yahoo.com

PETITION TO OPPOSE RE-ZONING FOR COMMERCIAL USE IN OUR NEIGHBORHOOD

To: Mayor Henderson, Commissioners Davis, Griggs, Pelletier and Ayers

From: Concerned Residents of Sunrise at East Bay

Date: August 7, 2025

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Full Name / Signature	Address
1. Don Bartley / Don Bartley	11416 Fowler St
2. Lisa Klias / Lisa Klias	11418 Fowler St.
3. Ivy Romig / Ivy Romig	11411 Fowler St.
4. Donna Yielding / Donna Yielding	11413 Fowler ST
5. Bryan Yp	11403 Fowler st.
6. Dylan Peters	11407 Palm Breeze St
7. Dakota Hansley / D. Hansley	11400 Fowler St
8. Melvin Curtis IV / Melvin Curtis IV	1201 Pitts st
9. Kim Kornblatt / Kim Kornblatt	11413 Goddart St.
10. Elizabeth Rosario / Elizabeth Rosario	1310 Primrose Lane
11.	

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Full Name	Address
Signature	
[illegible]	[illegible]
1) Janet Allen	1214 Primrose Lane
Janet W. Allen	
2) DAVID WALTERS	11637 POSTON Rd.
David M Walters	
3) DAWN M WALTERS	11637 POSTON RD
Dawn M Walters	
4) [illegible]	11733 Poston Rd
5) WILLIAM TROUP	11733 POSTON RD.
[signature]	
6) Hellen Walters	11436 Palm Breeze ST
H Walters	
7) Christina Baie	11725 Poston Rd.
Christina Baie	
8) Brittany Black	11414 Fowler St
Brittany n Black	
9) Chris Black	11414 Fowler St
Chris Black	
10) Julia Ritchie	1204 Pitts Street
11) Jacob Ritchie	

Print Name Print Address
Signature

12) Corey / Lisa Boren
[signature] 11538 poston rd

13) LARA JENKINS 1004 BAYSIDE ST
[signature]

14) ADRIAN JENKINS 1004 BAYSIDE ST
[signature]

15)

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Financial Statements
Unaudited
For Period Ended

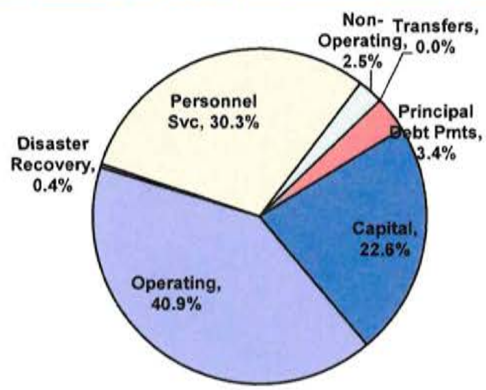
September 30, 2025

CITY OF CALLAWAY Fiscal Year 2025

BUDGET-IN-BRIEF as of September 30, 2025

100 % of Year Elapsed

YTD-Citywide Expense Allocation



General Fund Revenues

Revenues	Budget	Year-to-Date	%
Ad valorem Taxes	2,414,572	2,164,644	89.6%
Other Taxes	2,243,749	2,428,998	108.3%
Permits, Fees, & Licenses	1,484,835	1,884,174	126.9%
Grants & Shared Revenue**	3,262,009	2,687,420	82.4%
FEMA Public Assistance	32,561	776,731	0.0%
Financing Proceeds	-	-	0.0%
Service Charges	265,226	239,291	90.2%
Judgements, Fines, & Forfeits	56,317	63,446	112.7%
Interest & Other Earnings	496,700	426,428	85.9%
Rents & Royalties	79,796	91,500	114.7%
Sales of Fixed Assets	12,893	13,449	0.0%
Contributions & Donations	900	420	0.0%
Miscellaneous Revenue	304,469	33,323	10.9%
Transfers In	1,236,315	-	0.0%
Total Revenues	**$ 11,890,342**	**$ 10,809,825**	**90.9%**

General Fund Expenditures

Expenditures	Budget	Year-to-Date	%
Executive (Commission)	56,550	54,116	95.7%
City Manager	251,630	275,699	109.6%
Finance	447,380	453,569	101.4%
Legal	58,500	64,408	110.1%
Code Enforcement	426,391	385,611	90.4%
Information Technology	108,907	115,826	106.4%
City Clerk	158,688	150,520	94.9%
Elections	-	-	0.0%
General Government	1,167,951	942,143	80.7%
Human Resources	96,311	92,661	96.2%
Law Enforcement	2,656,718	2,656,718	100.0%
Fire Department	2,433,411	2,408,850	99.0%
Emergency & Disaster Relief	148,606	82,676	55.6%
Utility Billing	-	18,923	0.0%
Streets	1,338,897	1,256,176	93.8%
Maintenance Shop	315,045	310,997	98.7%
Leisure Services	2,159,945	2,042,935	94.6%
Cost Allocation Transfers	(862,966)	(862,968)	100.0%
Interest Expense	-	-	0.0%
Transfers/Payments	917,184	-	0.0%
Total Expenditures	**$ 11,879,148**	**$ 10,448,858**	**88.0%**

General Fund Increase/Decrease to Fund Balance

	Budget	Year-to-Date
Incr / (Decr) to Fund Balance	11,194	360,966

Community Redevelopment Fund

	Budget	Year-to-Date	%
Revenues & Trfrs In	2,565,711	1,143,791	0.0%
Expenditures	3,184,707	343,136	10.8%
Incr / (Decr) to Fund Balance	(618,996)	800,655	

Debt Service Fund

	Budget	Year-to-Date	%
Transfers In	-	-	0.0%
Debt Service Pmts.	-	-	0.0%
Incr / (Decr) to Fund Balance	-	-	

Capital Projects Fund

	Budget	Year-to-Date	%
Revenues & Trfrs In	20,709,812	4,880,164	23.6%
1/2 Cent Infrasturcture Tax	2,140,744	2,140,829	100.0%
Total Revenues and Trans In	22,850,556	7,020,993	30.7%
Expenditures	27,019,983	3,698,374	13.7%
Incr / (Decr) to Fund Balance	(4,169,427)	3,322,620	

Water Fund

	Budget	Year-to-Date	%
Revenues & Trfrs In	4,350,859	4,285,161	98.5%
Expenses & Trfrs Out	4,119,455	3,810,973	92.5%
Incr / (Decr) to Net Assets	231,404	474,188	

Sewer Fund

	Budget	Year-to-Date	%
Revenues & Trfrs In	6,935,644	6,169,285	89.0%
Expenses & Trfrs Out	6,855,169	4,864,408	71.0%
Incr / (Decr) to Net Assets	80,475	1,304,877	

Solid Waste Fund

	Budget	Year-to-Date	%
Revenues	1,118,968	1,167,108	104.3%
Expenses & Trfrs Out	833,599	639,296	76.7%
Incr / (Decr) to Net Assets	285,369	527,812	

Citywide Increase/Decrease to Fund Balance / Net Assets

	Budget	Year-to-Date
Incr / (Decr) to Fund Balance/Net Assets	(4,179,981)	6,791,117

CITY OF CALLAWAY Fiscal Year 2025

BUDGET-IN-BRIEF Quarterly Summary as of September 30, 2025

100 % of Year Elapsed

General Fund Revenues

Revenues		Budget		1st QTR		2nd QTR		3rd QTR		4th QTR		Year-to-Date		Variance	%
Ad valorem Taxes	$	2,414,572	$	1,725,548	$	160,804	$	208,616	$	69,676	$	2,164,644	$	249,928	89.6%
Other Taxes		2,243,749		624,330		571,873		555,204		677,591		2,428,998		(185,249)	108.3%
Permits, Fees, & Licenses		1,484,835		387,077		400,241		622,279		474,576		1,884,174		(399,339)	126.9%
Grants & Shared Revenue**		3,262,009		607,045		522,090		626,874		931,411		2,687,420		574,589	82.4%
FEMA Public Assistance		32,561		-		-		-		776,731		776,731		(744,170)	2385.5%
Financing Proceeds		-		-		-		-		-		-		-	0.0%
Service Charges		265,226		68,432		55,067		76,959		38,832		239,291		25,935	90.2%
Judgements, Fines, & Forfeits		56,317		22,683		10,598		15,177		14,987		63,446		(7,129)	112.7%
Interest & Other Earnings		496,700		109,099		106,270		105,975		105,084		426,428		70,272	85.9%
Rents & Royalties		79,796		13,941		20,764		22,633		34,162		91,500		(11,704)	114.7%
Sales of Fixed Assets		10,098		-		-		10,099		-		10,099		(1)	100.0%
Sales of Scrap		2,795		2,796		-		554		-		3,350		(555)	119.9%
Contributions & Donations		900		316		0		3		100		420		480	0.0%
Miscellaneous Revenue		304,469		9,117		22,257		2,801		(852)		33,323		271,146	10.9%
Transfers In		1,236,315		-		-		-		-		-		1,236,315	0.0%
Total Revenues	**$**	**11,890,342**	**$**	**3,570,386**	**$**	**1,869,964**	**$**	**2,247,175**	**$**	**3,122,299**	**$**	**10,809,825**	**$**	**1,080,517**	90.9%

General Fund Expenditures

Expenditures		Budget		1st QTR		2nd QTR		3rd QTR		4th QTR		Year-to-Date		Variance	%
Executive (Commission)	$	56,550	$	14,344	$	13,582	$	13,578	$	12,612	$	54,116	$	2,434	95.7%
City Manager		251,630		57,785		65,312		56,487		96,115		275,699		(24,069)	109.6%
Finance		447,380		80,805		168,640		81,074		123,051		453,569		(6,189)	101.4%
Legal		58,500		13,100		15,135		15,166		21,007		64,408		(5,908)	110.1%
Code Enforcement		426,391		89,304		95,310		89,908		111,089		385,611		40,780	90.4%
Information Technology		108,907		25,377		21,244		45,067		24,138		115,826		(6,919)	106.4%
City Clerk		158,688		33,507		37,600		32,818		46,595		150,520		8,168	94.9%
Elections		-		-		-		-		-		-		-	0.0%
General Government		1,167,951		221,879		185,324		321,630		213,311		942,143		225,808	80.7%
Human Resources		96,311		20,671		23,663		20,532		27,795		92,661		3,650	96.2%
Law Enforcement		2,656,718		664,180		664,180		664,180		664,180		2,656,718		(0)	100.0%
Fire Department		2,433,411		553,779		637,873		528,594		688,604		2,408,850		24,561	99.0%
Emergency & Disaster Relief		148,606		4,214		5,160		17,416		55,886		82,676		65,930	0.0%
Utility Billing		-		-		9		(36)		18,950		18,923		(18,923)	0.0%
Streets		1,338,897		321,043		301,135		232,828		401,170		1,256,176		82,721	93.8%
Maintenance Shop		315,045		66,685		75,309		63,113		105,890		310,997		4,048	98.7%
Leisure Services		2,159,945		403,116		637,218		495,673		506,928		2,042,935		117,010	94.6%
Cost Allocation Transfers		(862,966)		(215,742)		(215,742)		(215,742)		(215,742)		(862,968)		2	100.0%
Interest Expense		-		-		-		-		-		-		-	0.0%
Transfers & Loan Payments		917,184		-		-		-		-		-		917,184	0.0%
Total Expenditures	**$**	**11,879,148**	**$**	**2,354,047**	**$**	**2,730,950**	**$**	**2,462,284**	**$**	**2,901,578**	**$**	**10,448,858**	**$**	**1,430,290**	88.0%

General Fund Increase/Decrease to Fund Balance

		Budget		1st QTR		2nd QTR		3rd QTR		4th QTR		Year-to-Date		Variance
Incr / (Decr) to Fund Balance	**$**	**11,194**	**$**	**1,216,340**	**$**	**(860,986)**	**$**	**(215,109)**	**$**	**220,722**	**$**	**360,966**	**$**	**(349,772)**

Community Redevelopment Fund

		Budget		1st QTR		2nd QTR		3rd QTR		4th QTR		Year-to-Date		Variance	%
Revenues & Trfrs In		2,565,711		1,143,791		-		-		-		1,143,791		1,421,920	0.0%
Expenditures		3,184,707		86,375		82,337		102,073		72,351		343,136		2,841,571	10.8%
Incr / (Decr) to Fund Balance	**$**	**(618,996)**	**$**	**1,057,416**	**$**	**(82,337)**	**$**	**(102,073)**	**$**	**(72,351)**	**$**	**800,655**	**$**	**(1,419,651)**	

CITY OF CALLAWAY Fiscal Year 2025

BUDGET-IN-BRIEF Quarterly Summary as of September 30, 2025

100 % of Year Elapsed

Capital Projects Fund

	Budget	1st QTR	2nd QTR	3rd QTR	4th QTR	Year-to-Date	Variance	%
Revenues & Trfrs In	20,709,812	-	1,150,142	2,761,443	968,578	4,880,164	15,829,648	23.6%
1/2 Cent Infrasturcture Tax	2,140,744	502,804	441,029	544,859	652,137	2,140,829	(85)	100.0%
Total Revenues and Trans In	22,850,556	502,804	1,591,172	3,306,302	1,620,716	7,020,993	15,829,563	30.7%
Expenditures	27,019,983	87,168	1,989,298	859,839	762,068	3,698,374	23,321,609	13.7%
Incr / (Decr) to Fund Balance	**$ (4,169,427)**	**$ 415,636**	**$ (398,127)**	**$ 2,446,463**	**$ 858,647**	**$ 3,322,620**	**$ (7,492,047)**	

Water Fund

	Budget	1st QTR	2nd QTR	3rd QTR	4th QTR	Year-to-Date	Variance	%
Revenues								
Charges for Services	3,826,885	978,471	833,150	1,061,342	1,006,810	3,879,773	(52,888)	101.4%
Other Income	523,974	76,993	75,958	144,629	107,807	405,388	118,586	77.4%
Total Revenues	**4,350,859**	**1,055,464**	**909,108**	**1,205,972**	**1,114,617**	**4,285,161**	**65,698**	98.5%
Expenditures								
Salaries & Benefits	619,503	156,562	155,498	142,644	148,274	602,978	16,525	97.3%
Contratual Services	105,800	8,557	8,085	8,423	7,061	32,125	73,675	30.4%
Cost of Water	1,236,814	286,861	280,026	360,871	406,780	1,334,538	(97,724)	107.9%
Other Expenditures	2,157,338	356,939	363,111	374,648	746,634	1,841,332	316,006	85.4%
Total Expenditures	**4,119,455**	**808,919**	**806,720**	**886,586**	**1,308,749**	**3,810,973**	**308,482**	92.5%
Incr / (Decr) to Net Assets	**$ 231,404**	**$ 246,545**	**$ 102,388**	**$ 319,386**	**$ (194,131)**	**$ 474,188**	**$ (242,784)**	

Sewer Fund

	Budget	1st QTR	2nd QTR	3rd QTR	4th QTR	Year-to-Date	Variance	%
Revenues								
Charges for Services	5,389,670	1,294,036	1,268,667	1,351,074	1,342,603	5,256,380	133,290	97.5%
Other Income	1,545,974	200,117	164,435	313,344	235,008	912,905	633,069	59.1%
Total Revenues	**6,935,644**	**1,494,153**	**1,433,102**	**1,664,418**	**1,577,612**	**6,169,285**	**766,359**	89.0%
Expenditures								
Salaries & Benefits	532,191	115,519	145,169	123,905	145,385	529,979	2,212	99.6%
Contratual Services	12,000	1,825	1,489	3,296	2,178	8,789	3,211	73.2%
Cost of Treatment	2,331,955	493,181	459,576	687,810	646,657	2,287,224	44,731	98.1%
Other Expenditures	3,979,023	380,273	383,720	454,754	819,669	2,038,416	1,940,607	51.2%
Total Expenditures	**6,855,169**	**990,798**	**989,954**	**1,269,766**	**1,613,890**	**4,864,408**	**1,990,761**	71.0%
Incr / (Decr) to Net Assets	**$ 80,475**	**$ 503,354**	**$ 443,149**	**$ 394,652**	**$ (36,278)**	**$ 1,304,877**	**$ (1,224,402)**	

Solid Waste Fund

	Budget	1st QTR	2nd QTR	3rd QTR	4th QTR	Year-to-Date	Variance	%
Revenues								
Charges for Services	1,065,895	267,814	267,128	268,618	269,349	1,072,908	(7,013)	100.7%
Other Income	53,073	21,873	22,049	24,045	26,233	94,199	(41,126)	177.5%
Total Revenues	**1,118,968**	**289,687**	**289,177**	**292,662**	**295,582**	**1,167,108**	**(48,140)**	104.3%
Expenditures								
Salaries & Benefits	261,690	53,132	66,071	55,398	57,592	232,193	29,497	88.7%
Contratual Services	125,711	740	1,166	50,757	38,742	91,405	34,306	72.7%
Other Expenditures	446,198	66,715	72,184	78,798	98,001	315,698	130,500	70.8%
Total Expenditures	**833,599**	**120,587**	**139,421**	**184,953**	**194,335**	**639,296**	**479,672**	76.7%
Incr / (Decr) to Net Assets	**$ 285,369**	**$ 169,100**	**$ 149,756**	**$ 107,709**	**$ 101,246**	**$ 527,812**	**$ (242,443)**	

Citywide Increase/Decrease to Fund Balance / Net Assets

	Budget	1st QTR	2nd QTR	3rd QTR	4th QTR	Year-to-Date	Variance
Incr / (Decr) to Fund Balance/Net Assets	**$ (4,179,981)**	**$ 3,608,391**	**$ (646,156)**	**$ 2,951,028**	**$ 877,855**	**$ 6,791,117**	**$ 10,971,098**

City of Callaway
Balance Sheet
For Period Ended September 30, 2025

	General	CRA	CIP	Water	Sewer	Solid Waste	Total
Current Assets							
Cash & Cash Equivalents	$ 6,567,620	$ 2,248,771	$ 1,521,280	$ 3,136,548	$ 11,117,622	$ 2,426,705	$ 27,018,546
Cash - Restricted	3,650,363	-	-	2,781,239	1,630,026	-	8,061,627
Cash - Infrastructure Tax	-	-	8,081,948	-	-	-	8,081,948
Cash - ARPA Restricted	-	-	-	-	-	-	-
Investments	12,616	-	-	-	-	-	12,616
Investments - Restricted	172,115	-	-	462,747	2,392,355	-	3,027,218
Receivables	5,941,299	-	2,274,562	532,920	1,822,299	86,595	10,657,674
Inventory	41,507	-	-	-	-	6,558	48,065
Prepaid Items	233,573	-	-	2,991	-	-	236,564
Other Current Assets	-	-	-	-	997,000	-	997,000
Total Current Assets:	$ 16,619,093	$ 2,248,771	$ 11,877,789	$ 6,916,444	$ 17,959,302	$ 2,519,858	$ 58,141,257
Non Current Assets							
Capital Assets	$ -	$ -	$ -	$ 8,830,252	$ 9,232,777	$ 243,003	$ 18,306,032
Other Noncurrent Assets	-	-	-	3,091,361	9,939,325	-	13,030,685
Deferred Outflow	-	-	-	121,821	87,015	52,209	261,045
Total Non Current Assets:	$ -	$ -	$ -	$ 12,043,433	$ 19,259,117	$ 295,212	$ 31,597,763
Total Assets:	$ 16,619,093	$ 2,248,771	$ 11,877,789	$ 18,959,877	$ 37,218,419	$ 2,815,070	$ 89,739,019
Current Liabilities							
Payable	$ 645,754	$ 17,458	$ 122,682	$ 222,773	$ 377,368	$ 50,423	$ 1,436,458
Unearned Revenue	5,489,040	-	2,149,910	-	-	-	7,638,950
Other Current Liability	14,670	-	-	1,704,051	910,500	-	2,629,221
Total Current Liabilities:	$ 6,149,464	$ 17,458	$ 2,272,592	$ 1,926,824	$ 1,287,868	$ 50,423	$ 11,704,629
Non Current Liabilities							
Non-Current Liability	$ -	$ -	$ -	$ 6,743,786	$ 7,135,498	$ 172,182	$ 14,051,465
Deferred Inflow	-	-	-	36,956	26,397	15,839	79,192
Total Non Current Liabilities:	$ -	$ -	$ -	$ 6,780,742	$ 7,161,895	$ 188,021	$ 14,130,657
Total Liabilities:	$ 6,149,464	$ 17,458	$ 2,272,592	$ 8,707,566	$ 8,449,763	$ 238,444	$ 25,835,286
Fund Balance							
Fund Balance Unrestricted	$ 6,891,331	$ -	$ -	$ 5,641,526	$ 20,748,866	$ 1,805,812	$ 35,087,534
Fund Balance Restricted	3,217,332	1,430,658	6,282,577	4,136,598	6,464,913	243,003	21,775,081
Total Liabilities and Fund	$ 16,258,127	$ 1,448,116	$ 8,555,169	$ 18,485,690	$ 35,663,542	$ 2,287,259	$ 82,697,902
Retained Earnings:	$ 360,966	$ 800,655	$ 3,322,620	$ 474,188	$ 1,554,877	$ 527,812	$ 7,041,117
Total Liabilities, Fund	$ 16,619,093	$ 2,248,771	$ 11,877,789	$ 18,959,877	$ 37,218,419	$ 2,815,070	$ 89,739,019

City of Callaway
Cash Analysis - Restricted vs. Unresticted Balances
For Period Ended September 30, 2025

	Cash and Investments As of 8/31/25						
2025	**General**	**CRA**	**CIP**	**Water**	**Sewer**	**Solid Waste**	**Total**
Unrestricted	6,580,236	-	-	3,136,548	11,117,622	2,426,705	23,261,111
Restricted	3,822,478	2,248,771	9,603,227	3,243,986	4,022,382	-	19,170,793
Total	$ 10,402,714	$ 2,248,771	$ 9,603,227	$ 6,380,534	$ 15,140,003	$ 2,426,705	$ 42,431,904
Based on 2025 Budget							
Unrestricted	6,580,236	-	-	3,136,548	11,117,622	2,426,705	23,261,111
17% Reserves Required	2,019,455	-	-	700,307	1,165,379	141,712	4,026,853
Net Available for Operations	4,560,781	-	-	2,436,241	9,952,243	2,284,993	19,234,258
Unrestricted	6,580,236	-	-	3,136,548	11,117,622	2,426,705	23,261,111
34% Reserves	4,038,910	-	-	1,400,615	2,330,757	283,424	8,053,706
Net Available for Operations	2,541,326	-	-	1,735,934	8,786,864	2,143,281	15,207,405
Based on 2026 Budget							
Unrestricted	6,580,236	-	-	3,136,548	11,117,622	2,426,705	23,261,111
17% Reserves Required	2,183,664	-	-	752,951	1,354,589	188,471	4,479,675
Net Available for Operations	4,396,572	-	-	2,383,598	9,763,033	2,238,234	18,781,436
Unrestricted	6,580,236	-	-	3,136,548	11,117,622	2,426,705	23,261,111
34% Reserves	4,367,329	-	-	1,505,901	2,709,177	376,942	8,959,350
Net Available for Operations	2,212,907	-	-	1,630,647	8,408,444	2,049,763	14,301,762

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Sources of Funds							
Property and Other Taxes							
Ad Valorem Taxes	$ 2,414,572	$ 415	$ 2,164,644	$ 249,928	$ -	$ 249,928	89.65%
Local Option Fuel Tax	307,602	31,215	271,073	36,529	-	36,529	88.12%
Pub Svc Utility Tx-Electricity	1,209,059	157,374	1,390,137	(181,078)	-	(181,078)	114.98%
Pub Svc Utility Tax - Water	310,877	29,563	318,812	(7,935)	-	(7,935)	102.55%
Pub Svc Utility Tax - Nat. Gas	65,063	4,771	66,640	(1,577)	-	(1,577)	102.42%
Pub Svc Utility Tx-Bottled Gas	9,252	462	9,090	162	-	162	98.25%
Communications Services Tax	322,624	27,895	356,695	(34,071)	-	(34,071)	110.56%
Local Business License Tax	19,272	(2,288)	16,550	2,722	-	2,722	85.88%
Subtotal	$ 4,658,321	$ 249,407	$ 4,593,642	$ 64,679	$ -	$ 64,679	98.61%
Permits, Fees and Licenses							
Building Permits	$ 35,000	$ 3,535	$ 32,230	$ 2,770	$ -	$ 2,770	92.09%
Electric Franchise Fees	838,541	110,332	946,261	(107,720)	-	(107,720)	112.85%
Gas Franchise Fees	62,697	4,162	63,092	(395)	-	(395)	100.63%
Refuse Collection Permits	103,387	7,990	110,661	(7,274)	-	(7,274)	107.04%
Stormwater Fees	106,766	8,993	107,172	(406)	-	(406)	100.38%
Other Licenses & Permits	3,239	550	4,655	(1,416)	-	(1,416)	143.72%
Comp Plan & LDR Permits	10,205	500	12,965	(2,760)	-	(2,760)	127.05%
Impact Fees - Transportation Res.	275,000	34,323	397,002	(122,002)	-	(122,002)	144.36%
Impact Fees - Transportation Comm.	50,000	-	210,135	(160,135)	-	(160,135)	420.27%
Subtotal	$ 1,484,835	$ 170,385	$ 1,884,174	$ (399,339)	$ -	$ (399,339)	126.89%
Grants & Shared Revenues							
State and Federal Grants	$ 611,325	$ 41,578	$ 41,578	$ 569,747	$ -	$ 569,747	6.80%
FEMA Reimbursement - PA	32,561	776,731	776,731	(744,170)	2,405	(746,575)	2385.46%
Triumph Grant	-	-	-	-	-	-	0.00%
Loan Proceeds	-	-	-	-	-	-	0.00%
MRS - Sales Tax Portion	697,788	64,835	734,006	(36,218)	-	(36,218)	105.19%
MRS - Motor Fuel Tax	152,136	14,136	160,059	(7,923)	-	(7,923)	105.21%
Mobile Home License Tax	1,200	51	1,200	(0)	-	(0)	100.04%
Alcoholic Beverage Lic. Tax	4,500	-	4,496	4	-	4	99.91%
Local Gov't Half Cent Sales Tx	1,781,340	195,144	1,729,485	51,856	-	51,856	97.09%
Firefighter Supplemental Comp	2,970	-	2,340	630	-	630	78.79%
Motor Fuel Tax Refund	10,750	3,309	14,256	(3,506)	-	(3,506)	132.61%
Subtotal	$ 3,294,570	$ 1,095,784	$ 3,464,151	$ (169,581)	$ 2,405	$ (171,986)	105.15%

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Charges for Services							
Certify, Copy, Research	$ 50	$ -	$ -	$ 50	$ -	$ 50	0.00%
Return Check Service Fees	6,100	180	4,480	1,620	-	1,620	73.44%
Lien Search Fees	23,000	1,650	18,855	4,145	-	4,145	81.98%
Fire Protection Services (Co.)	208,142	-	187,328	20,814	-	20,814	90.00%
Collection of Bad Debt	-	(9)	-	-	-	-	0.00%
Penalties	2,500	215	2,667	(167)	-	(167)	106.69%
Other Charges for Services	23,284	188	24,211	(927)	-	(927)	103.98%
Forclosure Registrations	2,150	200	1,750	400	-	400	81.40%
Subtotal	$ 265,226	$ 2,424	$ 239,291	$ 25,935	$ -	$ 25,935	90.22%
Other Revenues							
Judgements, Fines, & Forfeits	$ 56,317	$ 5,948	$ 63,446	$ (7,129)	$ -	$ (7,129)	112.66%
Interest & Dividends	496,700	35,516	426,428	70,272	-	70,272	85.85%
Concession Stand Rent	3,600	3,600	3,600	-	-	-	100.00%
A&CC Rental Fees	47,500	1,530	41,252	6,248	-	6,248	86.85%
Sports Field Rental Fees	5,000	760	18,710	(13,710)	-	(13,710)	374.20%
Rec Complex Facility Rentals	1,000	(40)	1,160	(160)	-	(160)	116.00%
Rents - Other	22,696	1,800	26,778	(4,082)	-	(4,082)	117.99%
Disposition of Fixed Assets	10,098	-	10,099	(1)	-	(1)	100.00%
Sale of Scrap	2,795	-	3,350	(555)	-	(555)	119.86%
Donations - Private Sources	400	-	-	400	-	400	0.00%
Donations - Veteran's Memorial Wall	-	-	-	-	-	-	0.00%
Voluntary Park Fees Collected	500	100	420	80	-	80	83.95%
Insurance Proceeds	-	-	-	-	-	-	0.00%
Non-Res.Rec League Fee	940	-	4,165	(3,225)	-	(3,225)	443.09%
Other Misc. Revenue	303,529	1,029	32,350	271,179	-	271,179	10.66%
Other Misc. Revenue - Mowing	-	-	-	-	-	-	0.00%
Gen Fund Over/Short	-	(3,193)	(3,193)	3,193	-	3,193	0.00%
Subtotal	$ 951,075	$ 47,050	$ 628,566	$ 322,509	$ -	$ 322,509	66.09%
Total Taxes and Revenues	$ 10,654,027	$ 1,565,050	$ 10,809,825	$ (155,798)	$ 2,405	$ (158,203)	101.46%
Use of Reserves							
Trasfer from Sewer Un Rest.	-	-	-	-	-	-	0.00%
Budgeted Use of Reserves (UN)	319,131	-	-	319,131	-	319,131	0.00%
Budgeted Use of Reserves (RES)	917,184	-	-	917,184	-	917,184	0.00%
Subtotal	$ 1,236,315	$ -	$ -	$ 1,236,315	$ -	$ 1,236,315	0.00%
Total Revenues and Sources of Funds	$ 11,890,342	$ 1,565,050	$ 10,809,825	$ 1,080,517	$ 2,405	$ 1,078,112	90.91%

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Expenditures and Uses of Funds							
Executive (Commission)							
Executive Salaries	$ 50,000	$ 3,333	$ 49,167	$ 833	$ -	$ 833	98.33%
Benefits	3,950	261	3,854	96	-	96	97.58%
Other Expesnes	2,600	-	1,094	1,506	-	1,506	42.09%
Subtotal Commission	$ 56,550	$ 3,594	$ 54,116	$ 2,434	$ -	$ 2,434	95.70%
City Manager							
Salaries and Wages	$ 165,619	$ 44,329	$ 196,613	$ (30,994)	$ -	$ (30,994)	118.71%
Benefits	77,211	5,731	74,558	2,653	-	2,653	96.56%
Other Expenses	8,800	740	4,528	4,272	-	4,272	51.45%
Subtotal City Manager	251,630	50,799	275,699	(24,069)	-	(24,069)	109.57%
Finance Dept.							
Salaries and Wages	$ 227,884	$ 47,512	$ 255,607	$ (27,723)	$ -	$ (27,723)	112.17%
Benefits	106,246	7,986	103,947	2,299	-	2,299	97.84%
Audit / Accounting	59,700	-	44,700	15,000	-	15,000	74.87%
Other Contractual Service	34,575	173	34,194	381	-	381	98.90%
Other Expenses	18,975	1,382	15,122	3,853	-	3,853	79.70%
Subtotal Finance	$ 447,380	$ 57,053	$ 453,569	$ (6,189)	$ -	$ (6,189)	101.38%
Legal							
City Attorney Fees	$ 56,000	$ 4,854	$ 61,753	$ (5,753)	$ -	$ (5,753)	110.27%
Other Expenses	2,500	-	2,655	(155)	-	(155)	106.20%
Subtotal Legal	$ 58,500	$ 4,854	$ 64,408	$ (5,908)	$ -	$ (5,908)	110.10%
Code Enforcement							
Salaries and Wages	$ 163,881	$ 16,650	$ 164,996	$ (1,115)	$ -	$ (1,115)	100.68%
Benefits	70,820	5,065	67,219	3,601	-	3,601	94.92%
Other Contractual Services	33,500	446	11,961	21,539	-	21,539	35.71%
Animal Control	135,000	34,500	134,147	853	-	853	99.37%
Other Expenses	23,190	(36)	7,287	15,903	697	15,207	31.42%
Captial Outlay - Fixed Assets	-	-	-	-	-	-	0.00%
Subtotal Planning / Code	$ 426,391	$ 56,625	$ 385,611	$ 40,780	$ 697	$ 40,084	90.44%
Information Technology							
IT - Contracted Services	$ 70,907	$ 6,198	$ 72,309	$ (1,402)	$ -	$ (1,402)	101.98%
Other Contractual Services	-	-	-	-	-	-	0.00%
IT - Equipment < $1,000	38,000	-	43,517	(5,517)	-	(5,517)	114.52%
Subtotal Information Tech.	$ 108,907	$ 6,198	$ 115,826	$ (6,919)	$ -	$ (6,919)	106.35%
City Clerk							
Salaries & Wages	103,841	12,700	107,281	(3,440)	-	(3,440)	103.31%
Benefits	43,427	2,741	37,621	5,806	-	5,806	86.63%
Other Expenses	11,420	5	5,619	5,801	-	5,801	49.20%
Subtotal City Clerk	$ 158,688	$ 15,446	$ 150,520	$ 8,168	$ -	$ 8,168	94.85%

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Elections							
Other Contractual Services	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Other Expenses	-	-	-	-	-	-	0.00%
Subtotal Elections	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Gen Govt/Administration							
Salaries and Wages	$ 60,081	$ 3,861	$ 51,179	$ 8,902	$ -	$ 8,902	85.18%
Benefits	29,461	1,577	24,091	5,370	-	5,370	81.77%
Other Contractual Services	156,500	291	51,453	105,047	-	105,047	32.88%
Communications/Telephone	25,000	1,062	13,596	11,404	-	11,404	54.38%
Utilities	15,600	1,056	13,003	2,597	-	2,597	83.35%
Repair and Maintenance	2,500	-	1,115	1,385	-	1,385	44.59%
Other Expenses	718,844	46,831	627,741	91,103	-	91,103	87.33%
Captial Outlay - Fixed Assets	159,965	-	159,965	-	280,200	(280,200)	100.00%
Subtotal Gen Govt / Admin	$ 1,167,951	$ 54,678	$ 942,143	$ 225,808	$ 280,200	$ (54,391)	80.67%
Human Resources							
Salaries & Wages	70,383	9,439	74,126	(3,743)	-	(3,743)	105.32%
Benefits	17,928	1,303	16,379	1,549	-	1,549	91.36%
Other Expenses	8,000	31	2,157	5,843	-	5,843	26.96%
Subtotal Human Resources	$ 96,311	$ 10,773	$ 92,661	$ 3,650	$ -	$ 3,650	96.21%
Law Enforcement							
Other Contractual Services	$ 2,656,718	$ 221,393	$ 2,656,718	$ (0)	$ -	$ (0)	100.00%
Utilities	-	-	-	-	-	-	0.00%
Subtotal Law Enforcement	$ 2,656,718	$ 221,393	$ 2,656,718	$ (0)	$ -	$ (0)	100.00%
Fire Department							
Salaries and Wages	$ 1,237,269	$ 200,358	$ 1,300,856	$ (63,587)	$ -	$ (63,587)	105.14%
Benefits	799,704	55,061	760,697	39,007	-	39,007	95.12%
Communications/Telephone	12,000	884	10,622	1,378	-	1,378	88.52%
Utilities	27,000	1,841	20,519	6,481	-	6,481	76.00%
Insurance	-	-	-	-	-	-	0.00%
Repair and Maintenance	94,160	(1,107)	70,506	23,654	3,603	20,050	74.88%
Other Expenses	122,600	5,714	106,148	16,452	-	16,452	86.58%
Capital Outlay - Fixed Assets	140,678	-	139,502	1,176	-	1,176	99.16%
Subtotal Fire Dept.	$ 2,433,411	$ 262,750	$ 2,408,850	$ 24,561	$ 3,603	$ 20,958	98.99%

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Emergency & Disaster Relief							
Professional Services	55,032	1,880	19,196	35,836	-	35,836	34.88%
Buildings	-	-	-	-	-	-	0.00%
Improvements O/T Buildings	-	-	-	-	-	-	0.00%
Machinery & Equipment	-	-	-	-	-	-	0.00%
Drainage Projects	93,574	-	63,480	30,094	-	30,094	67.84%
Subtotal E & D Relief	$ 148,606	$ 1,880	$ 82,676	$ 65,930	$ -	$ 65,930	55.63%
Utility Billing							
Salaries & Wages	$ 318,285	$ 25,617	$ 272,813	$ 45,472	$ -	$ 45,472	85.71%
Benefits	124,236	9,350	103,104	21,132	-	21,132	82.99%
Contractual Services UB	69,467	3,004	54,959	14,508	-	14,508	79.12%
Tranportation & Postage	42,710	7,030	42,663	47	-	47	99.89%
Other Expenses	175,295	20,745	161,624	13,671	-	13,671	92.20%
CA - UB - Operating Exp	(729,993)	(46,929)	(616,240)	(113,753)	-	(113,753)	84.42%
Subtotal Utility Billing	$ -	$ 18,817	$ 18,923	$ (18,923)	$ -	$ (18,923)	0.00%

City of Callaway
General Fund Revenue & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Planning / Street Department							
Salaries and Wages	$ 532,297	$ 80,563	$ 533,809	$ (1,512)	$ -	$ (1,512)	100.28%
Benefits	214,788	16,988	193,148	21,640	-	21,640	89.92%
Contractual Services	29,647	642	24,016	5,631	1,867	3,764	81.01%
Stormwater Services	27,500	5,000	27,429	71	-	71	99.74%
Utilities	200	79	159	41	-	41	79.56%
Street Lighting	185,400	14,734	175,825	9,575	-	9,575	94.84%
Repair and Maintenance	84,600	(968)	74,394	10,206	3,196	7,011	87.94%
Fuel & Lubricants	55,300	3,873	39,946	15,354	-	15,354	72.24%
Road Materials & Supplies	17,206	697	9,197	8,009	803	7,207	53.45%
Sidewalk Repairs	20,000	1,567	15,621	4,379	-	4,379	78.11%
Other Expenses	33,985	626	28,071	5,914	652	5,262	82.60%
Captial Outlay - Fixed Assets	117,974	27,749	117,973	1	-	1	100.00%
Paving	20,000	16,590	16,590	3,410	-	3,410	82.95%
Subtotal Street Dept.	$ 1,338,897	$ 168,141	$ 1,256,176	$ 82,721	$ 6,518	$ 76,203	93.82%
Maintenance Shop							
Salaries and Wages	$ 163,713	$ 23,817	$ 174,310	$ (10,597)	$ -	$ (10,597)	106.47%
Benefits	61,607	4,960	61,237	370	-	370	99.40%
Contracted Services	17,275	1,189	15,747	1,528	-	1,528	91.16%
Utilities	8,330	411	4,972	3,358	-	3,358	59.69%
Repair and Maintenance	10,400	1,463	8,888	1,512	2,244	(732)	85.46%
Operating Supplies	10,000	73	7,241	2,759	1,737	1,022	72.41%
Other Expenses	23,820	1,725	18,746	5,074	1,737	3,338	78.70%
Capital Outlay - Fixed Assets	19,900	19,855	19,855	45	-	45	99.77%
Subtotal Maintenance Shop	$ 315,045	$ 53,494	$ 310,997	$ 4,048	$ 5,717	$ (1,669)	98.72%
Leisure Services							
Salaries and Wages	$ 828,999	$ 117,589	$ 825,284	$ 3,715	$ -	$ 3,715	99.55%
Benefits	384,223	24,161	313,011	71,212	-	71,212	81.47%
Contracted Services	47,510	989	36,384	11,126	-	11,126	76.58%
Utilities	103,000	8,071	102,493	507	-	507	99.51%
Repair and Maintenance	191,000	8,347	176,046	14,954	4,117	10,837	92.17%
Operating Supplies	36,500	1,530	35,886	614	414	200	98.32%
Other Expenses	86,281	4,389	73,188	13,093	660	12,433	84.82%
Captial Outlay - Fixed Assets	482,432	64,552	480,644	1,788	8,931	(7,143)	99.63%
Subtotal Leisure Services	$ 2,159,945	$ 229,628	$ 2,042,935	$ 117,010	$ 14,122	$ 102,888	94.58%
Operating Expenses							
Cost Allocation Transfers	$ (862,966)	$ (71,914)	$ (862,968)	$ 2	$ -	$ 2	100.00%
Transfers Out	917,184	-	-	917,184	-	917,184	0.00%
Increase to Reserves	11,194	-	-	11,194	-	11,194	0.00%
Unrealized Gain/Loss on Invest	-	-	-	-	-	-	0.00%
Interest Expense	-	-	-	-	-	-	0.00%
Sutotal Other Operating Expenses	$ 65,412	$ (71,914)	$ (862,968)	$ 928,380	$ -	$ 928,380	-1319.28%
Total Expenditures	$ 11,890,342	$ 1,144,208	$ 10,448,858	$ 1,441,484	$ 310,857	$ 1,130,627	87.88%
Net Fund Revenues & Expenditures	$ -	$ 420,842	$ 360,966	$ (360,966)	$ (313,261)	$ (52,515)	

City of Callaway
CRA Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Other Sources of Funds							
Property Taxes, Revenue Sharing and Grants							
Ad Valorem Tax (from City)	376,692	-	376,692	-	-	-	100.00%
Stormwater Grants	1,412,719	-	-	1,412,719	-	1,412,719	0.00%
Intergov't Revenue from Bay Co	776,300	-	767,099	9,201	-	9,201	98.81%
Subtotal	2,565,711	-	1,143,791	1,421,920	-	1,421,920	44.58%
Other Revenues Sources & Reserves							
Interest Earned	-	-	-	-	-	-	0.00%
Transfers from General Fund	-	-	-	-	-	-	0.00%
Budgeted Use of Reserves	618,996	-	-	618,996	-	618,996	0.00%
Subtotal	618,996	-	-	618,996	-	618,996	0.00%
Total Revenues and Sources of Funds	3,184,707	-	1,143,791	2,040,916	-	2,040,916	35.92%
Expenditures and Uses of Funds							
Engineering Services	-	-	-	-	-	-	0.00%
Legal Fees - City Attorney	500	-	-	500	-	500	0.00%
Audit/Accounting	6,200	-	6,200	-	-	-	100.00%
Other Contractual Services	-	-	-	-	-	-	0.00%
Transportation/Postage	-	-	-	-	-	-	0.00%
Printing & Binding	-	-	-	-	-	-	0.00%
Other Current Charges	3,750	-	2,439	1,311	-	1,311	65.03%
Office Supplies & Small Equip	-	-	-	-	-	-	0.00%
Books, Publications, & Dues	1,000	-	695	305	-	305	69.50%
Education	-	-	-	-	-	-	0.00%
Land	10,000	800	10,000	-	-	-	100.00%
Buildings	15,000	13,220	13,220	1,780	-	1,780	88.13%
Improvements O/T Buildings	138,680	-	138,679	1	-	1	100.00%
Stormwater Projects - Cemetary Drainage	249,270	-	42,893	206,377	525	205,852	17.21%
Stormwater Projects - Berthe Spillway	2,727,807	4,238	129,010	2,598,798	70,549	2,528,249	4.73%
Redevelopment Grants	5,000	-	-	5,000	-	5,000	0.00%
Residential Grants	7,500	-	-	7,500	-	7,500	0.00%
Commercial Demolition Grants	20,000	-	-	20,000	-	20,000	0.00%
Budgeted Increase to Reserves	-	-	-	-	-	-	0.00%
Total Expenditures	3,184,707	18,258	343,136	2,841,571	71,074	2,770,497	10.77%
Net Fund Revenues & Expenditures	-	(18,258)	800,655	(800,655)	(71,074)	(729,581)	

City of Callaway
Capital Projects Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Other Sources of Funds							
Grants & Shared Revenues							
Federal Grants - 428	$ 2,412,187	$ 58,298	$ 2,470,485	$ (58,298)	$ -	$ (58,298)	102.42%
Infrastructure Half Cent Tax	1,775,763	175,868	1,778,316	(2,553)	-	(2,553)	100.14%
Berthe Ave Bridge 80/20 FEMA	1,312,265	116,440	116,440	1,195,825	-	1,195,825	8.87%
CDBG - Sandy Creek Rehab	5,470,200	-	605,166	4,865,034	-	4,865,034	11.06%
CDBG - Spine Road Hugh Thomas	2,650,000	398,710	601,283	2,048,717	-	2,048,717	22.69%
FDOT - Beautify Grant Tyndal	400,000	395,131	395,131	4,869	-	4,869	98.78%
FDOT Grant - Cherry Street Sidewalk	2,553,262	-	-	2,553,262	-	2,553,262	0.00%
FDOT Grant - West Cherry Street	528,511	-	-	528,511	-	528,511	0.00%
Paving Grant - State	2,000,000	-	675,560	1,324,440	-	1,324,440	33.78%
CDBG Grant - Lift Station Rehabs	2,466,203	-	16,100	2,450,103	-	2,450,103	0.65%
Subtotal	21,568,391	1,144,446	6,658,480	14,909,911	-	14,909,911	30.87%
Other Sources							
Interest - Infrastructure	$ 364,981	$ 29,055	$ 362,513	$ 2,468	$ -	$ 2,468	99.32%
Insurance Proceeds	-	-	-	-	-	-	0.00%
Transfers from General Fund	917,184	-	-	917,184	-	917,184	0.00%
Budget Use of Reserves	4,169,427	-	-	4,169,427	-	4,169,427	0.00%
Total Revenues and Sources of Funds	$ 27,019,983	$ 1,173,502	$ 7,020,993	$ 19,998,990	$ -	$ 19,998,990	25.98%
Expenditures and Uses of Funds							
Street Department							
Stormwater Improvements	$ 150,800	$ -	$ 5,940	$ 144,860	$ -	$ 144,860	3.94%
Sidewalk Repairs	-	-	-	-	-	-	0.00%
Sidewalk Projects - Various Repairs	50,000	-	-	50,000	-	50,000	0.00%
Engineeering Various - ADA/Grants	25,000	-	14,743	10,257	-	10,257	58.97%
Fox & Lannie Row Pond Clean-UP	141,500	-	-	141,500	-	141,500	0.00%
Berthe Ave Spillway Bridge	1,257,051	-	1,257,051	0	7,258	(7,258)	100.00%
FDOT Tyndall Median Beautification	400,000	-	395,590	4,410	11,454	(7,044)	98.90%
Cherry Street Drainage	4,448,524	1,829	22,292	4,426,232	27,838	4,398,394	0.50%
FlexNet Meter Reading	250,480	2,700	139,786	110,694	100,284	10,410	55.81%
CDBG - Spine Road Hugh Thomas Paving	2,315,010	74,643	528,853	1,786,157	1,829,936	(43,779)	22.84%
FDOT Grant - Cherry Street Sidewalk	2,540,989	1,708	4,215	2,536,774	458,415	2,078,359	0.17%
Road Paving	-	-	-	-	-	-	0.00%
State Grant - Road Paving	1,180,134	81,535	1,098,306	81,828	68,991	12,837	93.07%
Cherry St Paving & 2nd Sidewalk	5,181,853	-	86,642	5,095,211	642,890	4,452,321	1.67%
Boat Race Round About - Impact Fees	766,384	-	3,096	763,288	763,288	-	0.40%
FDOT Grant - Yellow Bluff Side	65,000	-	-	65,000	-	65,000	0.00%
FDOT Grant Hickory St Sidewalk	-	-	-	-	-	-	0.00%
FDOT Grant S Berthe Sidewalk	64,000	-	-	64,000	-	64,000	0.00%
FDOT Grant West Cherry Sidewalk	528,511	-	-	528,511	-	528,511	0.00%
Subtotal	$ 19,365,236	$ 162,415	$ 3,556,513	$ 15,808,723	$ 3,910,354	$ 11,898,369	18.37%
Lift Station Rehabs - CDBG	2,516,203	16,925	65,957	2,450,246	2,468,945	(18,699)	2.62%
Sandy Creek Rehab CDBG	5,138,544	4,420	75,904	5,062,640	216,198	4,846,442	1.48%
Subtotal	$ 7,654,747	$ 21,345	$ 141,861	$ 7,512,886	$ 2,685,143	$ 4,827,743	1.85%
Total Expenditures and Uses of Funds	$ 27,019,983	$ 183,760	$ 3,698,374	$ 23,321,609	$ 6,595,497	$ 16,726,112	13.69%
Net Fund Revenues & Expenditures	$ -	$ 989,742	$ 3,322,620	$ (3,322,620)	$ (6,595,497)	$ 3,272,878	

City of Callaway
Water Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Other Sources of Funds							
Permits, Fees. & Licenses							
Special Capital Ext Fee	$ 5,000	$ -	$ 2,185	$ 2,815	$ -	$ 2,815	43.71%
Impact Fees - Water Res.	115,000	14,466	132,403	(17,403)	-	(17,403)	115.13%
Impact Fees - Water Comm.	10,000	-	48,468	(38,468)	-	(38,468)	484.68%
State Grants - Storms & Floods	-	-	-	-	-	-	0.00%
Subtotal	$ 130,000	$ 14,466	$ 183,056	$ (53,056)	$ -	$ (53,056)	140.81%
Charges for Services							
Water Charges	$ 3,402,940	$ 322,751	$ 3,455,676	$ (52,736)	$ -	$ (52,736)	101.55%
Collection of Bad Debt	-	(143)	-	-	-	-	0.00%
Reconnect Fees	129,819	7,850	121,514	8,305	-	8,305	93.60%
Penalties	77,327	6,130	76,628	699	-	699	99.10%
System Taps	11,486	594	6,654	4,832	-	4,832	57.93%
Other Utility Income	205,313	20,195	220,757	(15,444)	-	(15,444)	107.52%
Utilities Over/Short	-	-	(1,456)	1,456	-	1,456	0.00%
Service Work Charges	-	-	-	-	-	-	0.00%
Subtotal	$ 3,826,885	$ 357,377	$ 3,879,773	$ (52,888)	$ -	$ (52,888)	101.38%
Interest & Other Earnings							
Interest	$ 120,000	$ 11,531	$ 122,881	$ (2,881)	$ -	$ (2,881)	102.40%
Interest - Impact Fees	55,000	5,847	63,238	(8,238)	-	(8,238)	114.98%
Interest - Spec Cap Ext Fees	-	-	-	-	-	-	0.00%
Disposition of Fixed Assets	-	-	62	(62)	-	(62)	0.00%
Insurance Proceeds	-	154	5,674	(5,674)	-	(5,674)	0.00%
Subtotal	$ 175,000	$ 29,035	$ 203,358	$ (28,358)	$ -	$ (28,358)	116.20%
Use of Reserves							
Budgeted Use of Reserves (UN)	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Budgeted Use of Reserves (RES)	$ 200,000	$ -	$ -	$ 200,000	$ -	$ 200,000	0.00%
Subtotal	$ 200,000	$ -	$ -	$ 200,000	$ -	$ 200,000	0.00%
Total Revenues & Sources of Funds	$ 4,350,859	$ 402,461	$ 4,285,161	$ 65,698	$ -	$ 65,698	98.49%

City of Callaway
Water Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Expenditures and Uses of Funds							
Salaries and Wages	$ 443,893	$ 37,828	$ 438,397	$ 5,496	$ -	$ 5,496	98.76%
Benefits	175,610	11,609	164,581	11,029	-	11,029	93.72%
Engineering Services	65,000	-	-	65,000	-	65,000	0.00%
Contractual Services	40,800	4,325	32,125	8,675	2,739	5,936	78.74%
Cost of Water	1,236,814	128,797	1,334,538	(97,724)	-	(97,724)	107.90%
Communications/Telephone	5,500	446	4,985	515	-	515	90.64%
Transportation/Postage	2,500	-	1,224	1,276	-	1,276	48.94%
Utilities	9,000	720	7,900	1,100	-	1,100	87.78%
Insurance	-	-	-	-	-	-	0.00%
Repair and Manitenance	179,670	3,636	155,477	24,193	11,291	12,902	86.53%
Fuel & Lubricants	31,500	2,642	30,352	1,148	-	1,148	96.35%
Operating Supplies	20,000	353	18,559	1,441	449	993	92.79%
Other Expenses	137,765	29,160	114,910	22,855	4,970	17,885	83.41%
Capital Outlay - Fixed Assets	331,250	-	127,989	203,261	39,808	163,453	38.64%
Interest Pmt	256,416	23,374	253,083	3,333	-	3,333	98.70%
Amortization - Loss on AdvRef	38,143	3,174	38,143	(0)	-	(0)	100.00%
UB Cost Allocation	364,996	23,464	308,120	56,876	-	56,876	84.42%
Cost Allocation Transfer	380,598	31,716	380,592	6	-	6	100.00%
Budgeted Incr to Reserves (UN)	231,404	-	-	231,404	-	231,404	0.00%
Budgeted Incr to Reserves (RES	-	-	-	-	-	-	0.00%
Transfer to CIP	-	-	-	-	-	-	0.00%
Total Expenditures	$ 4,350,859	$ 301,246	$ 3,810,973	$ 539,886	$ 59,256	$ 480,629	87.59%
Net Fund Revenues & Expenditures	$ -	$ 101,215	$ 474,188	$ (474,188)	$ (59,256)	$ (414,931)	

City of Callaway
Sewer Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Other Sources of Funds							
Permits, Fees, & Licenses							
Special Capital Ext Fee	$ 2,500	$ -	$ 2,526	$ (26)	$ -	$ (26)	101.02%
Impact Fees - Sewer Res.	120,000	16,145	145,775	(25,775)	-	(25,775)	121.48%
Impact Fees - Sewer Comm.	10,000	-	120,342	(110,342)	-	(110,342)	1203.42%
State Grants - Storms & Floods	897,000	-	-	897,000	-	897,000	0.00%
Subtotal	$ 1,029,500	$ 16,145	$ 268,642	$ 760,858	$ -	$ 760,858	26.09%
Charges for Services							
Charges for Serives	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Collection of Bad Debt	-	(213)	-	-	-	-	0.00%
Account Fees	16,739	1,270	17,310	(571)	-	(571)	103.41%
Reconnect Fees	-	-	-	-	-	-	0.00%
Penalties	130,284	10,548	130,862	(578)	-	(578)	100.44%
System Taps	11,594	-	4,700	6,894	-	6,894	40.54%
Other Utility Income	500	-	5,580	(5,080)	-	(5,080)	1116.06%
Sewer / Wastewater Charges	5,230,553	456,044	5,097,927	132,626	-	132,626	97.46%
Subtotal	$ 5,389,670	$ 467,649	$ 5,256,380	$ 133,290	$ -	$ 133,290	97.53%
Interest & Other Earnings							
Dividends	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Interest Earned	400,000	41,300	462,430	(62,430)	-	(62,430)	115.61%
Interest - Impact Fees	97,500	10,021	112,665	(15,165)	-	(15,165)	115.55%
Interest - Spec Cap Ext Fees	-	-	-	-	-	-	0.00%
Interest - Sandy Creek Assmts	-	-	-	-	-	-	0.00%
Interest - Bond Proceeds	-	11,503	11,503	(11,503)	-	(11,503)	0.00%
Disposition of Fixed Assets	-	-	31,440	(31,440)	-	(31,440)	0.00%
Subtotal	$ 497,500	$ 62,824	$ 625,289	$ (127,789)	$ -	$ (127,789)	125.69%
Other Sources							
Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Amort-Premium 2015 Refunding	18,974	1,583	18,974	(0)	-	(0)	100.00%
Subtotal	$ 18,974	$ 1,583	$ 18,974	$ (0)	$ -	$ (0)	100.00%
Use of Reserves							
Transfer to General Fund							
Budgeted Use of Reserves (UN)	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Budgeted Use of Reserves (RES)	-	-	-	-	-	-	0.00%
Subtotal	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Total Revenues & Sources of Funds	$ 6,935,644	$ 548,201	$ 6,169,285	$ 766,359	$ -	$ 766,359	88.95%

City of Callaway
Sewer Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Expenditures and Uses of Funds							
Salaries and Wages	$ 364,006	$ 32,090	$ 365,170	$ (1,164)	$ -	$ (1,164)	100.32%
Benefits	168,185	11,353	164,809	3,376	-	3,376	97.99%
Engineering Services	-	-	-	-	-	-	0.00%
Contractual Services	12,000	382	8,789	3,211	-	3,211	73.24%
Cost of Treatment	2,331,955	284,488	2,287,224	44,731	-	44,731	98.08%
Communications/Telephone	5,582	511	5,686	(104)	-	(104)	101.87%
Transportation/Postage	2,640	-	1,238	1,402	-	1,402	46.91%
Utilities	96,403	10,011	101,827	(5,424)	-	(5,424)	105.63%
Insurance	-	-	-	-	-	-	0.00%
Repair and Maintenance	227,135	13,616	210,725	16,410	19,032	(2,622)	92.78%
Fuel & Lubricants	65,000	4,867	64,184	816	-	816	98.74%
Operating Supplies	16,500	372	14,444	2,056	59	1,997	87.54%
Other Expenses	91,822	33,494	104,433	(12,611)	764	(13,375)	113.73%
Capital Outlay - Fixed Assets	2,058,046	-	181,529	1,876,517	23,419	1,853,098	8.82%
Principal Pmt	400,000	-	400,000	-	-	-	100.00%
Amortization of Bond Costs	-	-	-	-	-	-	0.00%
Interest Pmt	256,416	23,374	253,083	3,333	-	3,333	98.70%
Interest Pmt / Sandy Creek	-	-	-	-	-	-	0.00%
Amort. of Deferred Loss on Ref	38,143	3,174	38,143	(0)	-	(0)	100.00%
Bond Issuance Cost	5,500	-	4,250	1,250	-	1,250	77.27%
UB Cost Allocation	364,996	23,464	308,030	56,966	-	56,966	84.39%
Cost Allocation Transfers	350,840	29,237	350,844	(4)	-	(4)	100.00%
Budgeted Incr to Reserve (UN)	80,475	-	-	80,475	-	80,475	0.00%
Budgeted Incr to Reserves (RES	-	-	-	-	-	-	0.00%
Total Expenditures	$ 6,935,644	$ 470,434	$ 4,864,408	$ 2,071,236	$ 43,274	$ 2,027,962	70.14%
Net Fund Revenues & Expenditure:	$ -	$ 77,767	$ 1,304,877	$ (1,304,877)	$ (43,274)	$ (1,261,603)	

City of Callaway
Solid Waste Fund Revenues & Expenditures
For YTD Period Ended September 30, 2025

Description	2025 Budget	Current Month	Year to Date	YTD Var	Encumbered Amount	Budget Available	% of Bud. Used
Revenues and Other Sources of Funds							
Charges for Services							
Collection of Bad Debt	$ -	$ (32)	$ -	$ -	$ -	$ -	0.00%
Penalties	27,586	2,368	27,270	316	-	316	98.85%
Other Utility Income	-	-	-	-	-	-	0.00%
State Grants - Storms & Floods	-	-	-	-	-	-	0.00%
Solid Waste Service Fees	1,038,309	87,830	1,045,638	(7,329)	-	(7,329)	100.71%
Subtotal	$ 1,065,895	$ 90,165	$ 1,072,908	$ (7,013)	$ -	$ (7,013)	100.66%
Interest & Other Earnings							
Interest	$ 51,073	$ 8,733	$ 91,527	$ (40,454)	$ -	$ (40,454)	179.21%
Disposition of Fixed Assets	-	-	-	-	-	-	0.00%
Sales of Surplus or Scrap	2,000	264	2,672	(672)	-	(672)	133.60%
Trasfer From General Fund	-	-	-	-	-	-	0.00%
Subtotal	$ 53,073	$ 8,997	$ 94,199	$ (41,126)	$ -	$ (41,126)	177.49%
Use of Reserves							
Budgeted Use of Reserves (UN)	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
Total Revenues & Sources of Funds	$ 1,118,968	$ 99,163	$ 1,167,108	$ (48,140)	$ -	$ (48,140)	104.30%
Expenditures and Uses of Funds							
Salaries and Wages	$ 185,307	$ 14,321	$ 175,892	$ 9,415	$ -	$ 9,415	94.92%
Benefits	76,383	3,422	56,301	20,082	-	20,082	73.71%
Contracted Services	125,711	36,490	91,405	34,306	-	34,306	72.71%
Repair and Maintenance	54,250	3,188	36,935	17,315	8,212	9,102	68.08%
Tipping Fees	148,000	11,074	118,846	29,154	3,569	25,586	80.30%
Fuel & Lubricants	37,250	2,112	24,495	12,755	-	12,755	65.76%
Other Expenses	7,670	2,616	3,890	3,780	-	3,780	50.71%
Capital Outlay - Fixed Assets	-	-	-	-	-	-	0.00%
Cost Allocation Transfer	131,528	10,961	131,532	(4)	-	(4)	100.00%
Budgeted Increase to Reserves	285,369	-	-	285,369	-	285,369	0.00%
Total Expenditures	$ 1,118,968	$ 84,184	$ 639,296	$ 479,672	$ 11,781	$ 467,891	57.13%
Net Fund Revenues & Expenditures	$ -	$ 14,979	$ 527,812	$ (527,812)	$ (11,781)	$ (516,031)	

Agenda Item # 1

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

DATE: OCTOBER 28, 2025

ITEM: ORDINANCE NO. 1124 – SMALL SCALE COMP PLAN AMENDMENT – 1023 PRIMROSE ST, PARCEL ID 07384-277-000. *(FINAL READING)*

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager

And

Bill Frye, Planning/Public Works Director

2. AGENDA:

- PRESENTATION ☐
- PUBLIC HEARING ☐
- OLD BUSINESS ☐
- REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

The request is for a Small-Scale Comprehensive Plan Amendment to change the Callaway Future Land Use Map. The property currently has a Future Land Use Designation of Undesignated. The applicant, Rodrick Trail, property owner, is requesting that the City of Callaway amend the Future Land Use Map to provide the property with a "Commercial" designation.

The subject property is approximately 2.718 acres.

The Planning Department has reviewed the proposed SSCPA for consistency with the Callaway Comprehensive Plan and has performed a capacity analysis of future facilities and services. The proposed plan amendment was found to be consistent with the pertinent elements of the Comprehensive Plan.

The Planning Board met on August 5, 2025, and did not recommend that the City Commission approve the SSCPA.

ATTACHMENTS:

- Ordinance No. 1124
- Application for SSCPA
- Future Land Use Map Area
- Letter from Property Owner

5. **REQUESTED MOTION/ACTION:** Approval of the final reading of Ordinance No. 1124 upon roll-call vote.

ORDINANCE NO. 1124

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF RODRICK TRAIL, DESIGNATING FOR COMMERCIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR COMMERCIAL DESIGNATION FOR THE PARCEL; REPEALING ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Callaway City Commission approved Ordinance No. 664, known as "The City of Callaway Comprehensive Growth Development Plan"; and

WHEREAS, the City Commission desires to amend the Future Land Use Map ("FLUM") contained within the City of Callaway Comprehensive Growth Development Plan to change the future land use designation for a certain parcel of land within the City; and

WHEREAS, the Rodrick Trail (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan designating a certain parcel as "Commercial"; and

WHEREAS, the Callaway Planning Board reviewed the proposed amendment, conducted a public hearing pursuant to Section 163.3174, Florida Statutes, on August 5, 2025, and did not recommend approval; and

WHEREAS, the Applicant and the City have agreed that the property should be designated "Commercial"; and

WHEREAS, the City Commission conducted a public hearing and two separate readings of the Applicant's request; and

WHEREAS, on October 28, 2025 the City Commission conducted a properly noticed adoption hearing as required by Sections 163.3184 and 163.3187, Florida Statutes, and adopted this Ordinance in the course of that hearing; and

WHEREAS, the subject property involves a use of fifty (50) acres or less and the subject parcel otherwise qualifies for a small scale amendment pursuant to Section 163.3187(1), Florida Statutes; and

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Callaway Comprehensive Growth Development Plan to make respective FLUM designation for the subject parcel have been met;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE OF THE CITY OF CALLAWAY, FLORIDA AS FOLLOWS:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Callaway, Florida, is designated for Commercial future land use under the City's Comprehensive Plan, to wit,

BOAT STORAGE, EASTBAY PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 60-66, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

PARCEL NUMBER: 07384-277-000

and the City's Future Land Use Map is amended accordingly.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. CONFLICTS AND REPEALER. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. EFFECTIVE DATE. The Ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, this 28th day of October 2025.

CITY OF CALLAWAY, FLORIDA

By: ___________________________
Pamn Henderson, Mayor

ATTEST: ___________________________
Ashley Robyck, City Clerk

PASSED ON FIRST READING:
NOTICE PUBLISHED ON:
PASSED ON SECOND READING:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE CITY OF CALLAWAY ONLY:

____
City Attorney

VOTE OF COMMISSION:

Ayers	____
Birdsell	____
Griggs	____
Henderson	____
Pelletier	____

Planning Department
324 S Berthe Avenue Callaway, FL 32404
Phone (850) 871-1033

RECEIVED

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application fee $1,100
(Plus, hourly attorney and engineering fees reimbursed as billed)

NOTE: The subject property must be under 50 acres in size to qualify as a Small-Scale Plan Amendment.

A. APPLICANT INFORMATION

1. Owner's name: Rodrick Trail, Krystal's Kreations, LLC
2. Mailing address: 11711 Poston Rd Panama City, FL 32404
3. Phone: 478 326-2083 Fax: ______ Email: turbo50stang@yahoo.com
4. Authorized agent name: Self
5. Mailing address: Same As Above
6. Phone ______ Fax ______ Email: ______

If the applicant does not own the property, give name, address, and telephone number of owner. (Must attach a notarized statement of consent from the owner) Attach a legal description including a survey if available. Attach a copy of the deed or other instrument documenting legal interest.

B. Requested amendment: Establish a baseline zoning designation for the current undesignated area for parcel 07384-277-000. The original East Bay site development plan (approved in the early 2000's), listed this area to be designated as a boat storge area and all parcel information still refers to this being a boat storage area to support the community. Current East Bay advertising and entry signage still advertise this as Boat Storage area (Photo Attached)

C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:
   1023 Primrose ST Panama City
2. Tax ID: 07384-277-000
3. Acreage of property: 2.71
4. Existing Tax Classification: ____________
5. Proposed Tax Classification: ____________

D. SITE INFORMATION

The following information must be provided along with this application:

1. The most recent aerial photograph available from the Property Appraiser's Office. The information required by 2. (a) Through (g) may be shown on the aerial photo in lieu of the required site plan.

2. A site plan or drawing, drawn to a scale deemed acceptable by the Planning Director, which describes or shows the following:

   a) Location in relation to surrounding physical features such as streets, railroads, water bodies, etc. Names of all adjacent streets and other physical features must be shown.

   b) North direction arrow

   c) Township, Range and Section

   d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.

   e) Dimensions of the site (length, width, etc.) in linear feet.

   f) Size of the site in square feet or acres.

   g) The type of development proposed for the site; the general location of such development of the site, and the size (square feet) of the proposed development.

E.

Justification: Rejuvenate the original East Bay Site Development Plan that included a Boat Storage area and establish the proper zoning classification accordingly. All future planning has included future boat storage area and there's an immediate need for this service in the East Easy community.

F. FACILITY CAPACITY ANALYSIS

Applicant must provide information as to how the site will have access to potable water, sewage disposal, roads, and storm water control.

1. **Transportation –** Comprehensive Plan Amendment Traffic Impact Analysis Guidelines are attached to this application (Please include a transportation impact analysis with application)

2. **Potable Water Source -**

   Private water wells:

   N/A

   Private community system provider:

   Public water system provider:

3. **Sewage Disposal Source -**

   Private septic tanks:

   N/A

   Private sewage system provider:

   Public sewage system provider:

4.

Storm water control: Total parcel size is approximately 117,885 Sq ft. that consists of vegetation and trees. The proposed site will have a maximum impervious surface area o 4,500 square feet. Open Boat Storage will not impact current storm water drainage or treatment requirements for this parcel. However, a 11,500 sq ft retention pond currently exists on the property for future use if required.

G. CERTIFICATION AND AUTHORIZATION

By my signature hereto, I do hereby certify that the information contained in this application is true and correct and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I do hereby authorize the City of Callaway staff to enter upon my property at any reasonable time for purposes of site inspection.

I do hereby authorize the placement of a public notice sign on my property at locations to be determined by City staff

Rolack Trail
Applicant's name (please print)

Applicant's signature

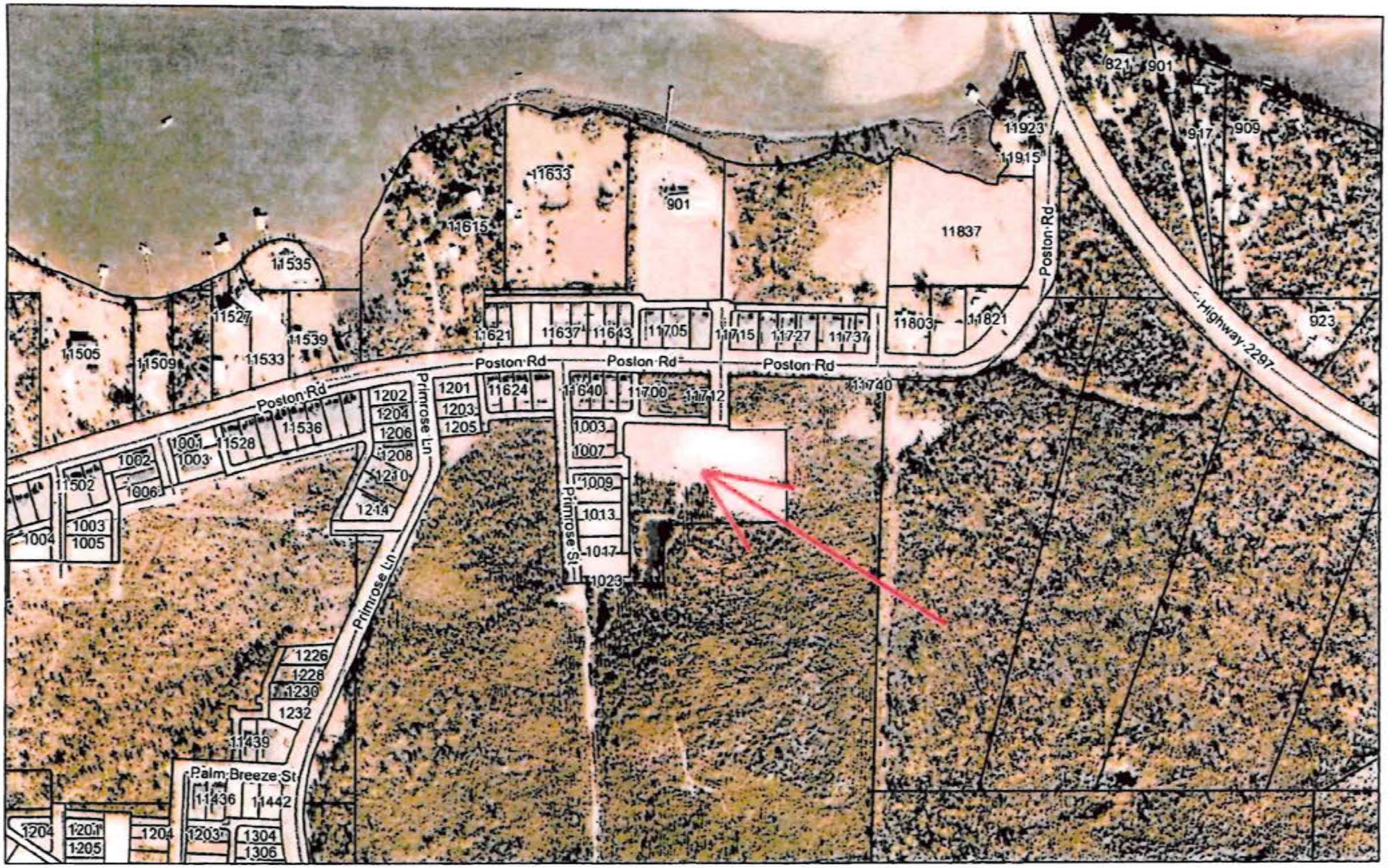
Krystals Kreations, LLC
Company name

STATE OF FLORIDA
COUNTY OF BAY

Sworn to and subscribed before me this ______ day of ____________ 20___, by ________________________, who is personally known to me or who has produced ____________________ as identification and who did/did not take an oath.

NOTARY PUBLIC: ______________________
PRINT NAME: ______________________
MY COMMISSION EXPIRES ______________________

Zoning & Future Land Use Designation



7/25/2025, 11:49:31 AM

Parcels

1:4,884

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Introduction:

Good evening! My name is Roderick Trail, the owner of the proposed site for commercial re-zoning located at 1023 Primrose St, and owner of 11711 Poston Rd, which is my personal home located directly across the street from subject property.

The purpose today is to obtain a proper zoning classification to support my personal antique automobile storage structure and a secure boat storage area (approximately 30 boats) that will provide a community service and amenity to the East Bay and Cooks Bayou waterfront residents

Events leading up to Rezoning request:

Prior to purchasing this lot being advertised as Boat Storage, I inquired with the City of Callaway Planning department regarding if Boat Storage is allowed and if a metal structure could be built on the property.

I was informed that the previously approved Land Development planning documents indicate this as a future boat storage area, but this parcel is currently listed as undesignated zoning. Therefore, a rezoning request would be required for this parcel to establish a zoning designation.

This site has always been designated as boat storage in the original Development Plan (in early 2000's). All tax records and property deeds to this parcel indicate this as a planned Boat Storage lot. Bay county's legal description of this parcel specifically states Boat Storage.

Based upon all this information gathered, one can deduce this is a dedicated boat storage area, so I moved forward with the purchase.

Current Actions:

In accordance with City of Callaway Land Development Regulations, Zoning Regulation Section 15.565, "Planned developments of mixed commercial and residential uses, more than one residential use, or more than one commercial use" are permitted within the current official zoning map of the City of Callaway. Other parcels in this community have previously been assigned commercial zoning designations as part of the original East Bay Development Plan.

The planned usage of this parcel is for a storage facility to support my antique automobile collection and a community boat storage area.

The antique automobile storage building will be metal construction of approximately 3600 square feet with the exterior door openings facing the interior of the lot.

Boat storage will consist of approximately 30 storage spaces located on the Southside of the property. The ground covering will be gravel, and the area will have a decorative privacy fence to keep the area secure. Landscaping, motion detection lights, and a security camera system will be installed.

Our long-term plan is also to have a custom home built on the property that faces North to Poston Rd.

The projected uses of this parcel are consistent with the comprehensive land use plan designation for the subject site; therefore, I started the process of obtaining a zoning assignment for this property.

Considering the current zoning options available, this parcel development can potentially fall within two of the three Commercial designations: Service Commercial or Community Commercial. An ideal zoning designation is Mixed Use zoning, but this option is not available in the City of Callaway.

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This community contains over 175 homes that can benefit from a boat storage area located close to highway 2297 and at the entrance point of the community.

Afterall, we live in Florida and water activities is a driving factor for families to move here. These activities typically require some sort of watercraft and the majority of home sites do not have space or covenants don't allow them park on their parcel.

There's an obvious need for boat storage in the community, as seen when you enter and drive around the neighborhood, boats and trailers are parked in driveways, vacant lots, and in yards that block the view of street corners and vehicular traffic.

Long-term boat storage activities are very mundane and require no active store front. There will be no noticeable traffic increase, no retail customers, no delivery vehicles or any other escalated activity in this area. Tasks performed in the Antique Automobile Storage building are nothing more than routine projects that all homeowners perform in their attached home garages.

This entry for this site is 375 feet from the entrance of the community and only passes by 6 of the 175 homes. This parcel is one block over from Poston Road and can only be seen when directly crossing the intersection at Loftin and Poston Rd. My house on the corner of this intersection is the only home that has a direct front view of this fenced boat storage area.

This boat storage area has been part of the development plan since the early 2000's and ALL residents have been aware of this even before any home purchase. Signs are located at the neighborhood entrance that clearly indicate future boat storage, and all owners pass by this sign daily.

My intent is to move forward with assigning a proper zoning designation to support the proposed plan.

Neighbor concerns:

Out of over 175 homes in the community that would have a reasonable interest in boat storage, there have been approximately 5 or so homeowners that have expressed concerns on social media sites. I would like to address those concerns such as, "just asking for problems, "he will be charging money to store our belongings", "what will the next owner do with the property", "there will be toxic material spilling in our streets with children nearby".

"Just asking for problems" and "boat storage" will bring bad things to our neighborhood comments didn't address or substantiate any specific reasons on why a commercial zoned boat storage lot would bring problems to the neighborhood. Specific facts and data to support these statements would be beneficial to all.

To the statement "to make money", I would have to say yes, as this is one of the reasons for the business is to generate income to offset the property costs. Land developers typically oversee the initial site development, then follow-on construction and other activities are privatized to other entities.

As far as having concerns about future uses of commercial property years from now, this is no different than the two commercial properties located at the entrance of the community. Who's to say that those properties will not be sold off to someday and become convenience stores or gas station for that matter. None of us can predict the future.

To address toxins and hazardous materials, the metal building will be my personal antique vehicle storage area, containing no more oils than a regular household, and not be a retail vehicle service center. If this was a manufacturing and industrial area, then toxic materials and hazardous waste runoff would be a concern, but that's not the case. There's a significantly higher chance of house fires from lithium batteries contained in electric cars and cell phones than an antique storage area.

It should be noted that, there's many acres of undeveloped land surrounding our community that's currently undesignated zoning. Who's to say that if there's no boat storage location in our immediate area, that a future boat storage facility could be approved in the adjacent areas, resulting in all traffic moving directly through the center of our community on the public streets.

Based on the overall comments, it appears there's perceived expectations and a stigma attached to the term "commercial zoning", and it's a bad thing for a community. Commercial zoning has various sub-zoning categories that cover activities ranging from large retail outlets to a small in-home business. Just because the designation is "commercial", that does not mean it brings negativity to an area. In this case, a nearby boat storage lot has been advertised for years as an Easy Bay amenity and this should be an attractive feature for future home buyers in the area, so I would like to provide that service to the community.

To re-iterate, this will be a low-key boat storage area that is one block off Poston Road, that will be hidden behind a privacy fence and woods with no visibility to the public. The property is less than 400 feet from the entrance of the East Bay community sign and the anticipated traffic is low and not continuous like a typical retail business.

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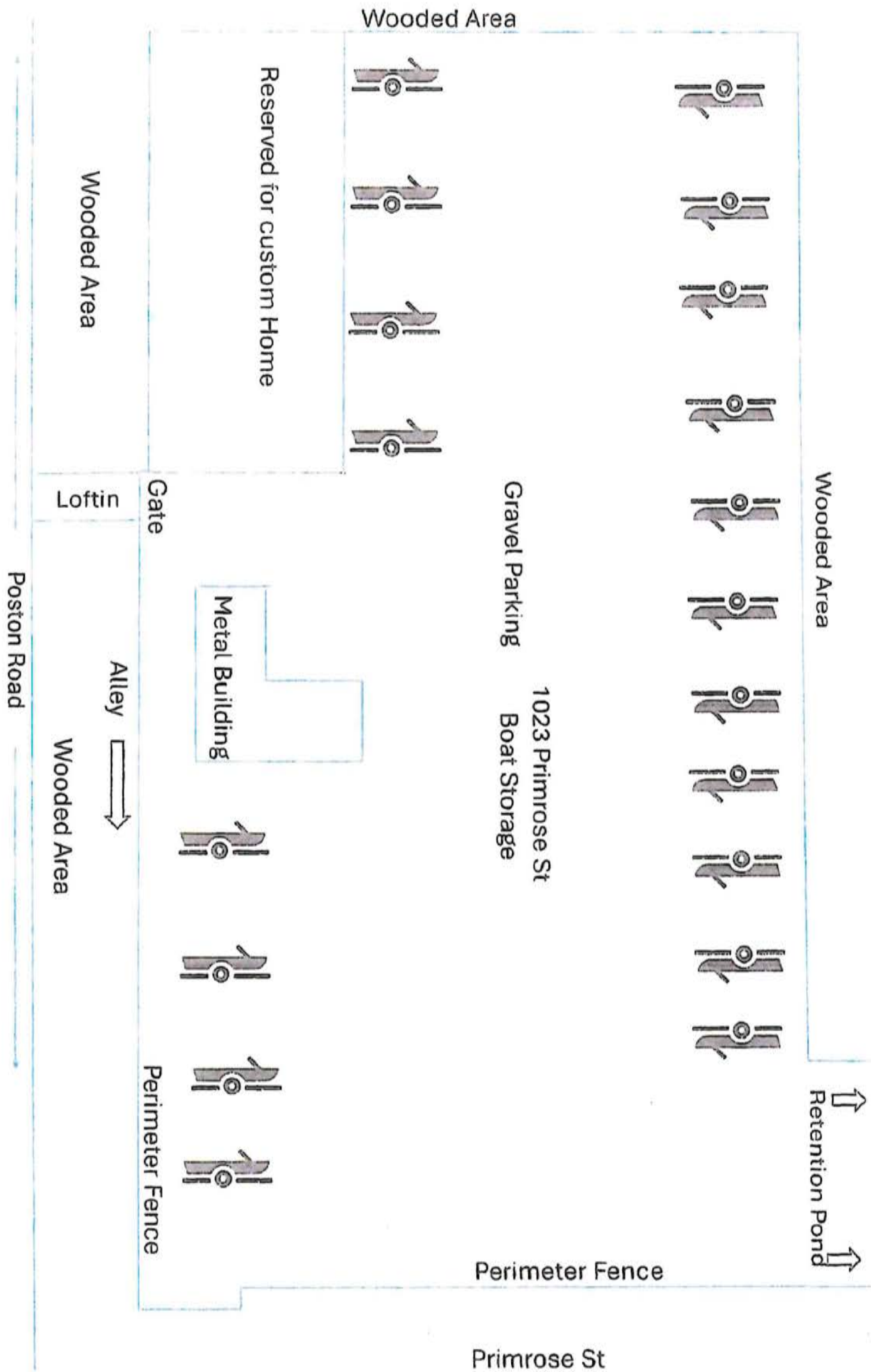
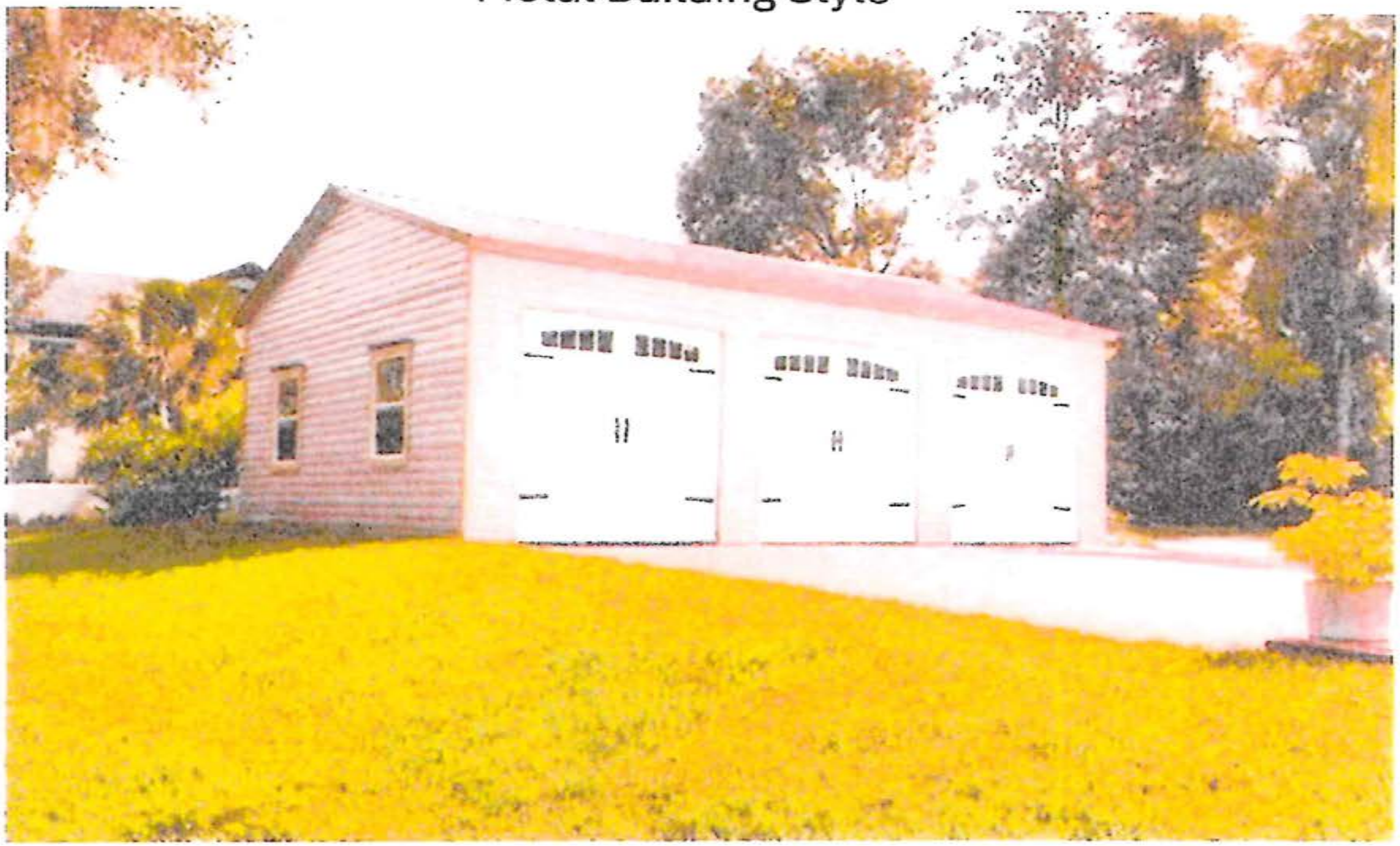

Wooded Area
Reserved for custom Home
Wooded Area
Loftin
Gate
Gravel Parking
Wooded Area
Metal Building
1023 Primrose St
Boat Storage
Alley
Poston Road
Wooded Area
Perimeter Fence
Retention Pond
Perimeter Fence
Primrose St

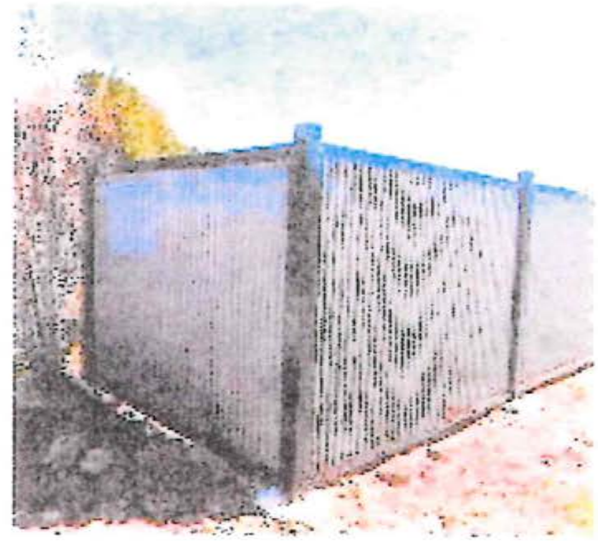
Metal Building Style

Metal Building Style

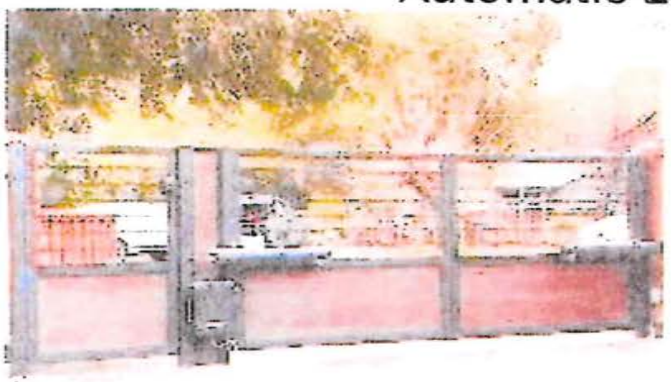


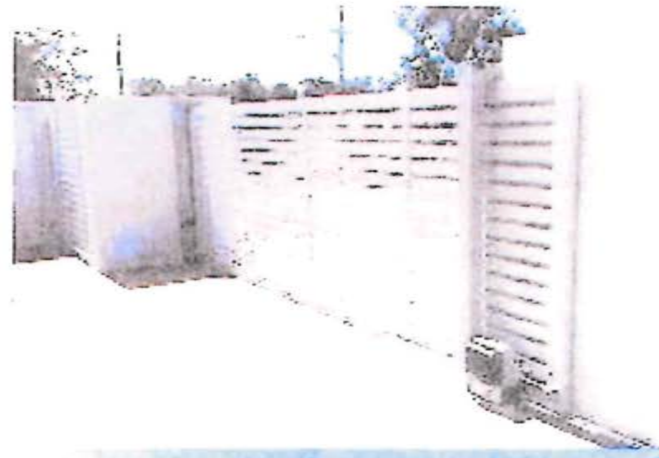
Need for Community Boat Storage

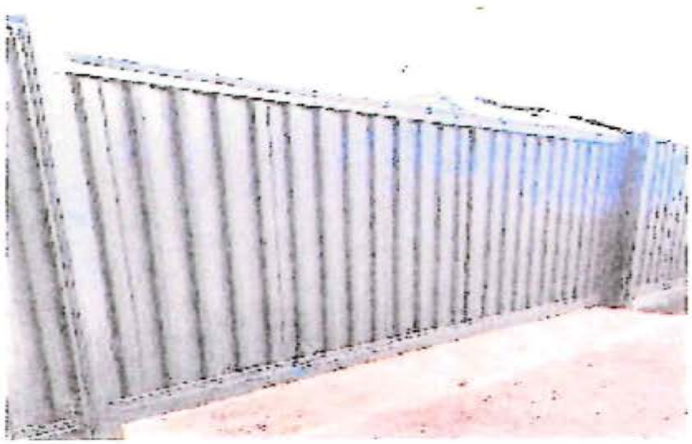
Decorative Perimeter Fence



Automatic Entry Gate Styles







Non-Impervious Gravel Parking Area

Agenda Item # 2

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

DATE: October 28, 2025

ITEM: **ORDINANCE NO. 1125** – REZONING OF 1023 PRIMROSE ST, PARCEL ID 07384-277-000 *(FINAL READING)*

1. PLACED ON AGENDA BY:

EDDIE COOK, CITY MANAGER

&

BILL FRYE, PLANNING/PUBLIC WORKS DIRECTOR

2. AGENDA:

- PRESENTATION ☐
- PUBLIC HEARING ☐
- OLD BUSINESS ☐
- REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Rodrick Trail, property owner, has submitted to the City of Callaway a Rezoning Application for property located at 1023 Primrose St, Parcel ID 07384-277-000. The property is approximately 2.718 acres in total.

Planning staff has analyzed the proposed rezoning and finds that all of the information given is true and accurate to the best of its knowledge.

The Planning Board met on August 5, 2025 and did not recommend that the City Commission approve the rezoning.

ATTACHMENTS:

- Ordinance No. 1125
- Application for Rezoning
- Zoning Map
- Deed
- Letter from Property Owner

REQUESTED MOTION/ACTION: Approval of the final reading of Ordinance No. 1125 for Rezoning, upon roll-call vote.

ORDINANCE NO. 1125

AN ORDINANCE REZONING FROM UNDESIGNATED TO COMMUNITY COMMERCIAL, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000; 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.

WHEREAS, Rodrick Trail, the owner of the real property designated herein, has initiated this ordinance by filing a petition with the City praying that said real property, being more particularly described below, be rezoned from Undesignated to Community Commercial as shown below; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Callaway Planning Board reviewed the proposed zoning change, conducted a public hearing on August 5, 2025 and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on October 28, 2025 the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA:

SECTION l. The following described parcel of real property situated within the municipal limits of the City of Callaway, Florida, is rezoned from Undesignated to Community Commercial to wit,

BOAT STORAGE, EASTBAY PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 60-66, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

PARCEL NUMBER: 07384-277-000

and the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, 28th day of October, 2025.

CITY OF CALLAWAY, FLORIDA

By: ______________________________
Pamn Henderson, Mayor

ATTEST: ______________________________
Ashley Robyck, City Clerk

PASSED ON FIRST READING:
NOTICE PUBLISHED ON:
PASSED ON SECOND READING:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE CITY OF CALLAWAY ONLY:

____
City Attorney

VOTE OF COMMISSION:

Ayers	____
Birdsell	____
Griggs	____
Henderson	____
Pelletier	____

Public Works Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

APPLICATION FOR REZONING

1. Applicant(s) name: Rodrick Trail

   Applicant(s) address: 11711 Poston Rd Panama City, FL 32404

   Applicant(s) phone: 478-320-2083 Email: turbo50stang@yahoo.com

   Date of application: Jul 22, 2025

2. Rezone from: Undesignated to: ______

3. Parcel ID #: 07384-277-000

4. Legal Description of site to be rezoned: East Bay Phase 1 A 163C Boat Storage

5. Driving directions to site: Hwy 22 to 2297; 2297 to Poston Rd; Poston Rd to Primrose St on left

6. Name and address of property owner(s) according to most recent ad valorem tax records: (Year 2024) Rodrick Trail, Krystals Kreations, LLC
   old 542 Mills Ln - New 11711 Poston Rd Panama City FL 32404

7. If applicant does not own the property, give name(s), address(s) and telephone number(s) of the owner(s). (Must attach statement of consent form): Owns

8. Property address to be rezoned: 1023 Primrose St Panama City, FL 32404
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: ______

10. Proposed Property Tax Classification: ______

11. Purpose of rezoning: Establish baseline zoning for previously Planned Boat Storage area

12. Additional pertinent information: Boat Storage area has been Planned since the early 2000's.

Signature of applicant(s): [signature] Date: Jul 22, 2025

______ Date: ______

To be submitted with application:
Incomplete submittals will not be reviewed

a) 3 copies of the deed to the property.

b) 3 copies of a survey of the property.

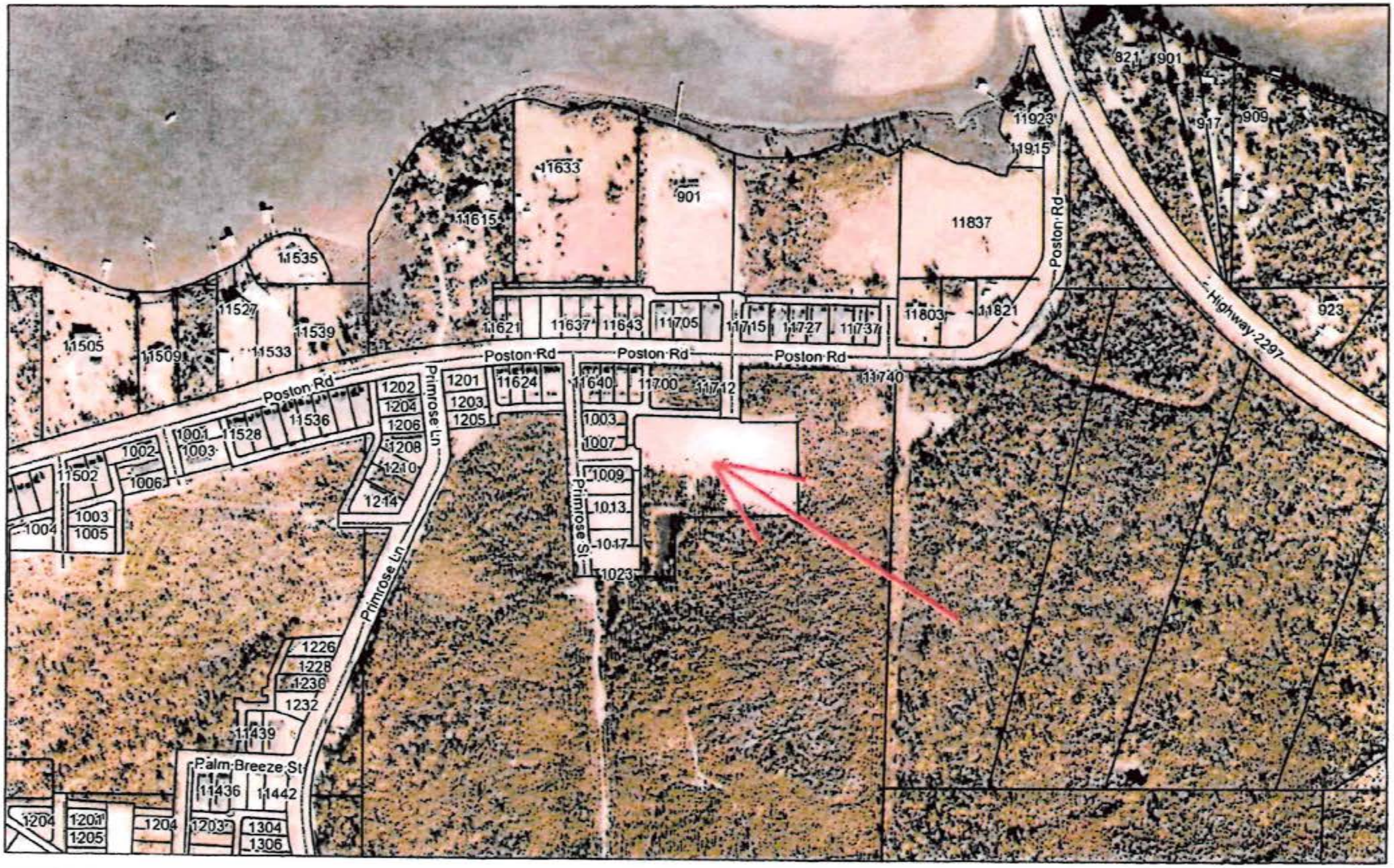
c) A copy of the most recent Ad Valorem tax statement.

d) A check for $300. If the Zoning Application is submitted with a Petition for Annexation, the fee is $500 for both.

(Do Not Write Below This Line)

Planning Board Action Date ______		City Commission Action Date ______	
Restrictions or Special Conditions: ______			
Rezone:	From ______	To ______	
Received ______	Fee Paid ______		Reviewed by ______

Zoning & Future Land Use Designation



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ill Kinsaul, Clerk Bay County, Florida D DOCTAX PD $1,050.00 Deputy Clerk GB Trans # 1948806

This instrument prepared
by: Douglas Moore
The Panhandle Group, llc
Post Office 19
Panama City, FL 32402-0019
File # 24.09.243

WARRANTY DEED

THIS WARRANTY DEED, executed on this 4th of October, 2024, by and between:

Tranquility East Bay, LLC, a Missouri limited liability company, whose mailing address is 848 Dielman Road, St. Louis, MO 63132(the "Grantors"), and;

Krystals Kreations, LLC whose mailing address is 542 Mills Lane, Panama City, FL 32404 (the "Grantees").

The land described herein is not the homestead of the Grantors, and neither the Grantors nor the Grantors spouse, nor anyone for whose support the Grantors is responsible, resides on or adjacent to said land.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described real property (the "Property") lying and being in Bay County, Florida, to-wit:

> **Boat Storage, EASTBAY PHASE 1A, according to the Plat thereof as recorded in Plat Book 22, Page(s) 60-66, of the Public Records of Bay County, Florida.**
>
> **PIN: 07384-277-000**

Subject to: Taxes for the year 2024 and subsequent; and all covenants, restrictions and easements of record, if any and said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

MDA
Initial

Initial

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence:

(Sign)

Witness #1: ______________________(Print)

Witness Address:

(Sign)

Witness #2: (Print)

Witness Address:

Tranquility East Bay, LLC
A Missouri limited liability company

(Sign)
Michael J. Goellner, Trustee of the
Michael J. Goellner Revocable Trust dated
June 6, 2013, as sole member

STATE OF MISSOURI

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ______ day of October, 2024, Michael J. Goellner, Trustee of the Michael J. Gollner Revocable Trust dated June 6, 2013, as member of Tranquility East Bay, LLC. Who is ☐ personally known to me or ☐ has produced as identification.

Witness by hand and official seal.

Notary Public:
My Commission Expires:

ALEXANDER E. COULTER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: April 4, 2027
Commission # 23539719

MJG
Initial

Initial

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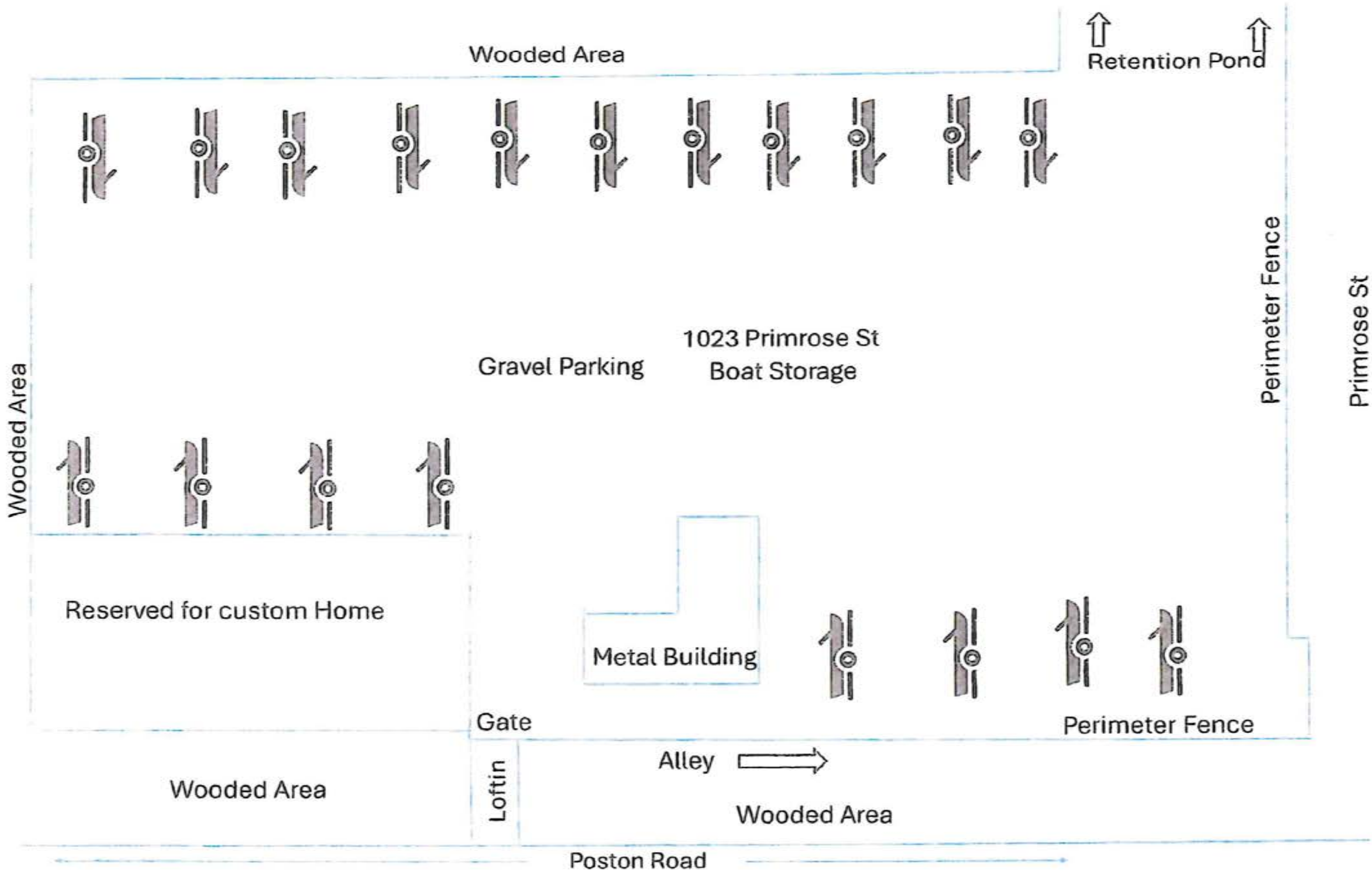
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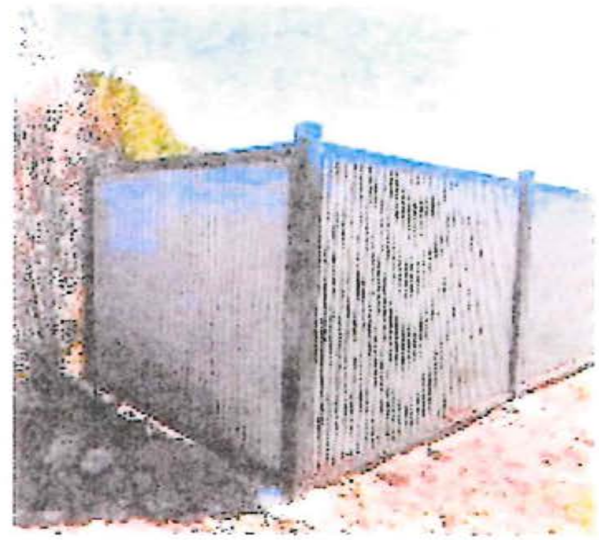
Need for Community Boat Storage



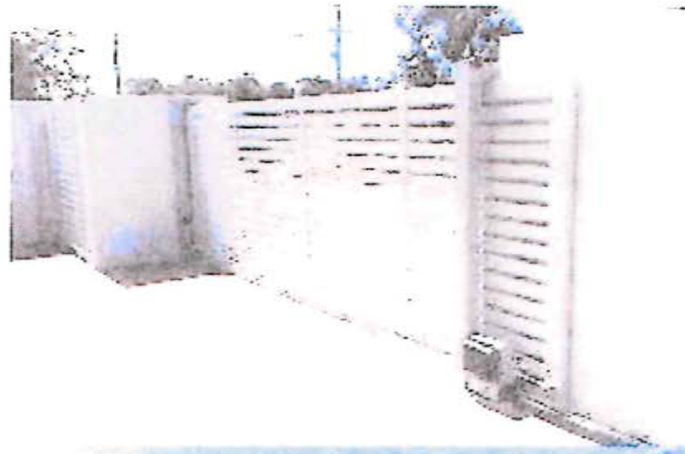


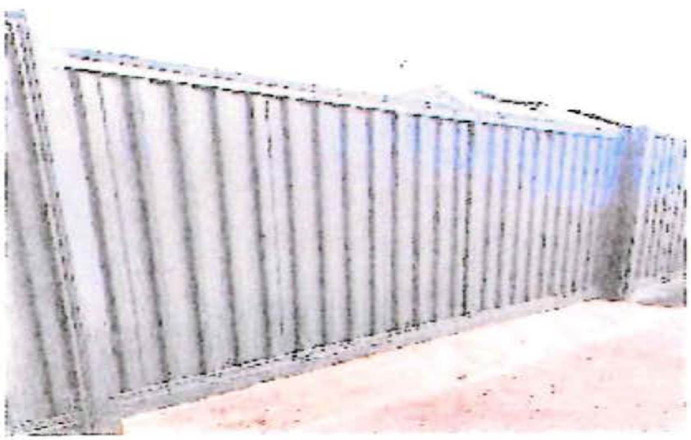


Decorative Perimeter Fence



Automatic Entry Gate Styles





Non-Impervious Gravel Parking Area

Agenda Item # 3

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

DATE: OCTOBER 28, 2025

ITEM: ORDINANCE NO. 1131 – 610 N. KIMBREL AVE, PARCEL ID 06206-020-000 *(1ST READING)*

1. PLACED ON AGENDA BY:

EDDIE COOK, CITY MANAGER

&

BILL FRYE, PLANNING/PUBLIC WORKS DIRECTOR

2. AGENDA:

- PRESENTATION ☐
- PUBLIC HEARING ☐
- OLD BUSINESS ☐
- REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Crosspoint Capital LLC has submitted to the City of Callaway a Rezoning Application for property located at 610 N. Kimbrel Ave, Parcel ID 06206-020-000 to rezone from its current designation of R-6M, Residential Single Family, Mobile Homes Allowed to R-5, Residential Single Family. The property is approximately 3.37 acres in total.

Planning staff has analyzed the proposed rezoning and finds that all of the information given is true and accurate to the best of its knowledge.

The Planning Board met on October 21, 2025 and recommended that the City Commission approve the rezoning.

ATTACHMENTS:

- Ordinance No. 1131
- Application for Rezoning
- Zoning Map
- Deed

REQUESTED MOTION/ACTION: Approval of the 1st reading of Ordinance No. 1131 for Rezoning, upon roll-call vote.

ORDINANCE NO. 1131

AN ORDINANCE REZONING FROM R-6M, RESIDENTIAL SINGLE FAMILY HOMES, MOBILE HOMES ALLOWED TO R-5, RESIDENTIAL SINGLE FAMILY, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 3.37 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 610 NORTH KIMBREL AVENUE, CALLAWAY, FLORIDA, PARCEL ID 06206-020-000; 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.

WHEREAS, Crosspoint Capital, LLC, the owner of the real property designated herein, has initiated this ordinance by filing a petition with the City praying that said real property, being more particularly described below, be rezoned from Undesignated to Community Commercial as shown below; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Callaway Planning Board reviewed the proposed zoning change, conducted a public hearing on October 21, 2025 and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _________, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA:

SECTION I. The following described parcel of real property situated within the municipal limits of the City of Callaway, Florida, is rezoned from R-6M Residential Single Family, Mobile Homes Allowed to R-5, Residential Single Family to wit,

PARCEL A

Beginning at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida, according to the plat on file in the Public Records of Bay County, Florida; thence run North along the East line of said Lot 13 (as presently exists) a distance of 227.29 feet; thence leaving said East line, run West at an interior angle of 90°59'41" to the right from the preceding course for a distance of 494.80 feet; thence rim South at an interior angle of 89°30"36' to the right from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 270°29"24' to the right from the preceding course for a distance of 150.00 feet to the existing East R/W line of Kimbrel Avenue; thence run South along said existing East R/W line at an interior angle of 89° to the right from the preceding course for a distance of 124.75 feet to the South line of said Lot 13 (as presently exists); thence run East along said South line at an interior angle of 90°42"47' to the right from the preceding course for a distance of 646.83 feet to the point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

PARCEL B

Commencing at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4, Range 13 West, Bay County, florida, according to the plat on file in the Public Records of said Bay County, Florida; thence west along the South line of said Lot 13 (as presently exists) for a distance of 646.83 feet to the existing East R/W line of Kimbrel Avenue; thence run North along said existing East R/W line at an angle of 90°42"47' to the left from the preceding course for a distance of 124.75 feet to the Point of Beginning; thence continue North along said existing East R/W for a distance of 100.00 feet; thence leaving said existing East R/W line run East at an interior angle of 89°30:36' to the left from the preceding course for a distance of 150.00 feet; thence run South at an interior angle of 90°29:24' to the left from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 89°30:36' to the left from the preceding course for a distance of 150.00 feet to the Point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

PARCEL NUMBER: 06206-020-000

and the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, ____ day of ______, 2025.

CITY OF CALLAWAY, FLORIDA

By: ______________________________
Pamn Henderson, Mayor

ATTEST: ______________________________
Ashley Robyck, City Clerk

PASSED ON FIRST READING:
NOTICE PUBLISHED ON:
PASSED ON SECOND READING:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE CITY OF CALLAWAY ONLY:

____
City Attorney

VOTE OF COMMISSION:

Ayers	____
Birdsell	____
Griggs	____
Henderson	____
Pelletier	____

Public Works Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
www.cityofcallaway.com

APPLICATION FOR REZONING

1. Applicant(s) name: Crosspoint Capital, LLC

   Applicant(s) address: 1108 Highway 90, Gautier, MS 39553

   Applicant(s) phone: 228.366.3223 Email: jesses@phoenixlaborgroup.com

   Date of application: 10/6/25

2. Rezone from: R-6M to: R-5

3. Parcel ID #: 06206-020-000

4. Legal Description of site to be rezoned: See attached

5. Driving directions to site: Hwy 22 to N Kimbrel Av, then north on Kimbrel Av for 0.35 miles to 610 Kimbrel Av on the right.

6. Name and address of property owner(s) according to most recent ad valorem tax records: (Year 2025) M & L Development, LLC, 2906 Harrier Street, Panama City, FL 32405

7. If applicant does not own the property, give name(s), address(s) and telephone number(s) of the owner(s). (Must attach statement of consent form): Applicant is owner.

8. Property address to be rezoned:
610 Kimbrel Avenue
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: Vacant

10. Proposed Property Tax Classification: SFR

11. Purpose of rezoning: To rezone for Single-family residential in lieu of mobile homes

12. Additional pertinent information: ______________________

Signature of applicant(s): ______________________ Date: __________
Jesus Sauceda, Managing Member
______________________ Date: __________

To be submitted with application:
Incomplete submittals will not be reviewed

a) 3 copies of the deed to the property.

b) 3 copies of a survey of the property.

c) A copy of the most recent Ad Valorem tax statement.

d) A check for $300. If the Zoning Application is submitted with a Petition for Annexation, the fee is $500 for both.

(Do Not Write Below This Line)

Planning Board Action Date	______	City Commission Action Date	______	
Restrictions or Special Conditions: ______				
Rezone:	From ______		To ______	
Received	______	Fee Paid	______	Reviewed by ______

Albert J. Stopka, III, Esquire
ALBERT J. STOPKA, III, P.A.
108 Mosley Drive
Lynn Haven, Florida 32444
(850) 785-6600

(This document was prepared based upon information provided by client. An independent review of the public records was not conducted nor is title insured.)
PARCEL ID# 06206-020-000

QUIT CLAIM DEED

THIS INDENTURE

[Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one]

Made this 27 day of October, 2010.

BETWEEN CYNTHIA T. BARNES and JEFFERY L. BARNES, whose mailing address is P. O. Box 35698, Panama City, FL 32412, party of the first part, and M AND L DEVELOPMENT, LLC, a Florida Limited Liability Company, whose mailing address is 308 Indiana Avenue, Lynn Haven, FL 32444, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars [$10.00], in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida, to-wit:

PARCEL A

Beginning at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida, according to the plat on file in the Public Records of Bay County, Florida; thence run North along the East line of said Lot 13 (as presently exists) a distance of 227.29 feet; thence leaving said East line, run West at an interior angle of 90°59'41" to the right from the preceding course for a distance of 494.80 feet; thence run South at an interior angle of 89°30'36" to the right from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 270°29'24" to the right from the preceding course for a distance of 150.00 feet to the existing East R/W line of Kimbrell Avenue; thence run South along said existing East R/W line at an interior angle of 89°30'36" to the right from the preceding course for a distance of 124.75 feet to the South line of said Lot 13 (as presently exists); thence run East along said South line at an interior angle of 90°42'47" to the right from the preceding course for a distance of 646.83 feet to the Point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

PARCEL B

Commencing at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida, according to the plat on file in the Public Records of said Bay County, Florida; thence West along the South line of said Lot 13 (as presently exists) for a distance of 646.83 feet to the existing East R/W line of Kimbrell Avenue; thence run North along said existing East R/W line at an angle of 90°42'47" to the left from the preceding course for a distance of 124.75 feet to the Point of Beginning; thence continue North along said existing East R/W for a distance of 100.00 feet; thence leaving said existing East R/W line run East at an interior angle of 89°30'36" to the left from the preceding course for a distance of 150.00 feet; thence run South at an interior angle of 90°29'24" to the left from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 89°30'36" to the left from the preceding course for a distance of 150.00 feet to the Point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27 day of October, 2010, by CYNTHIA T. BARNES, who: (notary **must** check applicable box)

- ☐ is personally known to me.
- ☒ produced a current Florida driver's license as identification.
- ☐ produced ________________ as identification.

(SEAL)

MARY BOYD
(Print Name)
Notary Public
Serial # ________________
My Commission Expires: ________________

MARY BOYD
Commission DD 730904
Expires December 13, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27 day of October, 2010, by JEFFERY L. BARNES, who: (notary **must** check applicable box)

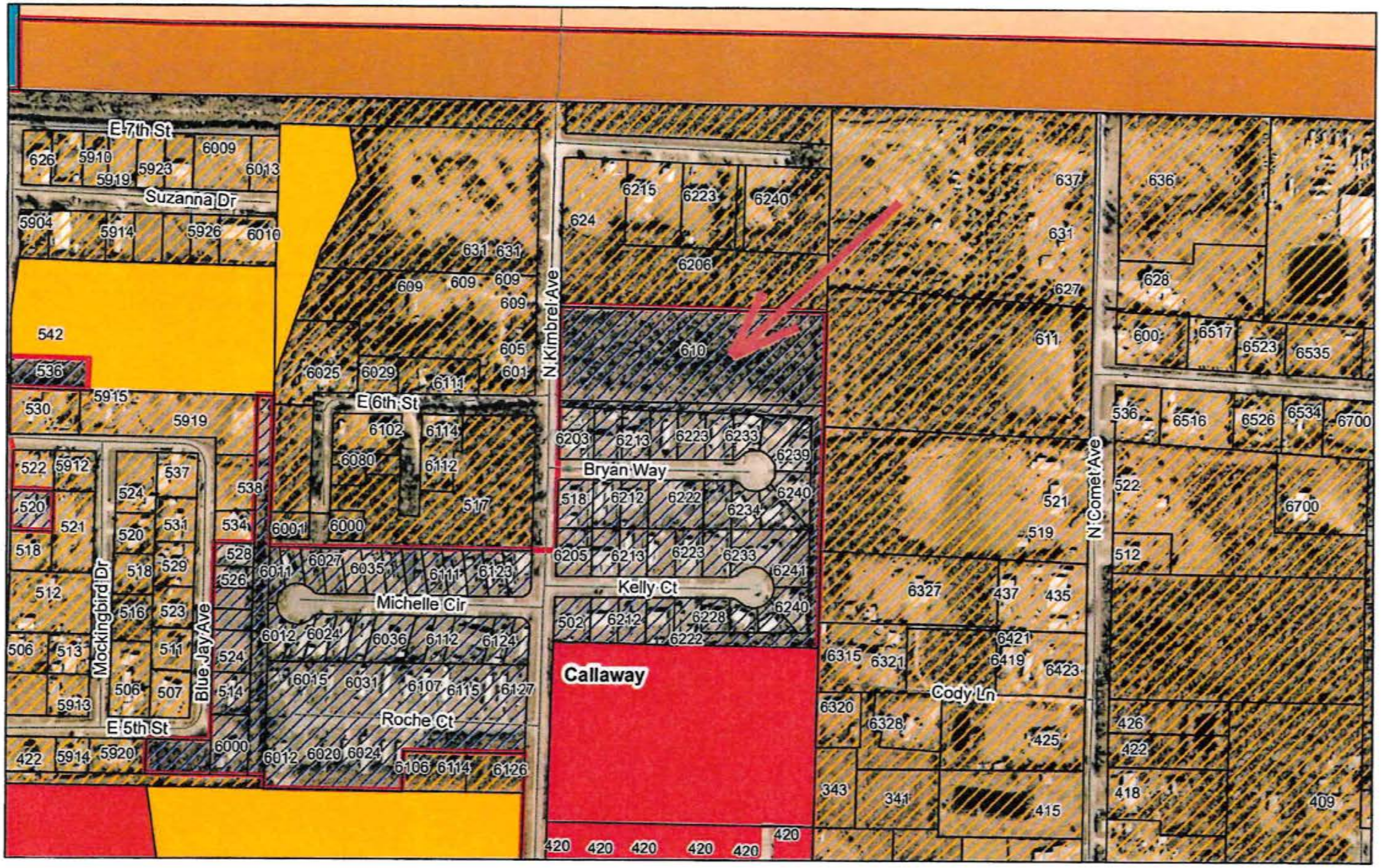
- ☒ is personally known to me.
- ☐ produced a current Florida driver's license as identification.
- ☐ produced ________________ as identification.

(SEAL)

MARY BOYD
(Print Name)
Notary Public
Serial # ________________
My Commission Expires: ________________

MARY BOYD
Commission DD 730904
Expires December 13, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

610 N. Kimbrel Ave.



10/13/2025, 9:23:41 AM

Roads
- Minor Road
- Parcels
- Callaway City Limits

Zoning
- R-2 Duplex/Manufactured Housing
- R-5A Multi-Family Light
- C-3 General Commercial
- AG-2 Agriculture/Timberland
- Residential R-6M
- Multi-Family High Density
- Commercial
- Undesignated

1:4,675

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Agenda Item # 4

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

DATE: OCTOBER 28, 2025

ITEM: TASK ORDER FOR BUELAH AVE. PAVING ENGINEERING & CEI

1. **PLACED ON AGENDA BY:**
   Eddie Cook, City Manager

2. **AGENDA:**
   - PRESENTATION ☐
   - PUBLIC HEARING ☐
   - OLD BUSINESS ☐
   - REGULAR ☒

3. **IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES** ☒ **NO** ☐

   In this year's budget

4. **BACKGROUND:** (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

   We have budgeted for design and repaving of Buelah Ave from Cherry Street to Gore Park. This is the task order for Engineering and CEI.

   ATTACHMENTS: Engineering design and CEI for paving of Beulah Ave

5. **REQUESTED MOTION/ACTION:** APPROVE TASK ORDER FOR ENGINEERING AND CEI FOR BUELAH AVE.

PANHANDLE ENGINEERING

September 18, 2025

Via Email

Mr. Eddie Cook, City Manager
City of Callaway
6601 East Highway 22
Callaway, FL 32404

Re: ***City of Callaway Half Cent Paving 2026***
Task Order
PE File #260.58

Dear Mr. Cook:

Thank you for the opportunity for ***Panhandle Engineering, Inc. (PE)*** to provide professional engineering design services to the ***City of Callaway***. It is our understanding that the City of Callaway has intentions to rehabilitate Beulah Avenue. It is our understanding that this rehabilitation will take place in the following section of roadway:

- **Beaulah Avenue (Gore Park Boat Ramp to Cherry St.) Approx: 0.6mi**

See attached **Exhibit A** for the location of the road segment.

The pre-design cost opinion for construction is **$559,634.81**, which includes a 15% contingency. Construction costs have been decreasing on the last few public bid projects, so hopefully the overall cost is less than our estimate. The scope will be to remove the 4ft bike lanes and to pave the 22ft section only.

The attached **Task Order** labeled as **Exhibit B** describes our proposed scope of work and fees for design and construction engineering and inspection.

If this Task Order is acceptable to the City Commission, please sign and send us a copy for our files. We will begin immediately upon authorization.

If you have any questions, please give me a call at 850.596.1235.

Best Regards,
Panhandle Engineering, Inc.

Chris Forehand, PE
President

Cc: Mr. Bill Frye, Public Works Director, City of Callaway
Mr. Austin Childree, E.I., Project Engineer, Panhandle Engineering, Inc.

CBF/ALR
P:\260.58 Callaway Half Cent Paving 2026\3 Admin\1 Proposal\26056 Proposal - E. Cook -7-2025 Cover Letter.docx

BEULAH AVE: 3,178 LINEAR FEET
0.60 MILES

REV	DATE	MMM	REVISIONS	
				SCALE: AS NOTED
				DESIGNED BY: CBF
				DRAWN BY: JNF
				REVIEWED BY: CBF
				ISSUE DATE: JULY 2025
NOT	RELEASED FOR CONSTRUCTION	BY:	DATE:	ACAD FILE NAME: 26056_CSP.dwg

PANHANDLE ENGINEERING
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
600 Ohio Avenue Lynn Haven, Florida 32444
(850)763-5200 www.panhandleengineering.com

EXHIBIT A - BEULAH AVE
CITY OF CALLAWAY
CALLAWAY HALF CENT PAVING 2026
CALLAWAY, FLORIDA

ENG. CERTIFICATION No.: EB 7806
SHEET NO.: 2 OF 2
PROJECT NUMBER: 260.58

PANHANDLE
ENGINEERING

EXHIBIT B

CITY OF CALLAWAY
City of Callaway Half Cent Paving 2026
PE FILE NO. 260.58
TASK ORDER

This Task Order is for the purpose of ***Panhandle Engineering, Inc. (PE)*** as the Engineer to provide professional services for the referenced project to the ***City of Callaway (City)*** acting by and through its Commission. ***PE*** has developed the following scope of services and associated fee schedule.

The roadways included are as follows:

- **Beulah Avenue (Gore Park Boat Ramp to Cherry St.) Approx: 0.6mi**

Panhandle Engineering, Inc. (PE) will provide design to meet minimum requirements of the city standards to include slope design, pedestrian crossings, appropriate signage, minimal surface drainage, appropriate thermoplastic striping, valve and manhole adjustment, milling, leveling where required, replacement where required, asphalt design, erosion control, and restoration. Based on initial observations, a combination of milling, crack relief and full depth reclamation is anticipated.

A. SURVEY **$ 15,750.00**

Perform all surveys needed for the project to include roadway, driveways and all other improvements in the right of way. PE will utilize **Geopoint Surveying** as a subconsultant.

B. GEOTECHNICAL SERVICES **$ 2,000.00**

Perform all roadway cores needed for the project to determine base and asphalt thickness. PE will utilize **Magnum Engineering** as a subconsultant.

C. DESIGN/BID DOCUMENT PREPERATION **$50,250.00**

- Design of the resurfacing will be based on the Florida Green Book, FDOT Design Standards, MUTCD, and ADA.
- Provide details for resurfacing, striping, erosion control, staging, and technical specifications.
- Provide construction plans with the details for bidding.
- Provide technical specifications and bid form only for bidding. City will prepare bid package.
- Kick-Off Meeting W/Staff and Progress Meetings as Required During Design.
- 60% Review Meeting W/City Staff.
- 90% Construction Plan Review Meeting W/City Staff.
- 100% Submittal.

D. BIDDING **$ 6,000.00**

- Assist the City by publicly bidding the project.
- Answer questions during the bid process.
- Issue addendums as necessary for clarifications and addressing contractor inquiries.
- Attend the public bid opening.
- Review all bid packages.
- Prepare a certified bid tab with a detailed breakdown of each bid line item and verify cost calculations.
- Make a recommendation for award based on low bid and conformance with the bid requirements with city staff leadership concurrence.

E. SERVICES DURING CONSTRUCTION **$29,100.00**

- Attend and chair pre-construction meeting.
- Review and approve shop drawings.
- Attend and chair progress meetings as necessary.
- Provide periodic inspection and resident inspection during underground activities.
- Provide Engineering site visits to resolve issues in the field.
- Answer questions from contractor during construction.
- Review monthly partial payment applications and provide recommendation for payment.
- Review test results.
- Review As-Builts.
- Utilize Raken software to do inspection reporting and provide city access.

EXCLUSIONS

- Electrical, Cable, Telephone, Gas, Water/Sewer, or Other Communication Utility Design/Relocation (none anticipated).
- Advertisement Fees for Bidding.

PROPOSED FEE SCHEDULE

A. Survey	$ 15,750.00
B. Geotechnical Services	$ 2,000.00
C. Design/Bid Document Preparation/Permitting	$ 50,250.00
D. Bidding	$ 6,000.00
E. Services During Construction	$ 29,100.00

Total $ 103,100.00

City of Callaway
6601 East Highway 22
Callaway, FL 32404

By:________________

Name: Keith E. Cook

Title: City Manager

Panhandle Engineering, Inc.
600 Ohio Avenue
Lynn Haven, FL 32444

By:________________

Name: Chris Forehand

Title: President

Agenda Item # 5

City of Callaway
Board of Commissioners
Agenda Item Summary

Date: October 28, 2025

Item: Task Order for Legislative Paving Grant Engineering of S. Gay Ave.

1. Placed on agenda by:

Eddie Cook, City Manager

2. Agenda:

- Presentation ☐
- Public Hearing ☐
- Old Business ☐
- Regular ☒

3. Is this item budgeted (if applicable)?: Yes ☒ No ☐

In this year's budget

4. Background: (why, what, who, where, when, how, & identify all attachments)

We have been awarded $250,000 from state appropriations grant to pave S. Gay Ave from Cherry St to Lake Drive. Due to budget constraints, we will bid in two phases to utilize all available money. Phase one will be from Cherry St to Hickory. Phase 2 will be from Hickory to Lake. The city has an additional $250,000 budgeted for the match.

This is the task order for Engineering. The CEI will be determined later and cannot be the same engineer.

Attachments: Task Order for engineering design of S. Gay Ave.

5. **Requested Motion/Action:** Approve Task Order for engineering for S. Gay Ave.

PANHANDLE ENGINEERING

September 18, 2025

Via Email

Mr. Eddie Cook, City Manager
City of Callaway
6601 East Highway 22
Callaway, FL 32404

Re: ***City of Callaway Legislative Paving Improvements 2025***
Task Order
PE File #26056

Dear Mr. Cook:

Thank you for the opportunity for ***Panhandle Engineering, Inc. (PE)*** to provide professional engineering design services to the ***City of Callaway***. It is our understanding that the city has been awarded **$250,000** in appropriations funding from the Florida Legislature for roadway paving. It is our understanding that the funding will be used to pave the following road in three sections:

- **South Gay Avenue (Hickory St. to Cherry St.) Approx: 0.5mi**
- **South Gay Avenue (Lake Drive to Hickory St.) Approx: 0.25mi.**
- **South Gay Avenue (Enzor St. to Lake Drive) Approx: 0.125mi.**

See attached **Exhibit A** for the location of the road segments.

The pre-design cost opinion for construction of all three sections is **$369,272.18 for the section from Hickory St. to Cherry St., $191,309.84 for the section from Lake Drive to Hickory St., and $93,822.20 for the section from Enzor St. to Lake Drive**, which includes a 15% contingency, leaving a total construction cost for all three sections at **$654,404.21**. Construction costs have been decreasing on the last few public bid projects, so hopefully the overall cost is less than our estimate. It is our intent to utilize 100% of the grant which is a 50% match.

As you know, our firm is FDOT certified in Major Roadway Design which qualifies us to perform the engineering services for the proposed roadway improvements as required by the State for state funding.

The attached **Task Order** labeled as **Exhibit B** describes our proposed scope of work and fees for design and FDOT review process for all road segments listed above. Another firm will need to provide the CEI services as required by the FDOT State Funded Grant Agreement.

If this Task Order is acceptable to the City Commission, please sign and send us a copy for our files. We will begin immediately upon authorization.

If you have any questions, please give me a call at 850.596.1235.

Best Regards,
Panhandle Engineering, Inc.

Chris Forehand, PE
President

Cc: Mr. Bill Frye, Public Works Director, City of Callaway
Mr. Austin Childree, E.I., Project Engineer, Panhandle Engineering, Inc.

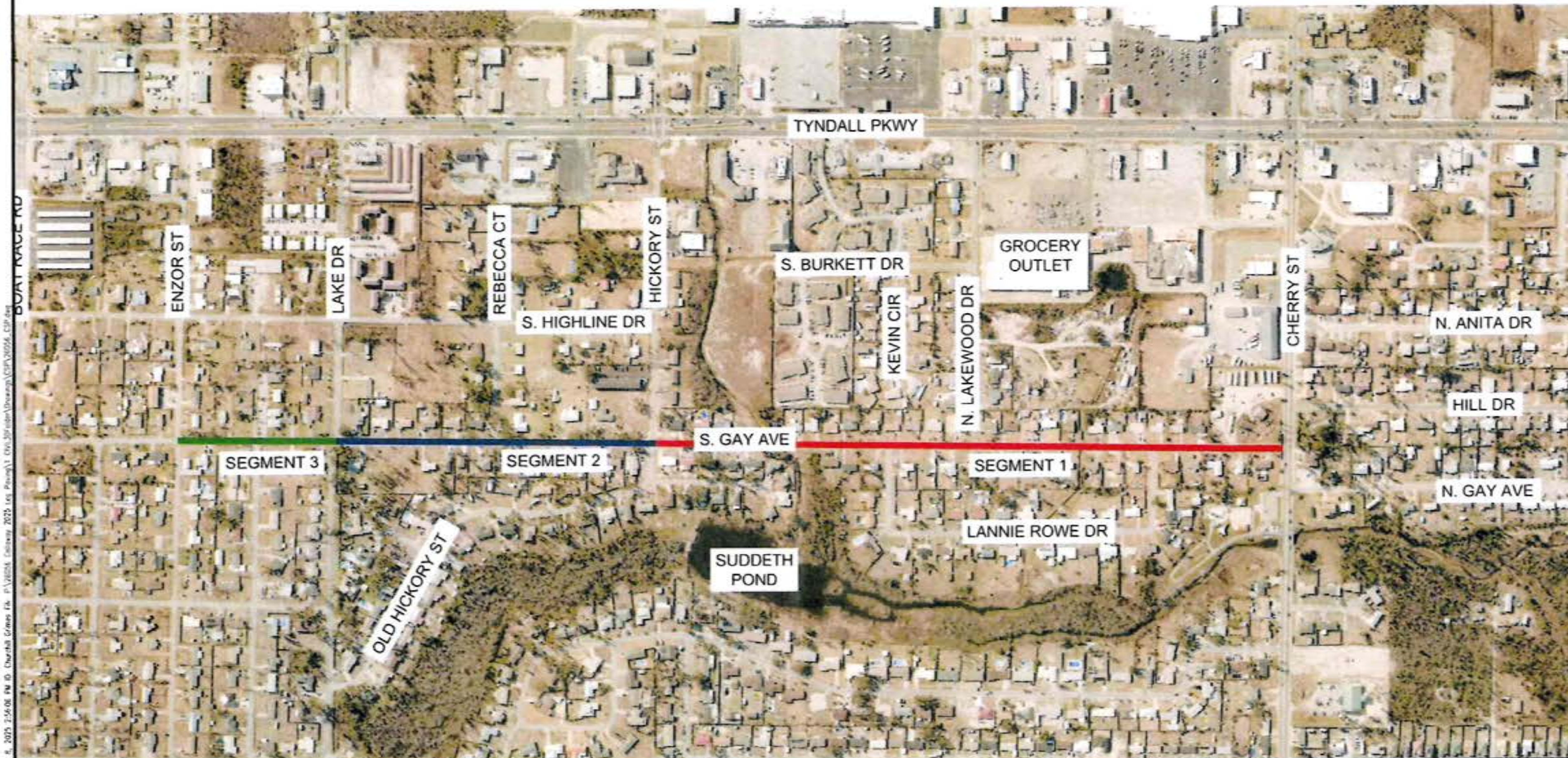
CBF/ALR
P:\26056 Callaway 2025 Leg Paving\3 Admin\1 Proposal\26056 Proposal - E. Cook -7-2025 Cover Letter.docx

FOR SCALE VERIFICATION AFTER DUPLICATION, THIS LINE SHOULD BE 1" LONG

S. GAY AVE (CHERRY ST. TO ENZOR ST.):	4,603 LINEAR FEET 0.875 MILES
SEGMENT 1 (CHERRY ST. TO HICKORY ST.):	2,615 LINEAR FEET 0.50 MILES
SEGMENT 2 (HICKORY ST. TO LAKE DR.):	1,329 LINEAR FEET 0.25 MILES
SEGMENT 3 (LAKE DR. TO ENZOR ST.):	659 LINEAR FEET 0.125 MILES

0' 200' 400' 800'

SCALE: 1" = 400'



REV	DATE	MMM	REVISIONS
NOT	RELEASED FOR CONSTRUCTION	BY:	DATE:

SCALE: AS NOTED
DESIGNED BY: CBF
DRAWN BY: JNF
REVIEWED BY: CBF
ISSUE DATE: JULY 2025
ACAD FILE NAME: 26056_CSP.dwg

PANHANDLE ENGINEERING
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
600 Ohio Avenue Lynn Haven, Florida 32444
(850)763-5200 www.panhandleengineering.com

EXHIBIT A - S. GAY AVE
CITY OF CALLAWAY
LEGISLATIVE PAVING 2025
CALLAWAY, FLORIDA

DPR CERTIFICATION No: EB-7806
SHEET NO: 1 OF 2
PROJECT NUMBER: 26056

PANHANDLE ENGINEERING

EXHIBIT B

CITY OF CALLAWAY
City of Callaway Legislative Paving 2025
PE FILE NO. 26056
TASK ORDER

This Task Order is for the purpose of ***Panhandle Engineering, Inc. (PE)*** as the Engineer to provide professional services for the referenced project to the ***City of Callaway (City)*** acting by and through its Commission. ***PE*** has developed the following scope of services and associated fee schedule.

The roadways included are as follows:

- **South Gay Avenue (Hickory St. to Cherry St.) Approx: 0.5mi**
- **South Gay Avenue (Lake Drive to Hickory St.) Approx: 0.25mi.**
- **South Gay Avenue (Enzor St. to Lake Drive) Approx: 0.125mi.**

Panhandle Engineering, Inc. (PE) will provide design to meet minimum requirements of the city standards to include slope design, pedestrian crossings, appropriate signage, minimal surface drainage, appropriate thermoplastic striping, valve and manhole adjustment, milling, leveling where required, replacement where required, asphalt design, erosion control, and restoration. Based on initial observations, a combination of milling, crack relief and full depth reclamation is anticipated.

A. SURVEY **$ 15,900.00**

Perform all surveying needed for the project to include roadway, driveways and all other improvements in the right of way. PE will utilize Geopoint Surveying as a subconsultant.

- **South Gay Avenue (Hickory St. to Cherry St.) 2615 LF**
- **South Gay Avenue (Lake Drive to Hickory St.) 1,329 LF**
- **South Gay Avenue (Enzor St. to Lake Drive) 659 LF**

B. GEOTECHNICAL SERVICES **$ 2,000.00**

Perform all roadway cores needed for the project to determine base and asphalt thickness for all three sections of roadway. PE will utilize Magnum Engineering as a subconsultant.

C. DESIGN/BID DOCUMENT PREPERATION **$58,790.00**

- Design of the resurfacing will be based on the Florida Green Book, FDOT Design Standards, MUTCD, and ADA.
- Provide details for resurfacing, striping, erosion control, staging, and technical specifications.
- Provide construction plans with the details for bidding.
- Provide technical specifications and bid form only for bidding. City will prepare bid package.
- Prepare a bid schedule/form which breaks down each road segment cost which will allow for deductive alternatives if the low bid is over budget.
- Kick-Off Meeting W/Staff and Progress Meetings as Required During Design.
- 60% Review Meeting W/City Staff.
- 60% Submittal to FDOT & Response to RAI's.
- 90% Construction Plan Review Meeting W/City Staff.
- 90% Submittal to FDOT & Response to RAI's.
- 100% Submittal to FDOT & Response to RAI's.

D. BIDDING **$ 6,000.00**

- Assist the City by publicly bidding the project as required by the FDOT Grant Agreement.
- Answer questions during the bid process.
- Issue addendums as necessary for clarifications and addressing contractor inquiries.
- Attend the public bid opening.
- Review all bid packages.
- Prepare a certified bid tab with a detailed breakdown of each bid line item and verify cost calculations.
- Make a recommendation for award based on low bid and conformance with the bid requirements with city staff leadership concurrence.

E. ENGINEER-OF-RECORD SERVICES DURING CONSTRUCTION **$ 8,500.00**

- Attend pre-construction meeting chaired by CEI.
- Attend progress meetings as necessary.
- Answer questions during construction related to design.
- Review all shop drawings and submittals.
- Review all proposed Change Orders and provide input if applicable.
- Coordinate with City and the CEI consultant as required.

EXCLUSIONS

- Electrical, Cable, Telephone, Gas, Water/Sewer, or Other Communication Utility Design/Relocation (none anticipated).
- Advertisement Fees for Bidding.
- Construction Engineering and Inspection (CEI) (by third party engineer).
- Review of As-Builts and Project Certifications.
- Review of Testing.

PROPOSED FEE SCHEDULE

A. Survey	$ 15,900.00
B. Geotechnical Services	$ 2,000.00
C. Design/Bid Document Preparation/Permitting	$ 57,790.00
D. Bidding	$ 6,000.00
E. Engineer-of-Record During Construction	$ 8,500.00
	Total $ 90,190.00

City of Callaway **6601 East Highway 22** **Callaway, FL 32404**	**Panhandle Engineering, Inc.** **600 Ohio Avenue** **Lynn Haven, FL 32444**
By:	By:
Name: Keith E. Cook	Name: Chris Forehand
Title: City Manager	Title: President

Agenda Item # 6

CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY

DATE: OCTOBER 28, 2025

ITEM: SURPLUS EQUIPMENT – FIRE DEPARTMENT

1. PLACED ON AGENDA BY:

EDDIE COOK, CITY MANAGER

2. AGENDA:

PRESENTATION ☐
PUBLIC HEARING ☐
OLD BUSINESS ☐
REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

The Fire Department is requesting approval to surplus the following items:

- 1 Genesis hydraulic pump
- 1 spreader
- 1 cutter
- 1 ram

The Genesis tools were purchased in March 2005 and served until January 2022 at the purchase price of $9994.00 and are currently sitting in our tool shed as we operate two sets of battery-operated extrication tools purchased in 2022.

We ask to surplus these items and donate them to Gulf County EMS who is in need of this kind of equipment.

ATTACHMENTS:

- Capital Asset Activity Form
- Letter from Chief Joyner
- Letter from Gulf County E.M.S.
- Pictures

5. REQUESTED MOTION/ACTION: Authorization for the City Manager to dispose of surplus via donation.

CAPITAL ASSET ACTIVITY FORM

Asset ID#	Dept #	Asset Description (incl. Year)
300	522	Genesis Rescue Tools.

/ / **TRANSFER - New Department** ____________________

/ / **CHANGE LOCATION - New Location** ____________________

/ / **SALE - Buyer** ____________________

/ / **TRADE-IN - Vendor** ____________________

/✓/ **DONATION - Nonprofit Organization** Gulf County EMS

/ / **DISPOSAL - Other:** ____________________

Activity Date

Department Head Signature:

x ____________________

Approval Date

City Manager Approval

x ____________________

Submit approved form to : Emily Franklin, Assistant to Director of Finance

Finance Department - Section

Board Approval Date: ____________

Original Cost of Asset ____________ Current Book Value ____________

Asset Record Updated: ____________ inital: ____________

CALLAWAY FIRE DEPARTMENT
(850) 871-5300

Fire Chief David P. Joyner, Jr.
djoyner@cityofcallaway.com

Deputy Chief Dustin R. Crum
dcrum@cityofcallaway.com

October 15, 2025

City Manager,

I am submitting this request for consideration and approval to donate a set of extrication tools to Gulf County EMS, which is facing a critical shortage of functional rescue equipment.

The proposed donation items are 1 Genesis hydraulic pump, 1 spreader, 1 cutter, and 1 ram. The tools are in a poor to fair condition. The donated tools are intended to support Gulf County EMS by being put into immediate service on their supervisor's truck.

The donated tools could also come to assist us if we were to have a serious crash on Hwy 22. We currently protect to the county line.

The Genesis tools were purchased March 2005 and served till Jan 2022. The tools served our city for 17 years. The purchase price was $9,994.00. The tools are currently sitting in our tool shed.

We currently operate 2 sets of battery-operated extrication tools that were purchased in 2022.

Thank you for your attention on this matter.

Fire Chief

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA

GULF COUNTY E.M.S.

Jody Daniels, E.M.S. Director
140 LIBRARY DRIVE, PORT ST. JOE, FLORIDA 32456
PHONE (850)718-5260 • EMAIL: jdaniels@gulfcounty-fl.gov

October 15, 2025

Gulf County EMS is a 911 response agency for the entire County as well as mutual aid to Calhoun, Franklin, and Bay counties. The fire service is solely volunteer thus causing delays in response to auto accidents. Not all fire departments in Gulf County have extrication equipment so some response times can be even longer due to the location of the accident. EMS would greatly benefit from the use of the surplus extrication equipment by placing them on our supervisor truck so when it responds to any type of accident where the tools may be needed, we would be able to start the process of removing victims while awaiting the arrival of the fire department.

If you have any questions; feel free to reach out to me.

Thanks

Jody Daniels
EMS Director