

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
FEBRUARY 25, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on February 25, 2025. In attendance were Pamn Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners, Scott Davis, and Kenneth Ayers. Also in attendance were Eddie Cook, City Manager, Kevin Obos, City Attorney; Ashley Robyck, City Clerk; David Schultz, Director of Finance; Bill Frye, Director of Public Works/Planning; David Joyner, Fire Chief, and Tim Legare, Director of Leisure Services. Commissioner Pelletier was present by phone.

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

PRESENTATION

Mayor Henderson presented a Proclamation for American Red Cross Month.

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

City Manager Cook asked to add items #7 Task Order- Design West Group Comprehensive Plan Update and #8 Bid Award- FD2025-02 Public Safety Building Painting.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to add items #7 & #8.

APPROVAL OF MINUTES

February 11, 2025 Regular Meeting

City Clerk Robyck advised that on item #7- Gore Park Community Center Change order, the vote of the motion was left off. This has been corrected.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the minutes of February 11, 2025, as amended. Motion carried unanimously.

PUBLIC HEARING

**Ordinance 1110-Small Scale Comprehensive Plan Amendment Parcel ID 07295-000-000
(2nd Reading)**

City Attorney Obos read Ordinance 1110 as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF NAPOLEON DECIUTIIS, DESIGNATING FOR HIGH DENSITY RESIDENTIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.065 MORE OR LESS ACRES; SAID PARCEL IS LOCATED ON SOUTH KATHERINE AVE, CALLAWAY, FLORIDA, PARCEL ID 07295-000-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR HIGH DENSITY RESIDENTIAL 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.

City Manager Cook asks Director Frye if there have been any public comments.

Director Frye advises there have been none.

Commissioner Griggs advised that he had concerns at the first reading but after speaking with Habitat Village, they believe it'll be a plus for them with no concerns, so he no longer bears concern.

Commissioner Ayers says he spoke with Habitat Village and the same thoughts were conveyed to him.

Mayor Henderson called for Public Participation,

Theresa Langston, 6031 Lance Street, spoke on behalf of her nephew who does not agree with the amendment due to traffic & flooding in the road.

Commissioner Davis asked about the sewer capacity in the area. City Manager Cook advised it is fine.

Commissioner Griggs asked about flooding. Director Frye states flooding isn't an issue in that area and the Engineer is here tonight and that once they enter the stormwater phase, questions will be able to be answered.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the second reading of Ordinance 1110. The motion carried unanimously upon roll call vote.

Ordinance 1111- Rezoning Parcel ID 07295-000-000

City Attorney Obos read Ordinance 1111 as follows:

AN ORDINANCE REZONING FROM RESIDENTIAL R-6M TO RESIDENTIAL MULTI FAMILY MEDIUM DENSITY THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONTAINING APPROXIMATELY 2.065 ACRES; LOCATED ON SOUTH KATHERINE AVE; PARCEL ID 07295-000-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

Commissioner Griggs asked about the park planned even though it is not required and if there would be an HOA.

Aaron Harris 1030 SE 4th Terrace, confirmed they do still plan on building a park. It can either be a private park or dedicated to the City and yes there will be an HOA.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Davis to approve the second reading of Ordinance 1111. The motion carried unanimously upon roll-call vote.

Variance to Allow Drive Thru- Only in Sub-District #1

Bill Frye, Director of Public Works reviewed the variance request.

Commissioner Ayers asked where how far this district goes. Director Frye addressed.

Commissioner Griggs gave history on the area and asked if the CRA needs to approve anything. City Attorney Obos advises as long as everything aesthetically meets guidelines, there should not be a problem.

Mayor Henderson informs that there is also a location in Mariana, FL and it looks very attractive.

Commissioner Davis agrees and mentions that corner has been 'dead' for a long time.

Mr. Maddox – Marianna, informs this would be the second location of this franchise in Florida and they've really enjoyed being in Mariana.

Commissioner Ayers asks if he is aware another coffee shop is going up on Cherry St. Mr. Maddox advises he is aware.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the Variance. The motion carried unanimously.

REGULAR AGENDA

Ordinance 1112- Small Scale Comprehensive Plan Amendment- 174 N. Star Ave

City Attorney Obos read Ordinance 1112 as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF BRYON KETIH CLIETT, DESIGNATING FOR MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 4.3 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 174 NORTH STAR AVENUE, CALLAWAY, FLORIDA, PARCEL ID 06513-000-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR MEDIUM DENSITY RESIDENTIAL 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.

Director Frye reviewed the request for a Small Scale Comprehensive Plan amendment.

Commissioner Griggs asked about the property to the south. Director Frye addressed.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the first reading of Ordinance 1112, Small Scale Comprehensive Plan Amendment- 174 N. Star Ave. The motion carried unanimously upon roll call vote.

Ordinance 1113- Rezoning 174 N. Star Ave

City Attorney read Ordinance 1113 as follows:

AN ORDINANCE REZONING FROM RESIDENTIAL R-5 TO RESIDENTIAL MULTI FAMILY MEDIUM DENSITY THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONTAINING APPROXIMATELY 4.3 ACRES; LOCATED AT 174 NORTH STAR AVENUE; PARCEL ID 06513-000-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

Director Frye reviewed the rezoning request.

Commissioner Griggs asked, due to the acreage, this falls into the LDR and would retention ponds be required to address drainage, which is required under the LDR. Director Frye confirms.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Davis/Griggs to approve the first reading of Ordinance 1113, Rezoning 174 N. Star Ave. The motion carried unanimously upon roll call vote.

Budget Amendment- New A.C. unit at Fire Station

City Manager Cook advised that this is a request to replace one of the A/C units on the Fire side of the Public Safety building.

Commissioner Pelletier states there has been issues where it needed to be replaced with the sheriffs. City Manager Cook advises the sheriff's side was replaced 2-3 years ago.

Commissioner Ayers asks if this is a complete replacement or a repair. City Manager Cook states replacement.

Commissioner Griggs asked if this one was replaced in the hurricane. Chief Joyner addressed.

Commissioner Griggs asks if this is being serviced, why is there a water retention problem. Chief Joyner states there is no service on it, maintenance crew members check it & have always had issues with it and ensured they did their best with maintenance.

Commissioner Griggs describes how he cares for his AC unit and issues he has faced.

Commissioner Pelletier asked why we do not get a service contract to go with this since it is a different type of unit and addresses the warranty and believes no one within the city can service that unit. City Manager Cook states they will get a quote for a service contract.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the Budget Amendment. The motion carried unanimously.

Task Order- Design West Group, Comprehensive Plan Update

City Manager Cook advised that at the November 19, 2024 Commission meeting, Commission approved a Memorandum of Understanding providing reimbursement from Bay County to update the City of Callaway Comprehensive Plan. This task order allows Design West Group to begin on the update and will complete by September 2025.

Commissioner Griggs asked if workshops will be done regarding this. City Attorney Obos addressed.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the Task Order for Design West Group. The motion carried unanimously.

Bid Award- FD2025-02 Public Safety Building Painting

City Manager Cook advised staff issued an Invitation to Bid on February 7, 2025 with a closing date of February 24, 2025. Five bids were received. All proposers notated a 30-day completion. Staff recommendation is to award to Bay City Builders in the not-to-exceed amount of \$27,540.00.

Commissioner Ayers asked if this was the entire building. City Manager confirmed.

City Manager Cook advised the budget is \$40,000 and there is still the addition of gutters that need to be put for bid, which should come under the budget.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve award of agreement to Bay City Builders in the not-to-exceed amount of \$27,540.00. The motion carried unanimously.

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

Pamn Henderson, Mayor

- Veterans Memorial Brick Wall
- Senior Citizen Discount on Utility Bills
- Callaway Elementary Beautification Project
- Events attended

David Griggs, Commissioner, Ward II

- Appreciation to student help at Callaway Elementary Beautification project
- Painting on Hwy 22/Berthe Ave intersection

Kenneth Ayers, Commissioner, Ward IV

- Events attended
- City Manager meeting
- Gov. Desantis proposal of eliminating property tax and effects on Callaway
- Dr. Lapado's bio and education
- Fluorination in water

City Attorney Obos

- Ordinance regarding "No Trucks" on certain streets

Eddie Cook, City Manager

- Cherry Street update
- Berthe Bridge update
- Gore Park Community Center update
- Beacon Point bid
- Hugh Thomas North bid
- Gore Park parking project
- Roundabout update
- Cemetery Drainage & Fencing
- Veterans Park Fence
- Tyndall Parkway Beautification project update
- Lift station bid update
- West Cherry Street sidewalks bid update
- South Berthe sidewalks design bid update
- Fencing on Callaway Park Way
- Solid Waste bid update

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

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| • March 8, 2025 | Baseball Opening Day | 9:00 a.m. |
| • March 11, 2025 | Commission Meeting | 6:00 p.m. |
| • March 16, 2025 | Historical Society Meeting | 6:00 p.m. |

PUBLIC PARTICIPATION

Marla Clark 511 Old Hickory Street, - spoke on Panama City updating their RV and Motorhome ordinance and asks the commission to add to an agenda to revise Callaway's Ordinance.

Christine Smallwood, - would also like to see RVs on an agenda & would like confirmation on Planning Board meeting schedule.

Citizen, - asked to add an update to the RV ordinance to an agenda and his concrete post on Facebook regarding concrete left after a repair.

Fred Melco, 5712 Kevin Circle, - commented about solid waste pickup.

Fred Williams 6044 Hardwood, - asked to have RV discussion on an agenda.

Randall Josey, 1571 Donna Ave, - spoke on the RV situation and conversations with Commissioners regarding this.

Ron Shaner, 5711 Kevin Cir, - expressed disappointment with Solid Waste and what they do not pickup.

Theresa Langston, 6031 Lance Street - asked about the roundabout and the pole issue, commented on solid waste and displeasure about commission response to RV discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:37 p.m.

Attest: _____
Pamn Henderson, Mayor

Ashley Robyck, City Clerk