

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MARCH 11 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on March 11, 2025. In attendance were Pamn Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners, Scott Davis, Bob Pelletier, 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; Bonnie Poole, Director of Code Enforcement; David Joyner, Fire Chief, and Tim Legare, Director of Leisure Services.

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

PRESENTATION

Deputy Kip McKenzie advised that due to new computer systems, the statistics are not correct. He also advised that the BCSO annual Kite Day would be on April 12th and expressed thanks to the City Manager and Code Enforcement for their help with cleaning up certain areas.

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

APPROVAL OF MINUTES

February 25, 2025 Regular Meeting

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the minutes of February 25, 2025. Motion carried unanimously.

PUBLIC HEARING

Ordinance 1112-Small Scale Comprehensive Plan Amendment 174 N. Star Ave, Parcel ID 06513-000-000 (2nd Reading)

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.

Mayor Henderson called for Public Participation,

Anonymous, advised that citizens can remain anonymous if they would like during public participation.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs/Pelletier to approve the second reading of Ordinance 1112. The motion carried unanimously upon roll call vote.

Ordinance 1113- Rezoning 174 N. Star Ave Parcel ID 06513-000-000

City Attorney Obos 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.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the second reading of Ordinance 1113. The motion carried unanimously upon roll-call vote.

REGULAR AGENDA

Ordinance 1114- Land Development Regulation (LDR) Amendment- Recreational Equipment Storage

City Attorney Obos read Ordinance 1114 as follows:

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING CITY'S LAND DEVELOPMENT REGULATIONS TO MODIFY THE PARKING STANDARDS FOR MAJOR RECREATIONAL EQUIPMENT ON RESIDENTIAL PROPERTY; DEFINING MAJOR RECREATIONAL EQUIPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Henderson advised they want to mirror Panama City's Ordinance.

Commissioner Davis agrees with the updated Ordinance.

Commissioner Pelletier advised that he is glad that boats are included.

Commissioner Ayers advised that he agrees with the clarification in this Ordinance.

Commissioner Griggs advised the importance of the citizens understanding what the Ordinance enforces.

Bonnie Poole, Director of Code Enforcement clarifies that the triangle is as one person pulls out of their driveway, recreational equipment cannot block view of road, as well has other rules

Mayor Henderson called for Public Participation,

Jeffery Carnahan 7752 Shadow Bay Drive, asked about the sheet that Commission received about the triangle.

Ron Shaner, 5711 Kevin Circle, advised that will state his name and he disagrees with changing the Ordinance.

Christine Smallwood, 7303 Rodgers Drive, commends the Commission with the turnaround time to get this on the agenda.

Marla Clark, 511 Old Hickory Street, thanked the commission for putting this on the agenda and advised that there are more than just RV and Motorhomes and spoke of current violations.

Don Hennings 431 Tanya Pass, commented that some people had to sell their RV because they couldn't afford storage, hard to makeup those lost 2 years when it's suddenly okay to have them.

Anonymous, commended Ayers for changing his mind and spoke on other eyesores in the city.

Commissioner Griggs advised that deed restrictions can restrict this whether commission passes it or not and advised citizens to fully understand this ordinance.

Richard Trevathan, 1327 S Kimbrel Avenue asked the number of things allowed and about a boat and rental space and the overlay district. Commissioner Griggs and Mayor Henderson addressed.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Ayers to approve the first reading of Ordinance 1114, LDR Amendment- Recreational Equipment Storage with the illustration added. The motion carried unanimously upon roll call vote.

Budget Amendment- Comprehensive Plan Update

City Manager Cook advised that this is to cover the \$87,500 cost that we will be reimbursed for.

Commissioner Ayers asked if Bay County has this within their budget to reimburse.
City Attorney Obos addressed.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the Budget Amendment for the comprehensive Plan Update. The motion carried unanimously.

Mutual Aid Agreement with Panama City Fire Department

City Manager Cook advised that this is a mutual aid agreement for fire protection with Panama City much like we have with each other city and the county.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the Mutual Aid Agreement with the City of Panama City Fire Department. The motion carried unanimously.

Change Order- Tetra Tech #14

City Manager Cook advised that this is a change order extending the period of performance through December 31, 2025. This will be a cost increase of \$32,560.68 from \$1,087,024.000 to \$1,119,584.68. This cost increase will be reimbursed by FEMA.

Commissioner Ayers asked if we are sure FEMA will reimburse.
City Manager addressed.

Commissioner Pelletier asked for a breakdown of what is still owed by FEMA.
Finance Director Schultz addressed.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve Change Order #14 with Tetra Tech. The motion carried unanimously.

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

Pamn Henderson, Mayor

- STEM Initiatives with the Navy Base and schools
- Events attended
- Legislature session bills regarding fluoride and the 25% upcharge for customers outside of City limits, and City election dates
- Property tax issues
- Bay County League of Cities quarterly meeting
- Women in Construction Habitat for Humanity event

Scott Davis, Commissioner, Ward I

- Brittany Woods flagpole and solar light
- Utility Coordinator update
- FPL and roundabout issues

David Griggs, Commissioner, Ward II

- Upcharge for services outside of city limits

Kenneth Ayers, Commissioner, Ward IV

- Florida History
- Other areas regarding fluoride in the water
- Berthe Ave broken guidewire and anchor
- Events attended
- Meeting with City Manager
- City Election dates discussion at next Commission Meeting
- RV discussion with citizens
- Callaway Cemetery
- New coffee shop on Cherry St at Tyndall Parkway

Eddie Cook, City Manager

- Gore Park parking project
- Cherry Street utility coordinator update
- Beacon Point bid opening March 28
- Boat Race Road paving
- Roundabout project update
- Berthe Spillway update
- Hugh Thomas project update
- Sandy Creek sewer project update
- Water & Sewer capacity study update
- Stormwater Master Plan Study
- Lift Station Rehabilitation project update
- Flex Net meter reading project
- Parker Median project update
- Cemetery drainage
- Chlorination update
- Berthe Bridge update
- Veteran's Park fencing
- LAP projects
- Solid Waste bid update

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

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|-------------------------|-----------------------------------|------------------|
| • March 16, 2025 | Historical Society Meeting | 2:00 p.m. |
| • March 18, 2025 | Planning Board Meeting | 6:00 p.m. |
| • March 22, 2025 | Opening Day | 9:00 a.m. |
| • March 25, 2025 | Commission Meeting | 6:00 p.m. |

PUBLIC PARTICIPATION

Anna Pelletier, 7724 Shadow Bay Drive, asked if there are public record documents regarding City Manager riding with Commissioner and how much time that takes from his duties. City Manager & Commissioner Ayers addressed.

Fred Melko 5712 Kevin Circle, asked about trash and solid waste removal and displeasure with what he received after the last meeting and glass left in the road in front of his house. Would like original letter about solid waste pickup pre-hurricane.

Ron Shaner, 5711 Kevin Cir, confirms what Mr. Melko regarding glass left in the road and palm trees picked up by public works, and spoke on the 1% tax that Panama City and Panama City Beach collects.

Theresa Langston, 6031 Lance Street, asked how much time City Manager spends on anything other than Callaway business during business hours, spoke on TECO update, utility coordinator, bridge completion, Beacon Point partnership and Commissioner Ayers lunch with City Manager.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:08 p.m.

Attest:

Pamn Henderson
Pamn Henderson, Mayor

Ashley Robyck
Ashley Robyck, City Clerk