

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
APRIL 8, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on April 8, 2025. In attendance were Pam 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; and David Joyner, Fire Chief.

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

PRESENTATION

Wade Sansbury, with Mauldin & Jenkins reviewed the financial audit for FY2024.

Deputy Kip McKenzie reviewed the BCSO statistics for the month of March.

Mayor Henderson presented Proclamations for Month of the Military Child and Fair Housing Month.

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

City Manager Cook asked to add agenda item #11- Bid Award- CM2024-09 Hugh Thomas N. Extension.

Motion:

Motion made by Commissioner Pelletier and seconded by Commissioner Griggs to add agenda item #11- Bid Award- CM2024-09 Hugh Thomas N. Extension. Motion carried unanimously.

APPROVAL OF MINUTES

March 25, 2025 Regular Meeting

Motion:

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

PUBLIC HEARING

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.**

City Manager Cook advised that the changes requested in the Special Workshop were added and that a trailer connected to a truck is still considered storage and included in the one vehicle allowed.

Mayor Henderson called for Public Participation,

Ron Shaner, 5711 Kevin Circle, advised that he is not in agreeance and does not believe that the majority of citizens would like this change.

Dave Raggio 6939 Hugh Drive, requests that there is a change in the number of vehicles allowed and what defines the back yard and side yard and asked about being on a private road. Mayor Henderson and City Manager Cook addressed.

Anonymous, advised that he understands some people's concerns about being in the front yard but not everyone has the ability to put their equipment in the back yard.

Jeff Carnahan, 7724 Shadow Bay Drive, advised that he does not agree with Mr. Shaner's comment and that he has spoken with his neighbors who are okay with his motorhome in the front.

Paul Bohac, 7010 Mike Lane, stated he is in a quandary regarding the number of recreational vehicles allowed due to what he has. Mayor Henderson addressed.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the final reading of Ordinance 1114. The motion carried unanimously upon roll-call vote.

Ordinance 1115- City Election Dates

City Attorney Obos read Ordinance 1115 as follows:

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING SECTION 4.02 OF THE CITY'S CHARTER RELATED TO THE CONDUCT OF MUNICIPAL ELECTIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; EFFECT ON EXISTING TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Henderson advised that this will change our elections to November.

Commissioner Pelletier asked if we would need to do an administrative change to the charter. City Attorney Obos advised that this is a change to the charter and that election dates are exempt from the referendum requirement.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier/Davis to approve the final reading of Ordinance 1115. The motion carried unanimously upon roll-call vote.

Ordinance 1116- Voluntary Annexation- 760 North Fox Avenue

City Attorney Obos read Ordinance 1116 as follows:

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREA OF BAY COUNTY, WHICH IS CONTIGUOUS TO THE CITY OF CALLAWAY, FLORIDA UPON PETITION OF THE OWNER OF SAID PROPERTY: PROPERTY CONTAINING APPROXIMATELY 8.47 ACRES AND LOCATED AT 760 NORTH FOX AVENUE, PROPERTY ID 06006-030-000, AS MORE PARTICULARLY DESCRIBED IN THE ORDINANCE; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

Commissioner Griggs asked if they are still committed to a recreational area. City Manager Cook addressed.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the final reading of Ordinance 1116. The motion carried unanimously upon roll call vote.

Ordinance 1117- Small Scale Comprehensive Plan Update- 760 N. Fox Ave

City Attorney Obos read the ordinance as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF INSITE LAND DEVELOPMENT FGI INC, DESIGNATING FOR HIGH DENSITY RESIDENTIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 8.47 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 760 NORTH FOX AVE, CALLAWAY, FLORIDA, PARCEL ID 06006-030-000, 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.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the final reading of Ordinance 1117. The motion carried unanimously upon roll call vote.

Ordinance 1118- Rezoning- 760 N. Fox Ave

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM BAY COUNTY R-2 DEPLEX/ MANUFACTURED HOUSING TO PLANNED DEVELOPMENT A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 8.47 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 760 NORTH FOX AVENUE, CALLAWAY, FLORIDA, PARCEL ID 06006-030-000; 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 Griggs and seconded by Commissioner Davis to approve the final reading of Ordinance 1118. The motion carried unanimously upon roll call vote.

REGULAR AGENDA

Ordinance 1120- Rezoning Parcel ID's 24379-000-000 & 24380-000-000

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM R-8 RESIDENTIAL SINGLE FAMILY AND R-6M RESIDENTIAL SINGLE FAMILY MOBILE HOMES ALLOWED, TO R-6 RESIDENTIAL SINGLE FAMILY CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 7.213 MORE OR LESS ACRES; SAID PARCELS ARE LOCATED ON SENECA AVENUE, CALLAWAY, FLORIDA, PARCEL IDS 24379-000-000 & 24380-000-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

City Manager Cook advised that this is across from Brittany Woods and they are currently two different zonings. One is R-8 and one is R-6m and they are trying to rezone both to R-6.

Commissioner Pelletier advised that the original ordinance stated to change to R-6M. City Attorney Obos addressed, and this has been corrected.

Mayor Henderson called for Public Participation,

Sean McNeil with McNeil & Carrol Engineering, clarified the requested change is to go from R-8 to R-6 and R-6M to R-6 to be consistent with the neighborhood.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the first reading of Ordinance 1120. The motion carried unanimously upon roll call vote.

Ordinance 1121- Rezoning property behind on Camellia Ave, Parcel ID 24418-050-010

City Attorney Obos read the Ordinance as follows:

AN ORDINANCE REZONING FROM R-6M RESIDENTIAL SINGLE FAMILY, MOBILE HOMES ALLOWED, TO RESIDENTIAL MULTI FAMILY MEDIUM DENSITY, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 0.33 MORE OR LESS ACRES; SAID PARCEL IS LOCATED ON CAMELLIA AVENUE, CALLAWAY, FLORIDA, PARCEL ID 24418-050-010; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

City Manager Cook advised that the property owner has submitted a rezoning request and that Planning staff, and the Planning Board have recommended approval. He also advised that there have been questions regarding how many houses they plan to build but until a development order is submitted, we do not know.

Mayor Henderson advised that the application states to build three houses. City Manager Cook agreed but advised that does not fit into the Medium Density zoning.

Commissioner Griggs reviewed the LDR regulations and requirements under this zoning and difficulties the property owner may face.

Commissioner Pelletier advised that we have discussed this property before and it is up to the owner to abide by the land development regulations.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the first reading of Ordinance 1121. The motion carried unanimously upon roll call vote.

Discussion- Fluoride

Mayor Henderson advised that in Tallahassee, a County Commissioner asked about this. She read a draft of a letter to send to the County Commission.

Commissioner Ayers advised that he is satisfied with the letter and spoke with other cities that advised that they are waiting on Callaway to take the lead. Discussion ensued.

Commissioner Pelletier advised that he does not understand why the other cities would be waiting on Callaway to lead and believes we should also get feedback from the citizens.

Commissioner Griggs advised that he would be in support of a letter advising the County that we support whatever decision they make but would not support one just asking them to remove fluoride. Discussion ensued.

Mayor Henderson called for Public Participation,

Anna Pelletier, 7724 Shadow Bay Drive, asked why Callaway should take the lead on this and why this is on the agenda for the 3rd time and citizens are entitled to their own opinions. She also spoke on RFK Jr's opinion on this topic.

Anonymous, asked everyone to be respectful of everyone's opinion, advised he is against having fluoride in the water.

Teresa Langston 6031 Lance Street, advised does not have an opinion either way and everyone has their own opinion, and everyone should be treated respectfully.

Don Hennings, 431 Tanya Pass, stated that this shouldn't be brought up as we do not control the water.

Advisory Board Appointment- Planning Board

City Clerk Robyck advised that the Planning Board has one vacancy due to a resignation for the balance of an unexpired term ending December 31, 2026. She advised that there were four applications received as noted in the summary.

Commissioner Ayers asked if the applicants were aware of tonight's meeting. City Clerk Robyck advised they were all told they were welcome to attend, and the decision would be made tonight.

Commissioner Griggs advised not a lot of people understand as a commissioner how much personal opinion can be brought forward and the same applies for the Planning Board. The goal is to meet the demand for growth. He spoke on prior encounters with Mrs. Langston and her willingness to take his advice to attend meetings and be involved. Commissioner Griggs motioned to appoint Teresa Langston to the Planning Board.

Commissioner Pelletier seconded and commented on the importance to attend meetings.

Commissioner Ayers asked if it was too late to table this item. City Attorney Obos addressed.

Mayor Henderson called for Public Participation,

Teresa Langston 6031 Lance Street stated that she does not recall seeing the other applicants at meetings and if applying for a position, you should not have to be told to attend meetings.

Deputy McKenzie advised that it speaks loudly when applicants show up to speak for themselves.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier to appoint Teresa Hyatt-Langston to the Planning Board for the remainder of the unexpired term. The motion carried 4-1 with Commissioner Ayers voting in opp.

Bid Award- PW2024-16 Lift Station Rehabilitation- Phase 1

City Clerk Robyck advised staff issued an Invitation to Bid on Wednesday, February 12, 2025 with a closing date of Friday, March 21, 2025. Four bids were received and Staff recommendation is to approve award to Mainline Construction, LLC in the not-to-exceed amount of \$2,174,001.55 contingent on state approval.

Commissioner Davis asked if they have done state work before. City Manager Cook addressed. Discussion ensued.

City Manager Cook reviewed the plan for the rehabilitation of the remainder of the lift stations. Discussion ensued regarding the time frame for the grant.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the award to Mainline Construction in the not-to-exceed amount of \$2,174,001.55 contingent on state approval. The motion carried unanimously.

Bid Award- CM2024-09 Hugh Thomas N. Extension

City Clerk Robyck advised Staff issued an Invitation to Bid on Wednesday, February 26, 2025, with a closing date of Friday, March 28, 2025. Seven bids were received, and staff recommendation is to approve award to Roberts & Roberts in the not-to-exceed amount of \$2,131,420.70 contingent on state approval.

City Manager Cook advised of the process with state approvals.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Pelletier to approve the award to Roberts & Roberts Inc in the not-to-exceed amount of \$2,131,420.70 contingent on state approval. The motion carried unanimously.

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

Pamn Henderson, Mayor

- Events attended
- Callaway Elementary STEAM Grant
- Election to the NWFL League of Cities board
- April 17 FDOT Meeting regarding the Dupont Bridge replacement

David Griggs, Commissioner, Ward II

- Dupont Bridge project meeting

Bob Pelletier, Commissioner, Ward III

- Update on Water Sewer Study.
- Update on New meters and tower

Kenneth Ayers, Commissioner, Ward IV

- Would like to speak with City Attorney regarding term limits
- Events attended
- Meeting with City Manager

Eddie Cook, City Manager

- Street department commendation
- Berthe Bridge update
- Boat Race Road project update
- Roundabout project update
- Cemetery fence bid update
- Gore Park Community Center update
- Hugh Thomas N. Extension
- LAP projects updates
- Lift Station rehabilitation
- Tyndall Median project
- Veterans Park fence update
- Cherry Street update
- Berthe Spillway update

Ashley Robyck, City Clerk

- Beacon Point project update

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- | | | |
|------------------|------------------------|------------|
| • April 12, 2025 | BCSO Kite Day | 10:00 a.m. |
| • April 15, 2025 | Planning Board Meeting | 6:00 p.m. |
| • April 22, 2025 | Commission Meeting | 6:00 p.m. |

PUBLIC PARTICIPATION

Anna Pelletier, 7724 Shadow Bay Drive, agrees with moving the elections to November and asked commission about whether or not they have been in jail.

Ron Shaner 5711 Kevin Cir., asked about franchise fees from garbage haulers, stated that RV storage lots will be going out of business, and commented on fluoride.

Anonymous, commented on the RV storage, his criminal history and background checks.

Teresa Langston, 6031 Lance Street, asked if the TECO contract includes anything about holding up progress, demand letter, red light at Bob Little and Cherry Street, and disagrees with inspecting garbage haulers vehicles.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m.

Attest: _____
Ashley Robyck, City Clerk

Pamn Henderson, Mayor