

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
APRIL 22, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on April 22, 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 Kevin Obos, City Attorney; Ashley Robyck, City Clerk; David Schultz, Director of Finance; Tim Legare; Director of Leisure Services; Bill Frye, Director of Public Works, and David Joyner, Fire Chief.

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

Commissioner Ayers asked to add a Discussion Item regarding Conduct at Commission Meetings.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to add agenda item #7- Discussion on Conduct at Commission Meetings. Motion carried 3-2 with Mayor Henderson and Commissioner Pelletier voting in opposition.

APPROVAL OF MINUTES

**April 3, 2025 Commission Workshop
April 8, 2025 Regular Meeting**

City Clerk Robyck advised that she added information regarding the Proclamations presented at the last meeting along with when the motion was made for agenda item #9.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the minutes of April 3, 2025 and April 8, 2025. Motion carried unanimously.

PUBLIC HEARING

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.

Director Frye advised that there is nothing to add and there have been no comments made regarding this ordinance.

Commissioner Griggs thanked the developers for doing single family homes.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Davis to approve the final 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.

Commissioner Griggs asked about the number of homes the property owner has listed on the application and is he aware that it will not meet the requirements for this zoning. 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 final reading of Ordinance 1121. The motion carried unanimously upon roll call vote.

REGULAR AGENDA

Resolution 25-04 Recreational Facility Fee Changes

City Attorney Obos read the resolution as follows:

A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, ADOPTING A REVISED SCHEDULE FOR RECREATIONAL FEES FOR RESIDENTS AND NON-RESIDENTS; REPEALING PARTS OF RESOLUTION 22-09; AND PROVIDING AN EFFECTIVE DATE.

Director Legare reviewed the fee increases of each item. He advised that the Gore Park Football field was left off and will be \$250.00 per day.

Commissioner Pelletier asked about groups that are not reserving and just showing up on weekends. Director Legare addressed.

Commissioner Davis asked about tournaments that are already booked. Director Legare advised they have already paid.

Director Legare asked for guidance from Commission regarding recreation leagues using the buildings as they are not charged as of now. Commission agreed that they should be charged for building use since they do use the fields for free.

Commissioner Ayers advised that he used to coach and did not pay practice fees and asked about groups that do not pay. Director Legare advised.

Mayor Henderson asked for public participation;

Walter Waltz 8117 Heritage Woods Dr. spoke on his time coaching and asked the commission to consider the burden the fees will put on the small leagues.

Anonymous, commented on the additional fees and what they will be covering.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Ayers to approve the Resolution 25-04. The motion carried unanimously upon roll call vote.

Resolution 25-05 CDBG-Small Cities Program Application

City Attorney Obos read the resolution as follows:

**RESOLUTION OF THE CITY OF CALLAWAY CITY COMMISSION AUTHORIZING
APPLICATION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT SMALL
CITIES APPLICATION AND MATCHING FUNDS**

Director Shultz advised that this is applying for funds to go toward more lift station rehabilitations.

Commissioner Griggs asked where the \$50,000 would come from. Director Shultz advised that it would come from impact fees.

Mayor Henderson asked for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the Resolution 25-04. The motion carried unanimously upon roll call vote.

Bid Award- CM2025-03 Beacon Point Plaza- North Outparcel

City Clerk Robyck advised staff issued an Invitation to Bid on Wednesday, February 26, 2025 with a closing date of Friday April 4, 2025. Four bids were received as notated. Staff recommendation is to approve award to Holley Development in the not-to-exceed amount of \$1,237,500.00. She also advised that this is contingent on full state approval.

Commissioner Ayers asked about the grant amount. Director Shultz addressed.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the award to Holley Development in the not-to-exceed amount of \$1,237,500.00. contingent on state approval. The motion carried unanimously.

Surplus Equipment- Leisure Services

Director Legare advised that Leisure Services is requesting approval to sell as surplus equipment that has been either replaced or is no longer in service.

Mayor Henderson asked if these would go to auction. Director Legare confirmed.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Davis to approve the equipment surplus. The motion carried unanimously.

Discussion - Conduct at Commission Meetings

Commissioner Ayers advised that commission is here to support the community and there is no place in this for personal attacks. He asked that the Mayor control the meetings and cut off personal attacks. Mayor Henderson advised that it is difficult to censor citizens unless they are being threatening and commented on Commissioner Ayers' statements at previous meetings. Discussion ensued.

Commissioner Pelletier advised that he does not feel that commissioners attack each other and discussed previous incidents between a commissioner and citizens.

Commissioner Ayers also asked about suspending public comments. Mayor Henderson advised that she is not going to stifle citizens and does not agree with that. Discussion ensued.

Commissioner Ayers also asked about having the announcements before public participation. Mayor Henderson advised that it is currently that way.

Commissioner Pelletier spoke on previous Commissions and meeting formats and how the way things are done now are working well and does not support stifling citizens.

Commissioner Griggs spoke on criticism being part of the territory in politics and the need for good communication and acting professionally.

Commissioner Davis advised that citizens need to have their time to speak whether commission likes what they say or not.

Mayor Henderson asked for public participation;

Anna Pelletier, 7724 Shadow Bay Drive, spoke on hypocrisy of the commissioner who placed this on the agenda, citing specific examples of that commissioner's own negative actions and stated that silencing citizens is not the answer.

David Agosta 6609 Pridgen Street advised that this will be his last meeting attendance and commented that until mid-2023 he respected Commissioner Ayers however he is now disappointed and calls for his resignation.

Anonymous, seconds the call for Commissioner Ayers' resignation and disagrees with his mention of the religion of a commissioner and his wife.

Walter Waltz, 8117 Heritage Woods Drive, spoke on volunteers at different boards and why Commission spoke on applicants for Planning Board not attending meetings being an issue and his displeasure with how the discussion of the appointment went.

Ron Shaner 5711 Kevin Cir, advised that he comes to the meetings to hear City business and not to hear the back and forth and Commission should be voting by their own conscience.

Teresa Langston, 6031 Lance Street, spoke on the having different opinions, the need to be respectful to when encountering differing opinions and criticism, and spoke on the comment of her being groomed for the Planning Board position.

Citizen advised that Commission does a great job of allowing citizens to speak.

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

Pamn Henderson, Mayor

- Appreciation to BCSO on Kite Day
- San Marcos restaurant Grand Opening
- Callaway Elementary event for Month of the Military Child
- FDOT Meeting about the Dupont Bridge

Scott Davis, Commissioner, Ward I

- Beacon Pointe
- TECO and Conference Calls regarding Cherry Street

David Griggs, Commissioner, Ward II

- Planning Board applicants
- Solid Waste issue in Shirley Drive Subdivision
- Appreciation to BCSO on Kite Day

Bob Pelletier, Commissioner, Ward III

- Solid Waste issues
- TECO issues

Kenneth Ayers, Commissioner, Ward IV

- Events attended
- Compliments to Leisure Services on the Soccer Fields
- FPL Power Pole on Boat Race
- Community Center upgrade
- Fluoride in the water
- Foldable House

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- April 25-26, 2025 Waste Amnesty Days at Steelfield Landfill
- April 30, 2025 Community Center Ribbon Cutting 3:00 p.m.
- May 6, 2025 Planning Board Meeting (Potential) 6:00 p.m.
- May 13, 2025 Commission Meeting 6:00 p.m.

PUBLIC PARTICIPATION

David Agosta, 6609 Pridgen Street, advised this will be the last meeting he will attend for a while, thanked Commissioner Ayers for the information on fluoride, complimented the employees of the city and complimented the City of Callaway in general.

Ron Shaner 5711 Kevin Cir, agrees with Commissioner Pelletier regarding special courtesies with Solid Waste pickup and does not think it should be done.

Walter Waltz 8117 Heritage Woods Drive thanked Commissioner Griggs for his comment and commented about being in attendance.

Jeffery Carnahan 7752 Shadow Bay Drive, spoke on the property in the front of Beacon Pointe where construction started but has not continued, and spoke on solid waste issues in his Shadow Bay.

Citizen, stated that she is willing to help citizens with their waste for amnesty day.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m.

Attest: _____
Ashley Robyck, City Clerk

Pamn Henderson, Mayor