

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

The City of Callaway Commission met in a Regular Session on July 22, 2025. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners, Bob Pelletier, and Kenneth Ayers. Commissioner Scott Davis was present by phone. Also in attendance were Eddie Cook, City Manager; Kevin Obos, City Attorney; Ashley Robyck, City Clerk; David Schultz, Director of Finance; Tim Legare, Director of Leisure Services; Lisa Mayo, Director of Utility Billing; and David Joyner, Fire Chief.

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

Captain Branning with the Bay County Sheriff's office gave information on traffic crashes in the area.

APPROVAL OF MINUTES

July 8, 2025 Regular Meeting

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Griggs to approve the minutes of July 8, 2025. Motion carried unanimously.

REGULAR AGENDA

Ordinance 1122- No Commercial Trucks on Certain Residential Streets

City Attorney Obos read the Ordinance as follows:

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING THE CITY'S CODE RELATED TO TRAFFIC AND MOTOR VEHICLES; AUTHORIZING THE COMMISSION TO PROHIBIT THE USE OF CERTAIN STREETS BY HEAVY COMMERCIAL TRUCKS; PROVIDING FOR EXEMPTIONS; 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.

He also advised that this will be in our Code and that Resolution 25-12 will follow the second reading of this Ordinance naming the streets that roads will be prohibited.

Commissioner Griggs commented that he is having difficulty understanding how we will determine and enforce the weight limits. City Attorney Obos advised that this is for commercial or construction vehicles only. Discussion ensued.

Deputy McKenzie advised that this as it is currently written puts the Sheriff's office in a bad position, they cannot weigh vehicles like DOT does and informed of issues they will have to enforce it.

Commissioner Pelletier asked if we could remove the weight limit and just put "No Semi Trucks." City Attorney Obos advised that it can be done. Discussion ensued.

Mayor Henderson for public participation;

George Mercer, 523 S. Gay Ave, advised that he has been talking to Commissioner Davis regarding this and gave information on a gas truck that has been an issue in his neighborhood. He also advised that his concern is not only the weight but that it carries several thousand gallons of gas in it through a residential neighborhood.

Jeffrey Carnahan, 7725 Shadow Bay Drive, asked what the penalty will be. City Attorney Obos advised that the Sheriff's office determines the fee schedule.

Ron Shaner, 5711 Kevin Cir, advised that he is concerned about length of the trucks and that should be considered.

Due to the changes requested, the Ordinance will be rewritten and presented as a 1st Reading at the next Commission meeting.

Ordinance 1123- Rezoning 1062 N. Tyndall Pkwy

City Attorney Obos advised that this is not supposed to be for Highway Commercial. They are asking for Service Commercial.

City Attorney Obos read the Ordinance as follows:

AN ORDINANCE REZONING FROM COMMERCIAL AND AGRICULTURAL TO SERVICE COMMERCIAL THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONTAINING APPROXIMATELY 2.066 ACRES; LOCATED AT 1062 NORTH TYNDALL PARKWAY; PARCEL ID 06018-115-000; 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 the property is currently two separate zonings and would like to have it all as Service Commercial.

Commissioner Pelletier asked what kind of businesses would be allowed. Director Frye addressed.

Commissioner Griggs spoke on the last request for this property and why it says Highway Commercial. Discussion ensued.

Mayor Henderson for public participation;

Theresa Langston, 6031 Lance St, commented on what the zoning will allow and believes the commission would rather have Community Commercial.

Commissioner Griggs commented that the location makes is impractical for community commercial and he also does not want Highway Commercial, so he believes that Service Commercial is a good middle ground.

Commissioner Ayers asked what the property is zoned currently. City Attorney Obos addressed.

Commissioner Davis asked about what it allowed under the current zoning and what allows a box store. Discussion ensued.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the First Reading of Ordinance 1123 as amended. The motion carried 4-1 upon roll-call vote with Commissioner Pelletier voting in opposition.

Resolution 25-13- Utility Billing Manual Update

City Attorney Obos read the Ordinance as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA ADOPTING AN UPDATED UTILITY BILLING POLICY MANUAL; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

City Manager Cook advised of the changes requested to the Utility Billing Manual including the fee changes.

Mayor Henderson asked if we should put something in about the backflow preventers on irrigation meters. City Manager replies no.

Commissioner Pelletier advised that he wants to have a discussion later on about increasing the stormwater fee. He also asked how often we are charging tampering fees. City Manager Cook advised. Discussion ensued.

Mayor Henderson reads from the utility debt collection section of the manual, referencing how utility delinquent fees are in accordance with Florida Statute. Discussion ensued.

Commissioner Pelletier advised he wants Law Enforcement to be sent out the first-time meters are tampered with, not the second.

Lisa Mayo, Utility Billing Director, comments on how they deal with meter tampering. Discussion ensued.

Deputy McKenzie talks about the process, prosecuting as a ‘theft of service’ and not tampering.

Commissioner Pelletier brings up the Homestead Exemption with rentals. Discussion ensued.

Director Mayo mentions if Commission wants to raise stormwater fee, now is the time.

Mayor Henderson asks if a study needs to be done to accurately raise the Stormwater Fee. City Attorney Obos advised. Discussion ensued.

Commissioner Pelletier asked if we could make the changes and bring this back to vote. City Attorney Obos advised

Commissioner Griggs commented on raising the stormwater fee. Discussion ensued.

Commissioner Ayers advised that he does not agree with increasing the Stormwater Fee.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Resolution 25-13. The motion carried unanimously upon roll-call vote.

Budget Amendment for FY2025- Berthe Bridge

City Manager Cook advised that this is amending the budget to the actual final amounts now that the project is complete.

Commissioner Pelletier asked for a break.

Mayor Henderson calls for a 5-minute break.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Davis and seconded by Commissioner Pelletier to approve the Budget Amendment for Berthe Bridge. The motion carried unanimously.

Task Order Amendment- Gouras & Associates- Beacon Point

City Manager Cook gave an update on the Beacon Point Plaza with the new owners and reviewed the amendment to the task order.

Commissioner Pelletier asked if the city has expended any money this far on the project. City Manager Cook and Director Shultz advised. Discussion ensued.

Mayor Henderson for public participation;

Anna Pelletier, 7724 Shadow Bay Dr, asked if they sold the area in the front where the bank was originally going to go.

Teresa Langston 6031 Lance St, asked if Code Enforcement will be addressing this property now that it is no longer under the grant. She also asked about the previous owner selling the property without telling the City beforehand. City Manager Cook and City Attorney Obos advised.

Citizen asked if it was bought by the Bradfords. City Manager Cook confirmed he is one of the partners.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the Task Order Amendment for Gouras & Associates. The motion carried unanimously.

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

Pamn Henderson, Mayor

- Compliments to Benjamin with Leisure Services and his service
- Apple of our Eye award presented for the Community Center

Scott Davis, Commissioner Ward I

- Fencing update
- Leftover fencing at City Hall
- Flagpole at Brittany Woods
- Next area of the Veteran's Memorial Wall

David Griggs, Commissioner Ward II

- Comprehensive Plan update

Bob Pelletier, Commissioner, Ward III

- Water meters
- Draft Budget
- Discussion with BCSO and traffic enforcement

Kenneth Ayers Jr, Commissioner Ward IV

- Events attended

Kevin Obos, City Attorney

- Continuous Paving bid
- New Plat Approval process due to change in Law

Eddie Cook, City Manager

- Solid Waste bid
- Sandy Creek Sewer update
- Hugh Thomas project update
- Lift Station project update
- Cherry Street project update
- Cherry Street West Sidewalks project
- Round-a-bout project update

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

• July 29, 2025	Budget Workshop	1:00 p.m.
• August 2, 2025	Callaway Cares Health Fair	10:00 a.m.
• August 5, 2025	Budget Workshop	2:00 p.m.
• August 5, 2025	Planning Board Meeting (Potential)	6:00 p.m.
• August 12, 2025	Commission Meeting	6:00 p.m.

PUBLIC PARTICIPATION

Anna Pelletier, 7724 Shadow Bay Dr, advised that a judge in South Florida ruled that it is illegal to change the Election dates without a referendum and wonders if Callaway has to revisit this issue. City Attorney Obos advised that Miami is a charter county and has different rules.

Ron Shaner, 5711 Kevin Cir, disagrees with increasing stormwater fees and spoke about a water leak near his home and how long it took for the City to fix it.

Teresa Langston, 6031 Lance St, commented on what is going on in Lynn Haven, advised that she has made copies of Chris Forehand's deposition and believes the City should terminate the ongoing contract with his company.

Paul Bohac, 7010 Mike Ln, commented on the bid process and how decisions are made and at what point the City Manager is involved.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:54 p.m.

Attest:

Ashley Robyck, City Clerk

Pamn Henderson, Mayor