

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 9, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on September 9, 2025. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners 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; Tim Legare, Director of Leisure Services; and David Joyner, Fire Chief.

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

Deputy McKenzie reviewed the August statistics from the Bay County Sheriff's Office.

Mayor Henderson called for additions or deletions to the agenda. There were none.

APPROVAL OF MINUTES

August 26, 2025	Regular Meeting
September 4, 2025	1 st Budget Hearing

City Clerk Robyck advised that "Commissioner" was missing on Ordinance 1122 in the Regular Meeting minutes and Resolution 25-17 on the Budget Hearing minutes but has been corrected.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the minutes of & August 26, 2025 & September 4, 2025, as amended. Motion carried unanimously.

REGULAR AGENDA

Ordinance 1130 - Rezoning Parcel ID 07261-000-010

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM RESIDENTIAL R-9 TO RESIDENTIAL R-6 A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY .482 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT WALLACE ROAD AND COMET AVENUE, CALLAWAY, FLORIDA, PARCEL ID 07261-000-010; 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.

Bill Frye, Director of Public Works/Planning reviewed the rezoning request.

Commissioner Griggs asked if they will be responsible for the sidewalks if damaged. Director Frye confirmed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Griggs to approve Ordinance 1130, Rezoning Parcel ID 07261-000-010. The motion carried unanimously upon roll-call vote.

Resolution 25-20 – State Appropriations – S. Gay Ave & Beulah Ave

City Attorney Obos read the resolution as follows:

A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, APPROVING A STATE-FUNDED GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR ROAD IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

City Manager Cook advised that this is the 2025 state appropriations grant. He also reviewed the amounts awarded versus requested and advised that we will be asking for a scope amendment due to the amount awarded. He also reviewed possible future plans for Beulah Avenue sidewalks.

Commissioner Ayers agreed to widen the lanes and go for a LAP grant for the sidewalks.

Commissioner Pelletier asked if we have an amount for Beulah yet. City Manager Cook addressed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Griggs to approve Resolution 25-20. The motion carried unanimously upon roll-call vote.

Land Purchase – Property near Brittany Woods Park

City Manager Cook reviewed plans for the property and advised that the current owner agreed to sell for \$800. He also advised that the back of the property is encumbered as wetlands with DEP and we do not have plans to do anything with the back part as of now.

Commissioner Pelletier asked if we have already started working on that pond. City Manager Cook addressed. Discussion ensued.

Commissioner Griggs asked advised that this is in the current budget to purchase before October.

Mayor Henderson called for public participation;

Karen Custer, 216 Lannie Rowe Drive, asked if we have an estimate of closing costs etc. City Attorney Obos addressed.

Anna Pelletier, 7724 Shadow Bay Dr asked what the budgeted amount is. Commissioner Griggs advised it is \$25,000.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs/Pelletier to approve the land purchase. The motion carried unanimously.

Task Order Amendment – 14 Lift Stations Rehabilitation – Structural ESDC

City Manager Cook advised this is an ESDC task order for structural services during construction for the five stations currently under a construction contract with Mainline. Mainline is waiting for structural subs to perform submittal reviews due to the grant requirement, so this will need to be approved before they can proceed. Future task orders will include ESDC services in to avoid secondary approval requests by the commission.

Mayor Henderson called for public participation; there was none.

Motion:

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

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

Pamn Henderson, Mayor

- TPO Meeting

David Griggs, Commissioner Ward II

- Brittany Woods property maintenance

Bob Pelletier, Commissioner Ward III

- YouTube streaming
- Asked about Cherry Street change order. City Manager Cook addressed.

Kenneth Ayers Jr, Commissioner Ward IV

- Citizen complaints reviewed with the City Manager
- Meetings with the City Manager
- Events attended
- Asked for Beacon Point update. City Manager Cook addressed.

Eddie Cook, City Manager

- Lift Station issue due to new FEMA floodmaps
- Hurricane Prep Manual
- City Seal update
- Commission Vacancy: cut off for applications updated to October 8 at 5:00 p.m.
- Project updates to include
 - Cherry Street
 - Roundabout

Kevin Obos, City Attorney

- Conversation with Melba Covey

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- **September 18, 2025** **Final Budget Hearing** **5:01 p.m.**

- September 18, 2025
- September 23, 2025

Historical Society Meeting
Commission Meeting

5:30 p.m.
6:00 p.m.

PUBLIC PARTICIPATION

Teresa Langston, 6031 Lance Street, advised that she does not understand why we are delaying the cut-off date for the Commission Vacancy just because it was not posted to the Facebook page at the same time and does not believe it is fair to the current applicants to delay. She also advised that Citizens are not getting responses from Commission when they send emails.

Anna Pelletier, 7724 Shadow Bay Dr., asked if we have advertised for the Assistant Finance Director. City Manager Cook addressed.

Martin Vosseller, 6303 Wallace Road, gave thanks to the City for fixing a drainage issue near his home. He also commented on being involved in meetings to know there is a vacancy, YouTube issues, City Seal update, Brittany Woods Park.

Dr. Jessica Graham, St Andrews & St. Joe Bays Estuary Program Executive Director, reviewed corrections to comments made at the previous Budget Hearing regarding the program.

Ron Shaner 5711 Kevin Circle, advised that he is disappointed that the deadline for the Commission vacancy is being extended and would like to see the seat filled as soon as possible.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:23 p.m.

Attest: _____
Ashley Robyck, City Clerk

Pamn Henderson, Mayor