

MINUTES
PLANNING COMMISSION WORKSHOP

February 21, 2023

Chair	:	Bob Bachelor
Members	:	Robin Helmer
	:	J D Cameron
	:	Joe Cobb
	:	Les Chambers
	:	Patrick Palmer (late)
Recorder	:	Beth Millsaps

Members Not in Attendance: Brian Thomson

Audience Members: (not inclusive) Mayor Brent Smith, Comm. Edward Crosby, Stephanie Purdy, Missy Weakley, Carol Miller, Kelly Irwin, Sarah & Josef Von Niederhausen, Marion Cassell, Lydia Broadus, Crystal Brown

Chair Bachelor called the meeting to order at 6pm. He informed everyone, that this is workshop to discuss city projects and there will not be a vote tonight.

1. ACTION ITEMS – PROJECTS TO REVIEW FOR NEW FISCAL YEAR

Project #1 Glendale St. Mary's Stormwater

Chair Bachelor asked if anyone had a change to the project. No additional information was identified.

Project #2 Sewer Long Term Upgrades

Chair Bachelor asked if anyone had a change or something to add. No comments were made.

Project #3 City Utilities Area Improvements

Chair Bachelor said this suggestion came from Nathan Kelley, the director of Public Works. Mr Kelley said the department needs some improvements to the pit used to change the oil on city vehicles.

Project #4 Sewer Installation: Virginia Avenue

Chair Bachelor said this would be for Plat III area. He said we have discussed it before and thought it would be a good addition to the list. Mr. Cameron and Mrs. Helmer agree. They also think it might be better to have the project as a higher priority.

Project #5 Water Line Upgrade

Chair Bachelor said due to aging infrastructure, this is something that needs to be done.

The group agrees.

Project #6 Water Pressure Increase – 50 Homes

Chair Bachelor said the group had discussed this issue many times. However, with Mr. Scott's CDBG grant to add a new water tower there won't be an issue. He said we could use a place holder.

Project #7 Park Improvements

Mr. Cameron said he hasn't actually been out to Lincoln Park in a while and not sure if the playground equipment needs work or not. Mrs. Helmer and Ms. Cassell said it needs work.

Project #8 Perrine Park Splash Pad

Mrs. Helmer said that she feels this project should be lower on list of importance. Chair Bachelor said we are going over the list tonight and will vote on sequence at regular Planning Committee meeting, because there will be no vote tonight.

Project #9 Lincoln Park Boat Ramp Improvement

Mrs. Helmer said that money is needed to get project done. She thought there was grant money for this a few years ago. Mayor Smith said he thought it had been taken care of. (Post meeting follow up: City has funding for this project.)

Project #10 Install H2O Pumps at HOTH

Chair Bachelor said will also leave this project in the list but if Mr. Scott's CDBG plan works out there will be no need to add pumps to the homes on the hill.

Project #11 City Signage

Chair Bachelor said not sure when the city wanted to plan to do this, but he knows signage is old and needs to be replaced.

Project #12 Sewer Pipe Lining

Chair Bachelor said this project is to install lining of the gravity sewer lines to eliminate infiltration and root intrusion. We will be using funds from ARPA and also in conjunction with Okaloosa County oversight and operation.

Project #13 Doolittle Park

Chair Bachelor said in speaking with Mr. Scott, he learned that Doolittle Park is not complete. There is a public seating stand that is designed and, when constructed, installed at Doolittle Park. Project was added for the group's consideration.

Project #14 Sunset Cemetery Mausoleum

Chair Bachelor said we changed this one since first being on the projects list. At first the idea was to construct a pavilion at the cemetery. But in the discussions the Planning Commission thought a mausoleum would be a better addition to the cemetery.

Project #15 Street Improvement Paving

Chair Bachelor said part of this is also stormwater management, Planning Commission had made recommendations, however Commissioner Wasdin, streets commissioner, will have final say.

Project #16 Stormwater Conveyance

A gentleman in the audience said that something needs to be done for Florida Park it always takes on a lot of water. Mayor Smith said the DEP will not allow you to do anything.

Project #17 Crash Zone Homes Purchase

Chair Bachelor said he has learned that if a boundary line of the Runway 01/19 crash zone touches a structure, then that property is considered to be in the crash zone. Mayor Smith asked if there had been a study on that. Chair Bachelor said yes. He had completed a study showing the 13 houses considered to be northern crash zone boundary. And for the city to buy the homes, we would need grant and/or city funds to make that purchase. Mrs. Helmer pointed out that some homeowners will be reluctant to sell their properties. Chair Bachelor said in exchange for the city properties in the crash zone, the city would be given Air Force property which is within city limits. After a brief discussion, Mr. Chambers is going to check with Eglin and see exactly what Air Force properties would be involved in the exchange and any other parameters or considerations involved in the exchange and will inform the Planning Commission of those details.

Project #18 Lift Station Power Generators

Chair Bachelor said he has added this project to the list. He said we have 18 lift stations and 61% need back up generators. Chair Bachelor said he spoke with Mr. Kelley and Mrs. Beth Brant, city engineer, about the situation. Chair Bachelor said when the lift station is nearly full and electrical power is off, a signal is sent to the Utilities Department. Someone from the water/sewer department has 45 minutes from that signal notification to get the lift station powered using a mobile generator. Chair Bachelor said the city has 2 portable generators, and that 7 of the city's 18 stations do not have back up electrical power. After a brief discussion, Chair Bachelor said he feels this project should be left in, not sure where it should be priority wise.

Chair Bachelor asked if any member had something they would like to add to the list. Mr. Cameron said he thinks we should put a pavilion on the property off Tom's Bayou where they did the bridge work. Chair Bachelor said the property appraiser's website does not show that the city has ownership, it states owner unknown. Mayor Smith said he was told that the area was ours and that is why we had to approve the company setting up there to work on the bridge. Mayor Smith said he would have Mr. Scott look into and see what he finds. Mayor Smith agrees it would be a good place for a park, however taxes pay for parks and the city has about 11 already.

After a brief discussion, Chair Bachelor said he will email the priorities to the members and in March the Planning Commission will prioritize and approve the list so that it can go on to the City Commission.

Mayor Smith said he came this evening just to be a spectator, he was invited and wanted to come and hear about what the Planning Commission has been working on.

ADJOURN

With no further business to discuss, the Planning Commission adjourned at 7:00pm.

Bob Bachelor, Chair