

The City of Parker City Council

Minutes

July 19, 2022

Mayor Kelly called the meeting to order at 5:30

Pastor Davis gave the invocation

Mr. Chaple led the Pledge of Allegiance

Roll Call:

Ms. Barrow – present

Mr. Chaple – present

Ms. Galbreath – present

Ms. Gibson – present

Mayor Kelly – present

Also present: Mr. Rega, Mr. Palmer, Mr. Stryker, Mr. Robicheaux, Ms. Hutto, Ms. O'Brien, Ms. Morris, Chief Hutto, Tony Summerlin, CJ Patterson

Approval of the minutes:

On a motion of Council Member Barrow and a second of Council Member Gibson, the council approved the minutes for the council meeting on July 5, 2022.

Barrow – aye

Chaple – aye

Galbreath – aye

Gibson – aye

Mayor Kelly – aye

Item from the audience:

1. John Ward of 919 Arrow St – Discussion over Dollar General being built across the street from his home. He does not want the store there as he has a small child who likes to play outside in the yard and would be unsafe for her to do that. There is a Dollar Store within 3 miles of the home now.
2. AnnMarie Morris of 129 N Lakewood – VFW will host Trunk A Treat on October 31.
3. Cynthia Rozzo of 1440 Dover Road – Discussion over sports complex, unhappy with the plans. Located the Phase 1 plans on the city website, has a problem with the pickle ball and tennis courts being 20' from the road. No room for trees to hide the fence, states the fencing will look like a prison. Asking for a change order to move the tennis courts to the other side of the basketball court. Wants benches and landscaping. She was told that the park could not be built differently. Concern over park layout and flow to Lake Drive. Park can be built and improved over time per Mayor. May be expensive to move the tennis courts as they are scheduled to be repaved and not demolished. Improving the park may need FEMA approval prior to construction and can delay rebuild. Tennis court is 9' on city right away. Discussion over previous vote and acceptance of money meant we could rebuild park in a new layout. City was

able to do some demo and save money to spend in the rebuilding of structures in park. Mr. Summerlin will ask CDRMaguire about change to plans. Will get cost to move tennis court from BCL.

4. John Ward of Arrow St- Discussion over building of Dollar Store, states there is 338' of road on Arrow that the store will use and 200 cars a day will be using road. Police will need to be there often if store goes in.
5. John Haney of 803 N 9th Plaza- Any business must be for the good of the people, yellow bags a debris will be in nearby yards.
6. Paul Palmer – 1135 West St – wanted to discuss land us change – will wait for public hearing to open.
7. Pastor Danny Davis of refuge Assembly of God – SHIP Day will be July 30th – invited volunteers to help with 11 pallets of goods, 250 back packs and clothes to hand out to students in need. Volunteers should be there by 9 am on the 30th.

Regular Agenda:

1. Variance request for 906 Pitts Ave – Ms. Ellen Hall in attendance

Variance test read by Mr. Sloan; structure was permitted in 1991 but not rebuilt after hurricane until sometime later without a permit. Survey from home purchase in March 2022 had carport on site. Owner stated structure is not connected to a tree and will be built to improve the structure and look. On a motion of Ms. Barrow, a second by Ms. Gibson, the council approved the structure to be built back as it was prior to the storm and not needing a variance.

Barrow – aye

Chaple – aye

Galbreath – aye

Gibson – aye

Mayor Kelly – aye

2. Development order for Mr. Pho Restaurant – owner not in attendance

Ms. Galbreath had concern over parking, issues at Rodeo's Restaurant. Ms. Gibson expressed the need for more restaurants and pointed out that Winn Dixie has numerous parking spaces nearby.

On a motion of Ms. Gibson, a second by Ms. Barrow, the council approved development order or Mr. Pho.

Barrow – aye

Chaple – aye

Galbreath – aye

Gibson – aye

Mayor Kelly – aye

3. First reading of Ordinance 2022-405 – Land Use Change for 6394 Tyndall Parkway – RD Offutt via Zoom.

Sam McNeil of McNeil and Carroll present, 14 Acres of land that is requesting of buyer to be changed from MU1 to MU2. The density would go from 15 dwelling units per acre to 25 units per acre. Apartments will be built, no more than 4 stories in height. No comments received from Tyndall AFB. Concerns over traffic in area with new buildings, 140 additional units could be built with MU2 status. Mr. Rega of the planning committee summarized the meeting previously held; looked at who was impacted, surrounding areas are MU2 now, looked at noise, lighting and need for a traffic study by developers. Area is in CRA sub area 3, council can set standards for construction colors, landscapes, sidewalks etc. Area has estuary and wetlands on site. Mr. Sanders, of RD Offutt, stated he spoke with Tyndall and they discussed sound requirements. Ms. Galbreath asked how much land DOT would require for new bridge, Mr. Sanders said he has been shown 3 options but may not know until the end of the year. Mayor stated that the new bridge is funded by the state but may be federally funded in future. 6:24 public hearing opened: Paul Palmer of 1135 W Park St, wanted to give his thoughts on comp plan and the purposed ordinance. Mr. Palmer stated the city needs a standard procedure on how land use changes are granted. Concern over no plans for development being submitted, promises for development have been told to the city before and did not follow through after land use change was granted at another location. Mr. Palmer recommended the reading be tabled; lack of consistency can cause a lawsuit against the city. Ms. Galbreath asked if there was a contract for sale, Mr. Sanders said it is based on the land use change and closing is set for August 29th. Beverly Hutto, no address given, stated the bridge is a static bridge and cannot have standing vehicles backed up on it, concern over traffic flow. Ms. Rozzo of 1440 Dover Road, asked if it is unusual to have a land use change without a development plan? Mr. Sanders stated no, it is hard to have plans without knowing how much land the DOT may take for new bridge. Ms. Rozzo asked if the MU change will increase the value of the land and has concerns over the wetlands. Public meeting closed at 6:45. A motion was made to table the first reading until she could get answers from DOT was made by Ms. Galbreath and a second of Ms. Barrow.

Barrow – aye

Chaple – aye

Galbreath – aye

Gibson – aye

Mayor Kelly – aye

Ms. Gibson had concern over messing up a land deal. Mayor Kelly passed out a packet to each council member and clerk, containing a pricing quote for a ladder fire truck. Wanted to make everyone aware that a ladder truck will be needed to fight fires in the taller new builds. Wanted to get thoughts on requiring prospective builders who build tall buildings being required to help with cost of fire truck. Had been done by previous mayor. Last fire truck purchased was not a ladder truck. CJ Patterson, volunteer chief, said drivers may need new training to drive truck. Jeanette Howard asked why other developers, such as East Bay, were not asked to purchase a truck. Mayor Kelly said he was not the mayor at that time. Ms. Sloan stated that it is not unusual for a developer to purchase a fire truck. Chuck Tindell said he was glad the reading was tabled, did not like that plans have not been sent in. Mr. Tindell said the purchase of the fire truck purchase requirement seemed odd. Bill Libby asked if Parkway Gardens could

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be made to help with a fire truck? Mayor Kelly said they could all be asked to pay for the truck. George Haralabidis, 1440 Dover Road, brought up the idea of an escrow account for those who would be building in the future and could contribute to a fire truck fund. Mr. Galbreath said they have previously talked about a fire assessment. David Marlow asked if standpipes are required? Buildings are built to Florida Building Code, but not required to have standpipes. Discussion over closest ladder fire trucks to Parker and water supply.

4. NPDES report – Mr. Summerlin

Mr. Summerlin reported the annual public informational report for NPDES. He asked that on October 15th every citizen clean their ditches, city will pick up and calculate the total debris collected. Asked that paint not be put in ditches. Asked for participation in “adopt a drain” program. More advertising will be coming regarding the October 15 ditch clean out and the adopt a drain program. Gloria Bearse asked about the new Move it Storage site and the tall dirt mound on site. Mr. Summerlin said he spoke with builder and all the runoff from that site will be caught in their own storm water system.

Mr. Summerlin spoke about first development in 2000 or 2002 did contribute some funds to the purchase of a fire truck. Mr. Sloan agreed that occurred, but developer did not complete total payments.

Please report any illegal dumping near rainwater discharge areas.

Task list:

Coram Road deed is being completed by Mr. Sloan

Cheri Lane land purchase, documents signed, giving city time to look at environmental testing and survey. Closing in next 60 days.

Brannon Land – Mr. Sloan spoke with Mr. Summerlin prior to meeting – land swap – Mr. Sloan needs to look over documents further

Ms. Galbreath wants to add to task list:

Policy Manual-rewriting new one

Fire Chief

Unfit/Unsafe Ordinance – sent to council today

Phones/IT

5–10-year strategic plan

Grant Writer

Fire Assessment

Closing statements:

Mr. Chaple – thanked all that come to meetings, likes the turn out. Gave playground equipment flyer to council, wants to purchase for Memorial Park. Discussion over liability issues, city sued in the past. Tabled by Mr. Chaple.

Ms. Galbreath – TPO request discussion, 2 requests received for \$5000 and \$3972 for support of TPO. Ms. Galbreath stated TPO said they would be asking for the \$5000 for the upcoming year. Discussion over stops in Parker and why there are only 2. Ms. Galbreath will check on stops and payments.

Planning committee recommended bringing in guest speaker for \$250 (Ms. Gibson requested Zoom subscription purchase) Mr. Rega recapped the benefit of the guest speaker to make better decisions on stormwater and retention ponds and her expertise is needed.

Motion by Ms. Galbreath and a second by Mr. Barrow to approve \$250 for guest speaker from Tallahassee.

Barrow – aye

Chaple – aye

Galbreath – aye

Gibson – aye

Mayor Kelly – aye

Ms. Barrow- Requested notes on Dollar General meeting that took place last week. Clerk will provide to council. Requested house numbers be put on homes, should be 4" in size. Ms. Gibson will put on Facebook.

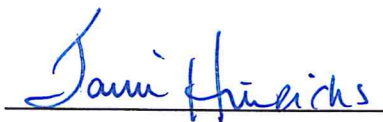
Ms. Gibson – waiting on Bay County for installation of AV equipment

Upcoming - Budget workshop August 3rd at 9am, documents will come to council prior to budget meeting. Chief Hutto has training on August 3rd and may not be at budget meeting. Fire chief interviews will be on August 1 at 9 am.

LDR – Mayor to meet with the rest of the mobile home park owners in August, must publish ordinance before adoption per Mr. Sloan. Ms. Gibson asked to add LDR to task list, Ms. Galbreath requested 9 am August 9 meeting with the planning committee to finalize LDR.

Mr. Sloan not required to be at budget workshop nor fire chief interviews.

Meeting adjourned

A handwritten signature in blue ink that reads "Jami Hinrichs". The signature is written in a cursive style and is positioned above a horizontal line.

Jami Hinrichs, City Clerk