

Regular Council Meeting
April 26, 2007

Mayor Marse called to order the regular scheduled meeting of April 26, 2007 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Jean Arrant, Mike Helton, Earl King, Ray Jackson and Charlie Simmons. Also present: City Attorney Clay Adkinson, City Planner Latilda Henninger and City Clerk Robin Haynes.

Councilman Helton gave the invocation and the Pledge of Allegiance was recited.

Councilman Jackson motioned to accept the minutes of the regular council meeting on February 22, 2007, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Ms. Henninger presented the following planning items:

Requested approval to hold 2nd reading and to transmit a large scale amendment application of the Future Land Use Map and rezoning application by Freeport Plantation, LLC to the Department of Community Affairs for review. The property is located outside of the certified planning area. The property is approximately 160 acres. The current Future Land Use designation is the county designation of "Estate Residential". The requested land use change to change 154.93 acres of the parent parcel from "Estate Residential" to Urban Development (UD) and 5.47 acres to Conservation (CON). There is no current zoning designation and this request is to designate as follows: Approximately 5 acres of Conservation (CON) along the creek tributary running through the parcel and the remaining property to be zoned as Light Industrial District (I1). Councilman Jackson motioned to approve the 2nd reading of the proposed ordinance and to transmit it to the Department of Community Affairs for review, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the second reading of the proposed ordinance.

Requested approval to hold 2nd reading and adoption of a large scale amendment to the Future Land Use map and rezoning application by Freeport Plantation, LLC. The property is approximately 343 acres. The current Future Land Use designations have approximately 272.34 acres as Rural Development (RD) and 70.67 acres as conservation (CON). The requested land use change is 242.54 acres of the parent parcel from Rural Development (RD) to Urban Development (UD) and 100.47 acres of the parent parcel to Conservation (CON). The current zoning designations associated with this parcel are Rural Residential (RR) and Conservation (CON). The application proposes re-zoning 100.47 acres of the parent parcel in Conservation (CON), 145.2 acres to Light Industrial (I1), 11.1 acres to Public Service (PS), 53.7 acres to Medium Density Residential (R2) and 32.5 acres to High Density Residential (R3). Councilwoman Arrant motioned to approve the 2nd reading and adoption of the proposed ordinance amending the Future Land Use map, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 2nd reading and Ordinance #07-03 was adopted. Councilman Jackson motioned to approve the 2nd reading and adoption of the proposed re-zoning ordinance, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 2nd reading and Ordinance #07-04 was adopted.

Requested approval to hold 2nd reading and adoption of rezoning application submitted by JLD Freeport Investments LLC. The parcel is approximately 12.68 acres located on parcel #35-1N-19-17000-001-0050. The property is currently zoned as Residential Commercial (RC) and the requested change is to Light Industrial (I1). Councilman King motioned to approve 2nd reading and adoption of the proposed ordinance, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 2nd reading and Ordinance #07-05 was adopted.

Presented a request for approval of a large scale amendment to the Future Land Use map and rezoning application by CHS Investments, LLC. The property is approximately 35 acres located on parcel #19-1S-19-23000-007-0000. The proposed amendment would change the land use from Rural Village (RV) to Low Density Residential (LDR) and the zoning from Rural Village (RV) to Low Density Residential (LDR). The low density designation would allow a maximum of four units per acre with no multi-family or commercial uses. This property was affiliated with the Crossings subdivision. Councilman King motioned to approve 1st reading of the proposed ordinance amending the Future Land Use map, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 1st reading. Councilman Jackson motioned to approve advertisement of the proposed ordinance for adoption at the regular council meeting of May 24, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Councilman Simmons motioned to approve 1st reading of the proposed rezoning ordinance, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0. Ms. Henninger performed the 1st reading. Councilwoman Arrant motioned to approve advertisement of the proposed ordinance for adoption at the regular council meeting of May 24, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0.

Presented a request for approval of Hidden Pines Townhomes, formerly known as Hidden Pines Estates, a proposed 68 townhome unit project on approximately 8.83 acres located on parcel #13-1S-19-23000-002-0000. Freeport Planning Board recommended approval subject to a privacy fence being erected along the south side of the property except within the wetlands area. Discussion occurred regarding a possible accel/decel lane on Highway 331. Councilwoman Arrant motioned to approve the project subject to the construction of a privacy fence along the south side of the property and the construction of an accel/decel lane. After discussion regarding the privacy fence, Councilwoman Arrant withdrew her motion. Councilwoman Arrant motioned to approve the project as presented, without the planning board recommendation of the privacy fence but subject to construction of an accel/decel lane, Councilman Simmons seconded. There was no additional public or council discussion, the motion carried 5-0.

Presented a request for approval of Freeport Retail, a 68,998 square feet retail and fast food restaurant project on 8.54 acres located on parcel #14-1S-19-23000-012-0022. The project was approved as presented by the Freeport Planning Board. Councilwoman Arrant motioned to approve the proposed project as presented, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Requested that the Hammock Bay PDP Pod 23 project on the agenda be tabled until the next council meeting. Councilman King motioned to table the project until the May 8 council meeting, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval to attend Growth Management Workshop conducted by DCA in Orlando. Councilwoman Arrant motioned to approve the expense of allowing Ms. Henninger to attend the Growth Management Workshop, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Attorney Adkinson presented draft copies of palm tree resolution, no-parking and fines for violations. Requested council to look over and notify him of any changes that need to be made. The proposed documents will be ready to present at the May 8 council meeting.

Mr. Tonny Peters presented the following engineering items:

- Updated council on meeting with Hammock Bay regarding the bill of sale for the utility infrastructure to be reimbursed with the grant from Northwest Florida Water Management

- Presented the bids received on the Water Maintenance Building:

	Base Bid	Alternate Bid
Omnicon, LLC	\$339,988.80	\$236,973.35
Mike Josey Construction	\$386,700.00	\$250,200.00
Tindle Enterprises	\$398,000.00	\$292,000.00
Hall Contracting	\$430,000.00	\$275,000.00

Councilman King motioned to pay Peters Municipal any fees due for the design/engineering of the building and tabling the project until a later date, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0.

- Presented an engineering agreement for services to upgrade the Waste Water Treatment Plant to 2.0 MGD

Councilman King expressed concerns regarding the cost of the expansion of the plant being estimated at approximately nine million dollars, that he feels that the engineering services should be put to bid. No council action was taken.

Bobby Lee with Peters Municipal updated council on the progress of the sidewalk project.

Old Business:

Councilman Simmons updated council on meetings he has held with County officials regarding the merging of the Freeport Fire Department with the County. Councilman Simmons motioned to not merge with the Walton County Fire and Rescue at this time, and to request approval to request additional funds from the Walton County Board of County Commissioners, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Mr. Ed Baltzey was listed on the agenda, but had cancelled prior to the council meeting.

Mr. Jimmie Horne, representing Mr. and Mrs. Bjorkund, requested the closing of three streets – Jefferson Street, Jackson Street, and Washington Street. After discussion regarding possible easement issues with Mr. Horne, council and Mr. Adkinson, council took no action.

Mayor Marse updated council on street paving – Four Mile Road and Caswell Branch Road were re-paved, Tucker Town Road and Joe Campbell will have milled asphalt placed on them, and Old Eucheanna and Spring Street have been paved.

New Business:

Councilman Jackson requested approval to use sewer department capital outlay money to purchase a vacuum pump. Councilman Simmons motioned to approve the purchase of a vacuum pump for the sewer department, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0.

Clerk Haynes presented a quote for City Hall furniture as received from a contractor. Most of the items were listed as not on state contract. Attorney Adkinson recommended contacting county personnel regarding the purchase of furniture and requesting pricing. Some of the same type of issues had come up with the furnishing of the Walton County Courthouse addition.

Councilwoman Arrant asked if the letter had been sent to the Gator Boring property regarding the clean up of the property. Ms. Henninger and Clerk Haynes said that they had not, but would take care of it.

Clerk Haynes reminded council about the Florida League of Cities Summer Dinner on May 11.

Mr. Ted Miselbine with Freeport High School informed council about the number of Freeport High School students in the last four years that have earned scholarships.

With no other business, Councilman Simmons motioned to adjourn at 9:20 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, President of Council