

Regular Council Meeting  
July 26, 2007

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

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

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

Mr. Don Messer apologized to the audience and council regarding his comments at the last council meeting regarding the fire at New Beginnings Church.

Councilman Jackson motioned to accept the minutes of the regular council meeting of 6/28/07, Councilman Helton seconded. There was no public or council discussion, the motion carried 4-0.

Ms. Henninger presented the following planning items:

New Beginnings Church was on the agenda with request for temporary trailers, but they withdrew their request.

Informed the council that Councilmember Helton's representative on the Freeport Planning Board had resigned, causing a vacancy. She presented a list of interested persons. Mayor Marse told council and audience that Mr. Mark Martin was also interested in participating on the planning board. Councilman Helton motioned to appoint Mr. Mark Martin as his representative for the Freeport Planning Board, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4-0.

Presented a request by Mr. Gene Shaver, to approve the name change of his development from "Blueberry Hill" to "Stone Mill Creek". After a short discussion, council agreed to table the item until the next regular council meeting in order to research council's previous decision regarding development name changes.

Presented a request from Executive Cars, Inc., for a vending permit to hold an automotive tent sale from August 13 to August 19, to the west of Kelly's parking lot. Councilman Jackson motioned to approve the vending permit, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0. The site is to be cleaned up within ten days following the event.

Requested approval of Stonebridge Villas Phase I, a 46 unit duplex project on approximately 7.496 acres located on parcel #'s 03-1S-19-23000-020-0010, 10-1S-19-23000-005-0020, and 03-1S-19-23000-020-0000. The project has received both engineering approval and planning board approval. Mayor Marse asked if turn lanes were planned. The developer is working with DOT to get the proposed turn lane lined up with the current turn lanes on Highway 331. Councilman Jackson motioned to approve the project as presented, Councilman Helton seconded. There was no public or council discussion, the motion carried 4-0.

Requested approval of Live Oak Place, a 26 condominium unit project on approximately 1.86 acres located on parcel #15-1S-19-23000-009-0040. The project has received both engineering and planning board approval. A member of the audience, Ms. Billie Caswell, expressed concern regarding the entrance way to her property in relation to the proposed site plan. Ms. Caswell was not present at the planning board hearing. Councilwoman Arrant motioned to continue the project until the next council meeting, to allow the developer to work out the possible issue with the land owner, Councilman Simmons seconded. There was no additional public or council discussion, the motion carried 4-0.

Requested approval of the Medley at Hammock Bay, Phase I, a 232 apartment unit project with a 4,916 sq ft clubhouse with swimming pool, on approximately 21.96 acres located on parcel #21-1S-19-23000-001-0130. The project has received both engineering and planning board approval. Ms. Henninger pointed out that this project was the first submitted that addressed possible future transit features, including stops that could be used as bus stops, and an off-road loading area off the area of the main entrance. Councilwoman Arrant motioned to approve the project as presented, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0.

Presented an option to council regarding the establishment of a City funding pool for turn lanes on state right of ways and existing city streets. Mayor Marse told the council that he had been approached by developers regarding the requirement of DOT in turning over additional property for right of way of the turn lanes when the City requires them. George Newman with Walton County Engineering stated that the County has the developer submit the plans to them, and the County pulls the DOT permits. He was unaware of any issues requesting additional property since it is not County-owned property.

Proposed establishing a City fund pool for sidewalks on state right of ways and existing city streets as an option for developers to “buy out” of the current sidewalk requirement due to the project not connecting to an existing sidewalk. Attorney Adkinson stressed that the planning board would need to have that option pointed out to them and would then become a condition of the development approval. The funds would be collected by the City to be used for the future expansion of the sidewalk program.

Presented a draft resolution for approval, requesting the section of Highway 331 that will be bypassed to be renamed “331 Business” rather than State Highway 83. Councilwoman Arrant motioned to approve the proposed resolution, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Resolution #07-06 was adopted.

Updated council and audience on the following items:

- Walton County Center for Attainable Housing will become a virtual center with no staff
- Working to keep Highway 331 north of Freeport to remain on the regional planning program, even though it is currently not designated as “funded”
- While attending Walton County Coalition meeting, discussed current referendum to provide other options than the \$25,000 standard homeowner exemption
- EAR team and West Florida Regional Planning are working on the finalization of the report
- GIS system has been loaded on her computer, currently working on updating the maps
- Land development code revision in process

Attorney Adkinson presented the following legal issues:

Presented a proposed an ordinance for annexation of properties (read by name of owners: Bayloop Development, Walters, Reed, Chambers, Watson Land, Marr/Conart, Smith, Rampar, Watson, Brooks, Creekwood, JLAB, Ramsey Creek). Requested 1<sup>st</sup> reading and to advertise for adoption. Councilman Simmons motioned to approve the 1<sup>st</sup> reading of the proposed ordinance and to advertise for adoption, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Attorney Adkinson read the ordinance by title.

Presented the DR420 for the new budget year. Informed the council that if their intent was to leave the millage rate the same as last year, they would need unanimous approval. Councilman Jackson motioned to set the tentative millage rate for the 2007-2008 tax year at 3.93 mils, Councilman Helton seconded. There was no public or council discussion, the motion carried 4-0. Councilman Helton motioned to set the first public budget hearing on September 13, 2007 at 7:00 pm, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0.

Requested approval for the Mayor to authorize the bill of sale on the tertiary system – the distribution lines located in Hammock Bay. The first payment due is \$655,019.10. A future addition will be about \$200,000.00. Councilman Simmons motioned to authorize the Mayor to execute the bill of sale on the tertiary system, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4-0. Councilman Helton motioned to approve the payment to Freeport 860, LLC., the \$655,019.10 due for the distribution lines, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0.

Informed the council that he would have ordinances prepared for the next council meeting concerning sexual predators as requested earlier.

Mr. Tonny Peters told the council that the master lift station was close to completion. No other engineer report was presented.

Old Business:

Mr. Mike Richards with Chelco was listed on the agenda, but was not present at the meeting. After brief discussion regarding possible space available to Chelco for billing clerks, and possible pricing, council tabled discussion until Mr. Richards could be available to discuss options.

Councilman Simmons updated the council on the construction contracts for the Freeport Park at Hammock Bay. Walton County placed the construction out for bid with Crystal Beach being the low bidder. After the plans had been reworked, there was still a shortage of \$158,000.00. Councilman Simmons motioned to transfer \$158,000.00 from the general fund to the parks and recreation department for construction of the Freeport Park at Hammock Bay, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Councilman Simmons updated the council on his discussions with the low bidder of the activity center building. Even making changes as requested, Councilman Simmons reported that the price would still be approximately \$127,600.00 (vinyl) to \$137,600.00 (hardy plank). Clerk Haynes had discussed the issue with Mr. Robert Jones, the CDBG grant administrator, earlier in the day. Mr. Jones recommended that the City consider dropping the bid bond, proceed with a 60/40 payout, and re-bid the project. Councilwoman Arrant motioned to re-bid the activity center building, dropping the bond issue, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

New Business:

Mr. George Newman representing the Muskogee Indian Nation, requested a resolution of support from the City of Freeport in an attempt to obtain federal recognition and designate their historic tribal lands. Councilwoman Arrant motioned to approve the proposed resolution, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Resolution #07-07 was adopted.

Councilman Helton motioned to pay all bills in order, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0.

Mayor Marse told the council and audience that the City currently has 506 fire hydrants in the ground as well as an additional 91 flush hydrants. Six additional hydrants have been ordered. The mayor suggested that a person be hired for the maintenance, flushing, and painting of the hydrants. His suggestion for the funding would be to raise the water bill by an additional \$2.00 per customer. Councilwoman Arrant stated that she is opposed the rate increase. She agrees that it is a necessity to hire this person, she would just like to look at additional funding sources. Mr. Robert Boone, a resident on north Baygrove Road, said that as a water customer, he would not be opposed to the rate increase.

Council set the first budget workshop for August 7, 2007 at 7:00 pm.

With no other business, Councilman Helton motioned to adjourn at 8:50 p.m.

ATTEST:

APPROVED:

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J.M. Marse, Mayor

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Robin Haynes, City Clerk

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Earl King, President of Council