

Regular Council Meeting
August 14, 2007

Mayor Marse called to order the regular scheduled meeting of August 14, 2007 at 7:00 pm.

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

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

Councilman Jackson motioned to accept the minutes of the regular council meeting of July 10, 2007 and council workshop of August 7, 2007, Councilman King seconded. There was no public or council discussion, the motion carried 4-0.

Ms. Henninger presented the following planning items:

Continued from the last meeting - Presented a request by Mr. Gene Shaver, to approve the name change of his development from "Blueberry Hill" to "Stone Creek Subdivision". It was determined that council decision previously on development name change addressed the change prior to development order issue but not after. This development was issued a development order in 1998. Councilwoman Arrant motioned to approve the name change of Blueberry Hill to Stone Creek Subdivision, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Requested approval of the final plat for Riverwalk for council member signatures with hers being withheld until attorney approval of letter of credit issued for the site improvements. Attorney Adkinson asked if twelve months were a sufficient amount of time to complete, as stated on the draft letter of credit. Mr. Louis Ricci, representing Riverwalk, felt the time was sufficient, but eighteen months would certainly be attainable. Councilman Jackson motioned to approve the final plat, subject to the bank actually issuing the letter of credit, Councilman King seconded. There was no public or council discussion, the motion carried 4-0.

Requested approval of Jackson Commercial Plaza, a 6,000 sq ft building consisting of 3600 sq ft warehouse and 2400 sq ft retail, located on 2.568 acres on parcel #15-1S-19-23000-012-0010. The project does not request master-plan approval, therefore, the review was only for the one building. The planning board approval was based upon the following conditions:

- Buy-out sidewalk requirement on Highway 20 - \$2,180.00
- Buy-out tree mitigation rather than to replace trees - \$6,933.60

Councilman King motioned to approve the proposed project subject to the sidewalk buy-out, protected tree mitigation buy-out, fire hydrant placed in the north front of the property and a right turn lane being constructed and permitted at the cost of the developer, with the City completing the DOT permit, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Continued from the last meeting - 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 had been continued due to concern regarding access to a property. Mr. Ed Stanford informed the council that the concerned resident's driveway was actually outside of the project area. The project has received both engineering and planning board approval. Councilman King motioned to approve the proposed project as presented, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Department of Community Affairs has contracted with Florida State University to survey the Florida certified planning areas. Ms. Henninger is working with Ms. Kassy Keyes to respond to the survey questions.

Department of Community Affairs has approved the large scale amendments submitted by Freeport Plantation and Huff.

Attorney Adkinson presented the following legal issues:

Presented a proposed 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 2nd reading and adoption of the ordinance. Councilwoman Arrant motioned to approve the 2nd reading and adoption of the proposed ordinance, Councilman King seconded. There was no public or council discussion, the motion carried 4-0. Attorney Adkinson read the ordinance by title. Ordinance #07-11 was adopted.

Passed out a draft resolution for council review regarding development order expiration. After discussion, Ms. Henninger and Attorney Clayton will discuss and bring back at a later date.

Requested approval to add 1st reading of proposed ordinances regarding sexual offenders to the agenda – one regarding entering parks, and another restricting residence within certain distances of schools. Councilwoman Arrant motioned to approve the addition of the proposed ordinances to the agenda, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Requested approval to perform 1st reading and advertise for adoption an ordinance restricting sexual predators or offenders from establishing permanent residence within 2,000 feet of specified areas such as schools, school stops, daycares, etc. Councilman King motioned to approve the 1st reading and to advertise for adoption the proposed ordinance, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Attorney Adkinson read the proposed ordinance by title.

Requested approval to perform 1st reading and advertise for adoption an ordinance restricting sexual predators or offenders from entering or occupying any park within the city limits of Freeport. Councilwoman Arrant motioned to approve the 1st reading and to advertise for adoption the proposed ordinance, Councilman King seconded. There was no public or council discussion, the motion carried 4-0. Attorney Adkinson read the proposed ordinance by title.

Mr. Charles Peters informed council that the wastewater re-use tank bids were opened on August 9. The bids received were as follows:

	Base bid	Deductive Alternate (paint)
CB&I Constructors, Inc.	\$1,547,000.00	<\$ 9,000.00>
Caldwell Tanks, Inc.	\$1,681,000.00	<\$ 4,000.00>
Phoenix-Pittsburg Elev.Tank	\$1,867,500.00	<\$20,000.00>

Mr. Peters recommended award of the contract to the low bidder, CB&I. Councilman King motioned to accept the low bid from CB&I Constructors, Inc. for \$1,547,000.00, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Mr. Peters requested approval of the resolution of award to CB&I Constructors. Councilman King motioned to approve the resolution of award to CB&I Constructors, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0. Resolution #07-08 was adopted.

Mr. Peters updated council on the following projects:

- Master lift station – completed, start up is being planned
- Bay Area Sewer - Four Mile Creek bore was completed
- Mallet Bayou Road connection to the 3280 force main left to complete project (Bay area sewer)
- Mallard Creek sewer is progressing
- Phase II sidewalks complete, approximately \$45,000 left to possibly use for street lighting, DOT has approved the use of the remaining funds

- North Bay phase II - Eglin easement under review
- Utility relocation for Highway 331 South – 90% DOT plans received

Old Business:

Clerk Haynes announced that Stacy Ward had completed her probationary period and was recommended to be placed on permanent status. Councilman King motioned to place Stacy Ward on permanent status, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Mr. Mike Richards, representing Chelco, addressed the council regarding the possibility of leasing space at the new City Hall. He informed council that they would need two clerk stations as well as an office space for a manager once or twice a week. He explained that their operations were mostly self-contained – they would need two extensions for fax and phone, and a data line for networking. After discussion regarding possible rental rates and space, council asked Mr. Richards to allow the City to get moved into the building to determine how much space is available and to re-address it at that time.

Mr. Jamie Eubanks, representing the Hidden Pines development, updated council on his discussions with Mr. Charles Washington with VMS. DOT will no longer permit Highway 20 or Highway 331 with “acceleration” lanes. Mr. Eubanks requested that council change the condition of the Hidden Pines development of providing for accel/decel lanes to constructing “turn lanes” to access the development. Councilman Simmons motioned to approve the Hidden Pines development subject to the construction of turn lanes, Councilman King seconded. There was no public or council discussion, the motion carried 4-0.

Attorney Adkinson asked about fire hydrant fees and whether council was discussing at the budget workshops. A resolution changing the water rate fees has not been drafted because he wasn't sure if the fees were changing. Council is to address at a later council meeting.

New Business:

Mayor Marse requested his monthly mileage allowance be raised. Attorney Adkinson advised council to discuss during the budget workshops and incorporate any determined changes into the new budget.

Clerk Haynes requested approval to attend the Professional Education Academy in Jacksonville. Councilwoman Arrant motioned to approve Ms. Haynes attending the Professional Education Academy, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4-0.

Clerk Haynes requested a budget amendment to incorporate \$42,899.90 into the 2006-2007 budget for CDBG funds received. Councilman Jackson motioned to approve the budget amendment for \$42,899.90, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4-0.

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

Councilwoman Arrant motioned to schedule a budget workshop for August 21, 2007 at 7:00 pm, Councilman King seconded. There was no public or council discussion, the motion carried 4-0.

Fire Chief Ray Sullivan requested approval to submit a grant issued through FEMA for the purpose of hiring full time personnel. The grant will possibly pay up to 90% of the costs of hiring fire-fighters. After recommendation by Mr. Adkinson, council instructed Mr. Sullivan to provide the information to Mr. Bob Jones, the City's grant administrator, for review and a recommendation to council.

With no other business, Councilman Simmons motioned to adjourn at 9:00 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, President of Council