

Regular Council Meeting
August 24, 2006

Mayor Marse called to order the regular scheduled meeting of August 24, 2006 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Jean Arrant, Mike Helton, Ray Jackson, Earl King and Charlie Simmons were present. 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.

There were no minutes presented for approval.

Ms. Henninger presented the following planning items:

Presented a request to adopt a Growth Management Plan & Joint Land Use Study Area with Okaloosa County, Walton County and Eglin Air Force Base. Councilman King motioned to adopt the requested resolution, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Resolution #06-14 was adopted.

Requested approval for Hammock Bay Town Center layout revision due to roadway and stormwater revisions. The requested revisions will not change the density of the project. Councilwoman Arrant motioned to approve the Hammock Bay Town Center revisions subject to final engineering approval by Peters Municipal Associates, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Requested Freeport Truss Office Architectural revision so that Mr. Kevin Logan can use the previously approved plans at a different location. Councilman Jackson motioned to approve the Freeport Truss Architectural revision, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval of Bishop's Landing Phase I consisting of forty-eight (48) units. Developer agreed to install a four foot privacy fence at the west property line that adjoins the Dickey property. Councilwoman Arrant motioned to approve Bishop's Landing Phase I subject to privacy fence being installed prior to construction, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval of FRC Warehouse/Industrial Subdivision. Ms. Henninger mentioned that the site plan had been corrected as requested by the Planning Board and the dumpster location was moved. Councilman Jackson motioned to approve the FRC Warehouse project subject to final engineering approval, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval of the DMF Commercial Building. Ms. Henninger mentioned that the site plan had been corrected as requested by the Planning Board in regards to the site dumpster and parking lot. Councilman Jackson motioned to approve the DMF Commercial Building project subject to final engineering approval, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval of Willow Bend Condominiums, a three-story, 216 unit project. Mr. Terry Blythe with New Beginnings Church expressed concerns regarding the dumpster locations in regards to the church parking lot. The developer agreed to install a privacy fence on that side of the property. Councilman Jackson motioned to approve the Willow Bend Condominium project contingent upon the installation of the privacy fence, Councilman Helton seconded. There was no additional public or council discussion, the motion carried 5-0.

Requested approval of the FRC Industrial Park Final Plat. Councilman Helton motioned to approve the FRC Industrial Park Final Plat subject to final site

engineering inspection, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0.

Informed Council that a 331 Summit was scheduled on November 16th at 10:00 a.m. at the Sandestin Hilton between the regional transportation agencies and Walton County Board of County Commissioners.

There were no legal matters presented.

Mr. Tonny Peters informed that he had met with the Walton County Transportation Engineers and that they working on the traffic concurrency issues. At the next meeting, they plan to work on a list of capital improvement projects. He then mentioned to Council that the City's hydraulic model is becoming outdated. He would like to update the models and include infrastructure updates. He will bring this back to the Council at a later date.

Mr. Brian Crumbaker requested that the first public hearing for the Magnolia Creek Community Development District be continued until September 12, 2006. Attorney Adkinson asked the audience if there were any public comments. Comment was made as to whether or not the golf course would interfere with Florida Trail. Mr. Buell Cobb explained where the golf course would be located in regards to the conservation areas. Ms. Henninger commented that the development of a community development district is to deliver infrastructure for an extended period of time. She also stated that the creation of this district will not relinquish control in terms of development or establish any privileges. Councilwoman Arrant motioned to allow first reading of the ordinance establishing the Magnolia Creek Community Development District, Councilman King seconded. There was no additional public or council discussion, the motion carried 5-0. Attorney Adkinson performed the first reading of the proposed ordinance.

Councilman King motioned to continue the public hearing to the regular scheduled council meeting of September 12, 2006, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Old business:

Mayor Marse requested approval to surplus three junk propane generators and one old dump truck. Councilman King motioned to declare the generators and dump truck as surplus and sell the items, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Mr. Gordon King, Vice President of Okaloosa Gas District requested property to locate two regulator stations. Discussion regarding the location of the property sites, possibility of lease versus donation of the property, the safety of the stations themselves and the length of the agreement commenced between Council and representatives Mr. Charles Reed and Mr. Frank Clementino. Councilwoman Arrant motioned to lease Okaloosa Gas two parcels for a period of ten years, one on Jefferson Street and one on the Blueberry Road property, subject to them providing legal description and surveys for the property and to be fenced and/or landscaped as designated by the Council for no charge, Councilman Simmons seconded. There was no further public or council discussion, the motion carried 5-0.

Mayor Marse informed the Council that two bids had been received for the sewer department metal building – Hall Contracting & Construction, Inc. for \$82,000.00 and Faulkner Construction Co., Inc. for \$98,543.00. Councilman Jackson motioned to accept the low bid by Hall Contracting for \$82,000.00, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0. Councilman King motioned to adopt a resolution to award construction to Hall Contracting, Councilman Helton seconded. There was no public or council discussion and resolution #06-15 was adopted.

Councilman Simmons updated the Council on his meetings with the County regarding the merging of the Freeport Fire Department and Walton County Fire Rescue. Councilman Simmons requested Ms. Henninger to read his new five year phased plan

for the merging. Ms. Henninger read the plan as requested. Extensive discussion continued between the Council and members of the audience, including Fire Chief Ray Sullivan and Lt. Chief Ben Greenslait. Among the items discussed were:

- Funding of the Fire Department by the City vs by the County
- Amount of Freeport Staff vs County Staff
- Control of Department as it is being merged
- Ability of Freeport Staff to be hired and at what time
- Training for Freeport Staff
- Length of time needed to merge the departments as one
- Offering the County the money the City was going to use to fund for the year to supplement payroll costs of hiring three additional Freeport Staff

Most of the Council agreed that they were ready to go ahead and turn the Fire Department over to the County. Councilman Simmons requested approval to continue his discussion with the County in an attempt to get the County to agree to a three year phased plan. Council agreed to allow Councilman Simmons to continue work on his plan.

New business:

Robin Haynes presented the audit report for the year ending September 30, 2005. Councilman King motioned to accept the audit as presented, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Councilman Jackson motioned to pay all bills in order, Councilman Helton seconded. There was no public or council discussion. The motion carried 5-0.

Councilwoman Arrant motioned to allow Jobs Plus a waiver of the fees for rental of the Community Center, Councilman Jackson seconded. There was no public or council discussion. The motion carried 5-0.

Councilwoman Arrant motioned to join the Walton County health insurance policy, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Mayor Marse reminded Council of the Walton County Chamber of Commerce Annual Dinner on September 19, 2006.

Council set a budget workshop for August 30, 2006 at 7:00 pm.

Councilman King expressed concern that Chelco had cut some protected trees in the right of ways. Ms. Henninger is to research and bring back before the Council at a later date.

With no other business, Councilman Helton motioned to adjourn at 10:00 p.m.

ATTEST:

APPROVED:

Robin Haynes, City Clerk

J.M. Marse, Mayor

Earl King, President of Council