

**Regular Council Meeting  
August 28, 2008**

**I. Meeting Called to Order**

Mayor Marse called to order the regularly scheduled meeting of August 28, 2008 at 7:00 p.m.

Members present: Mayor J. M. Marse, Council Members Jean Arrant, Mike Helton, and Earl King. Councilmembers Ray Jackson and Charlie Simmons were absent. Staff present: City Attorney Clayton Adkinson, City Engineer Representative Charles Peters (PMA), City Planner Latilda Henninger, Fire Chief Bennett Greenslait, and City Clerk Robin Haynes.

**II. Invocation and Pledge of Allegiance**

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

**III. Approval of Past Minutes**

Councilwoman Arrant motioned to accept the minutes of the council workshops of July 16 and August 5, 2008 as written, Councilman King seconded. There was no public or council discussion, the motion carried 3:0.

**1. Economic Development Alliance**

Mr. Ronnie Bell, County Administrator, introduced Lori Kelly, president of Chamber of Commerce, Mayor Harold Carpenter of DeFuniak Springs, and County Commissioners Larry Jones and Kenneth Pridgen. Mr. Bell then updated council on meetings being held within the County for the purpose of improving economic development within Walton County. Mr. Bell requested approval of the council to join with the Cities, County and Chamber to form an alliance for economic development. The County Attorney will draw up an interlocal agreement. Councilwoman Arrant motioned to approve the City joining the alliance with the other entities for the purpose of economic development, Councilman King seconded. There was no public or council discussion, the motion carried 3:0.

**1. Planning Issues**

Ms. Henninger presented the following items:

Requested approval to perform 2<sup>nd</sup> reading and adoption of the Freeport Business & Technology Park Remedial Amendment Ordinance to limit the development within the Business Park to a maximum of 2300 employees and establishing a 10 year capital improvement plan rather than the 15 year plan previously submitted. Councilman King motioned to approve the 2<sup>nd</sup> reading and adoption of the proposed ordinance, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0. Ms. Henninger read the proposed ordinance by title and ordinance #08-05 was adopted.

Councilwoman Arrant motioned to approve the stipulated settlement agreement as presented between the City of Freeport and The Sterling Companies, LLC (Freeport Plantation), Councilman King seconded. There was no public or council discussion, the motion carried 3:0.

Requested approval for Bailey Structures, a proposed development consisting of 2,480 sf office with 3,520 sf of warehouse located on approximately .92 acres on parcel #35-1N-19-17010-000-0020/0030 (Lots 2 & 3 of Mannon Business Park). The planning board recommended approval as submitted. Councilman King motioned to approve the proposed development, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0.

Requested approval for a conceptual master plan and a final approval for Phase I of Builder's 1<sup>st</sup> Source, a proposed phased manufacturing business. The project is located on approximately 15.85 acres on parcel numbers #22-1S-19-23000-001-0010/012-0190/015-0090/012-0200/015-0100 and 27-1S-19-23000-001-0102. The planning board approved the final for Phase I subject to a sidewalk buyout of \$2,829.00. After short discussion regarding the price of concrete and the cost of constructing a sidewalk, Councilman King motioned to approve Phase I of the proposed development, subject to a sidewalk buyout of \$2,829.00 Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0. There was no conceptual master plan approval issued.

Requested approval of Anchor Bay Industrial, a proposed development consisting of 32,165 sf office and warehouse space located on approximately 3.122 acres on parcel #35-1S-19-17000-002-0030. The planning board approved the project as presented. Councilwoman Arrant motioned to approve the proposed development as presented, Councilman King seconded. There was no public or council discussion, the motion carried 3:0.

Requested approval of the Freeport Presbyterian Church expansion, a 1,340 sf addition to existing 8,098 of church facility located on approximately 3.09 acres on parcel #15-1S-19-23000-022-0020. The Church has requested two variances, not to place a sidewalk with a waiver of the buyout, and not to place a bicycle rack. The planning board approved the project, subject to Council approval of the two stipulated variances. Councilman King motioned to approve the variance on the bike rack, and no variance on the sidewalk buyout (approximately 150' x \$4). After discussion regarding the wetland areas of the property and the length of property to exclude from the sidewalk buyout, Councilman King withdrew his motion. Councilman King motioned to grant the variance of placing a bike rack, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0. Councilman King motioned to deny the variance regarding the sidewalk buyout, with the cost of the buyout including only the upland portions of the property, to be verified by Ms. Henninger, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0. Councilman King motioned to approve the expansion project, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0.

Presented a proposed resolution assigning a zoning/land use category most closely matching the City's to all newly annexed properties into the City limits. Attorney Adkinson suggested deleting the draft exhibit "A", in the 5<sup>th</sup> paragraph, deleting "applications" and to add language to the last paragraph stating "NOW THEREFORE BE IT RESOLVED that the City of Freeport hereby adopts the measures set forth above for City zoning assignments upon property annexed into the City". Councilman King motioned to approve the proposed resolution with the stated changes, Councilman Helton seconded. There was no public or council discussion, the motion carried 3:0. Resolution #08-07 was adopted.

Stated to council that the adoption hearing for the revised Public School Element will be scheduled for September 25, 2008.

## **2. Legal Matters**

Attorney Adkinson presented the deed for the purchase of the Hare's property to Mayor Marse. Once signed, Attorney Adkinson will get it and the church deed recorded for the City.

## **3. Fire Department Report**

Chief Greenslait informed council that the fire boat had finally been delivered.

Chief Greenslait notified council that firefighter Hannah Wells had turned in notice and he requested approval to move Richard Withrow into that position. He also requested approval to hire Jordan Herrick for the position vacated by Richard Withrow. Attorney Adkinson stated that the council should follow established policy by advertising for the position. Councilman King motioned to approve hiring Richard Withrow as a full-time firefighter, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0. Councilman King motioned to approve hiring Jordan Herrick temporarily as a part-time firefighter, Councilman Helton seconded. There was no public or council discussion, the motion carried 3:0.

Mayor Marse stated the Damascus Church had a fire the previous night. The oldest building burnt, but the two newest structures were saved. The firefighters performed well.

#### **4. Engineer's Report**

Mr. Charles Peters updated the council on the following sewer department projects:

- a. Treatment plant upgrades are going well
- b. Lazy Days project deadline expired on August 18, the contractor is trying to negotiate a change order requesting an additional fourteen days
- c. Finalizing plans for well #7

#### **IV. Old Business**

##### **1. Cross Creek development**

There were no representatives present for the Cross Creek project, so the item was skipped.

##### **2. Landscaping proposals/Freeport Regional Sports Complex**

Mayor Marse mentioned that while he was not able to attend the meeting, Councilman Simmons had recommended the proposal as presented by Dogwood Services for the landscaping maintenance of the Freeport Regional Sports Complex. Councilwoman Arrant motioned to approve the proposal from Dogwood Services, Councilman King seconded. There was no public or council discussion, the motion carried 3:0.

#### **V. New Business**

##### **1. Workshop/Parks Director Position**

Council agreed to set a workshop to discuss the applications received for the Parks Director position for Thursday, September 4, 2008 at 7:00 pm.

##### **2. Pay all bills in order**

Councilman Helton motioned to pay all bills in order, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 3:0.

#### **VI. Council Business Not On Agenda**

Clerk Haynes presented copies of the proposed budget to all council members, and requested council review the draft personnel manual as presented.

**VII. Public Business Not On Agenda**

Ms. Laura Burrough with Crystal Beach Development, stated that they were closing out the park project and will be turning all documentation over to Walton County. She stated that they were in mediation now with the contractor regarding cracking of the asphalt on the tennis and basketball courts.

**VIII. Adjournment**

Councilman Helton motioned to adjourn at 8:15 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, Council President