

**Regular Council Meeting
September 25, 2008**

I. Meeting Called to Order

Mayor Marse called to order the regularly scheduled meeting of September 25, 2008 at 7:00 p.m.

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

II. Approval of Past Minutes

Councilwoman Arrant motioned to accept the minutes of the regular Council meetings of June 26 (corrected) and September 9, 2008 and the Council Special Meeting of September 9, 2008 as written, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0.

1. Planning Issues

Ms. Henninger presented the following items:

Requested council hold a special meeting on Monday, September 29, at 7:00 p.m. for the purpose of advertising for FRDAP grant applications. Councilman King motioned to set a council meeting on September 29, 2008 at 7:00 p.m., Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0.

Ms. Cynthia Williams with West Florida Regional Planning Council requested approval for a revised ordinance addressing the Department of Community Affairs ORC report findings on the Water Supply Plan/Comprehensive Plan Amendment and to transmit to DCA. Councilman King motioned to approve the proposed ordinance as presented, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0. Ms. Henninger read the ordinance by title and ordinance #08-07 was adopted.

Requested approval for a proposed ordinance adopting the Public Schools Facilities element and transmitting to DCA. Councilman Jackson motioned to approve the proposed ordinance, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4:0. Ms. Henninger read the ordinance by title and ordinance #08-08 was adopted.

Requested approval to perform 2nd reading and adoption of a proposed small scale amendment, changing the current future land use assignment from RV (Rural Village) to C (Commercial) to match the remaining property owned by JLAB, LLC. The property is approximately two acres on parcel #27-1S-19-23000-031-0060. Councilman Jackson motioned to approve the 2nd reading and adoption of the proposed ordinance as presented, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4:0. Ms. Henninger read the ordinance by title and ordinance #08-09 was adopted.

Requested approval to perform 2nd reading and adoption of a re-zoning request presented by JLAB, LLC. The parcel numbers of the property are #27-1S-19-23000-010-0000/011-0010/017-0000/031-0000/031-0020/031-0030/031-040/031-0050/031-0060/033-0030/033-0050/040-0000 and contains approximately 43 acres. The current zoning of the property is RV (Rural Village) and C-2 (Heavy Commercial) and the proposed zoning is C-1 (General Commercial). Councilman Jackson motioned to approve the 2nd reading and adoption of the proposed ordinance as presented, Councilman King seconded. There was no public or

council discussion, the motion carried 4:0. Ms. Henninger read the ordinance by title and ordinance #08-10 was adopted.

Requested approval of the Ramsey Branch Mixed Use PDP, located on approximately 36.16 acres on parcel #03-1S-19-23000-012-0010. The project will consist of a maximum of 138 RV sites, 20,000 sf of accessory structures, and 45 boat slips. The developer has requested no variances. The Planning Board has approved the project with no conditions. Councilman King motioned to approve the proposed Ramsey Branch Mixed Use PDP, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0. Ms. Henninger read the resolution by title and resolution #08-11 was adopted.

Requested approval of the Ramsey Branch Phase I, a project consisting of 54 RV sites, 2000 sf general store and 2500 sf bathhouse facility on approximately 10.13 acres located on parcel #03-1S-19-23000-012-0010. The Planning Board has approved the project, subject to receiving an approval letter from Walton County GIS regarding the street names and the fire department approval of the final location of fire hydrants. Councilman Simmons motioned to approve the proposed project, subject to approval from Walton County GIS of the street names and fire department approval of fire hydrant locations, Councilman King seconded. There was no public or council discussion, the motion carried 4:0.

Requested approval of the Plantation Marketplace Commercial PDP, a proposed 177,431 sf multi-use retail shopping center on approximately 23 acres on parcel #14-1S-19-23000-012-0030. There were two variances requested with this project – a portion of the northern landscape buffer will be placed on the owner’s adjacent property and the vegetative buffer on the west side of the property will be increased from 15’ to 25’. The Planning Board approved the project with the requested variances. Councilman Simmons motioned to approve the project subject as proposed, Councilman King seconded. There was no public or council discussion, the motion carried 4:0.

Requested approval of a new U.S. Post Office facility, a proposed 5,719 sf US Post Office located on approximately 2.23 acres on parcel #14-1S-19-23000-012-0030. The Planning Board approved the project as presented. Mr. Matt Parker presented the council a site plan showing a decel lane, right turn lanes and connector roads. Mr. Martin Peatry, representing the Post Office, discussed with council the process the Postal Service used to select from available properties that were offered and how it was determined that this location was determined to be the best location. Mayor Marse stated that he had letters from Commissioner Brannon and Commissioner Comander (attached) requesting that more time be given to allow for public input regarding the chosen site. Lengthy discussion continued regarding the following issues:

- The lack of public hearings for the purpose of citizen input
- Safety issues with the location being on a busy highway
- The possibility that if the project were rejected, the funds would not be available at a later time
- Safety concerns at the current post office location
- The location chosen being outside the central portion of Freeport
- Project as proposed complied with all required criteria of the City code

Attorney Adkinson stated that Council currently had two options – approve the project as presented, or to continue the item to all for public hearings with County officials and the citizens.

Councilman King motioned to approve the project as presented. There was no second. No action was taken by the Council.

Requested approval to have 1st reading and to advertise for adoption a rezoning application submitted for parcel #22-1S-19-23000-018-0010, containing approximately 14.13 acres. The applicant has requested that the parcel be

changed from General Commercial (C-1) to High Density Residential (R-3). Councilman Simmons motioned to approve 1st reading and to advertise for adoption the proposed ordinance, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4:0. Attorney Adkinson read the proposed ordinance by title.

Requested approval to have 1st reading and to advertise for adoption a small scale amendment application submitted for parcel #27-1S-19-23000-026-000/001-0001, containing approximately 4.95 acres. The application requests the property be changed on the Future Land Use map from Commercial (C) to Mixed Use (MU). Councilwoman Arrant motioned to approve 1st reading and to advertise for adoption the proposed ordinance, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4:0. Attorney Adkinson read the proposed ordinance by title.

Requested approval to have 1st reading and to advertise for adoption a zoning assignment application submitted for parcel #27-1S-19-23000-026-000/001-0001 containing approximately 4.95 acres. The application requests the zoning designation to be changed from Heavy Commercial (C-2) to High Density Residential (R-3). Councilman Jackson motioned to approve 1st reading and to advertise for adoption the proposed ordinance, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4:0. Attorney Adkinson read the proposed ordinance by title.

2. Legal Matters

None were presented.

3. Fire Department Report

Chief Greenslait presented the following items:

- Announced the 2nd Annual Safe Night on Halloween
- Presented a newspaper article regarding the new fire boat
- Presented certificates of completion for recent fire training

Requested approval for a letter to be issued to the Communications Department of EOC changing the name from the Freeport Volunteer Fire Department to City of Freeport Fire and Rescue. Councilwoman Arrant motioned to approve the letter being sent changing the name of the fire department to the City of Freeport Fire and Rescue, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4:0.

Requested approval to hire a part-time employee for the purpose of maintaining the fire hydrants. This would be a position change from the water department to the fire department. Councilman Simmons motioned to approve the fire department hiring an employee for maintaining the fire hydrants, Councilwoman Arrant seconded. There was no public or council discussion, the motion carried 4:0.

Requested approval to purchase five mobile computer systems (GPS) for the fire trucks. Councilman Simmons motioned to approve the purchase. Councilman King asked about the cost of the equipment – it costs approximately \$47,000.00. Attorney Adkinson recommended Chief Greenslait send a request for quote and present it to the Council so that they are aware of exactly how much the equipment will cost. Councilman Simmons rescinded his motion and the item was tabled until the meeting scheduled for October 14.

4. Engineer's Report

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

- Requested a bid opening date of November 6 for the new well and an award date of November 13
- Lazy Days project is still not completed, the contract completion date was September 1
- Reuse tank project will run over the contract date by about a week
- Reuse filters progressing, projected close out middle November

Requested approval for change order #2 on the sewer system upgrades. The change order proposal adds approximately \$35,000.00 to the project cost and impact fee funds would be utilized for the additional costs. Councilwoman Arrant motioned to approve change order #2 for \$35,000.00 and to use impact fee funds for the additional costs, Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0.

Councilman King motioned to cancel the regular scheduled council meetings of November 11 and November 27, 2008 due to holidays and to schedule a November meeting on November 13, 2008 at 7:00 p.m., Councilman Jackson seconded. There was no public or council discussion, the motion carried 4:0.

IV. Old Business

1. Bob Brown – Cross Creek Development

No representative came to the meeting. No action was taken.

V. New Business

1. Advertise vacant position

Clerk Haynes was directed to advertise for the part time position to maintain fire hydrants and the part time replacements for the fire department.

2. Pay all bills in order

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

Mr. Mark Miller asked the Council about the annexation of his family's property into the City. There is currently a property owner located between the City limits and their property. Attorney Adkinson advised Mr. Miller to submit an annexation application for Council to review, but the other property owner would have to be annexed first.

VI. Council Business Not On Agenda

Councilman Simmons stated that he would like to revisit the Post Office issue. He requested a special meeting set for Monday, September 29 for the purpose of allowing public comment regarding the proposed location of the facility. Mr. Matt Parker asked if Council would vote tonight subject to acceptance of public opinion. Attorney Adkinson advised Council to place the item on the agenda for Monday if they wanted to vote on it. Councilman Simmons motioned to set the special meeting for Monday, September 29, 2008 at 7:00 p.m., Councilman King seconded. There was no additional public or council discussion, the motion carried 4:0.

VII. Public Business Not On Agenda

None was presented.

VIII. Adjournment

Councilman Simmons motioned to adjourn at 9:30 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, Council President