

**Regular Council Meeting
October 25, 2007**

I. Meeting Called to Order

Mayor Marse called to order the regularly scheduled meeting of October 25th, 2007 at 7:00 p.m.

Members present: Mayor J. M. Marse, Council Members Earl King, Ray Jackson, Mike Helton, Jean Arrant and Charlie Simmons. Staff present: City Attorney J. Clayton Adkinson, City Planner Latilda Henninger, City Engineer Representative Charles Peters (PMA), 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 Regular Council Meeting 10/09/07, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5:0.

1. Planning Issues

City Planner Henninger presented the following items:

Henninger presented a Draft School Concurrency Interlocal Agreement and Draft Public School Facilities Element for submittal to the Department of Community Affairs. The Draft Public School Facilities element will require amendments to both the Intergovernmental Coordination and the Capital Improvement Element of the Land Development Code. The documents as presented are the final draft as developed through the work group with representatives from the Walton County School Board, the Cities of DeFuniak Springs, Freeport and Paxton, and the Walton County Board of Commissioners. Mayor Marse questioned whether or not Freeport would have any say regarding possible future schools and expressed concern in requiring developers to pay additional fees for schools. Mr. Tom Blackshear, Planner for the Walton County School Board, addressed the council. After brief discussion, Councilwoman Arrant motioned to submit the draft Public School Facilities Element, Amendment to Intergovernmental Coordination, and Amendment to Capital Improvement Element, Councilman King seconded. There was no additional public or council discussion, the motion carried 5:0.

Henninger requested 2nd reading for the transmittal hearing of the draft Evaluation and Appraisal report. Ms. Henninger stated that the changes as suggested in the regular council meeting of October 9th had been made in the present document. Ms. Henninger thanked the EAR team and Karen Thompson and Kevin Wagner with West Florida Regional Planning for all of their assistance. Councilman King motioned to transmit the draft Evaluation and Appraisal Report to the Department of Community Affairs, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5:0.

Henninger requested approval for Lafayette Creek Commerce Park, a 2 phase commercial project located on 12.68 acres on parcel #35-1N-19-17000-001-0050. Final approval is for phase I only, consisting of 26,375 sf office space and 37,713 sf of warehouses. The Planning board had issued approval subject to City Council approval of the sidewalk buyout of \$7,385.00. Mr. Gary Mitchell, representing the project, addressed the council regarding turn lanes into the project. DOT has told the developer

that if the City required turn lanes, they would be required to construct approximately 2,100 ft of turn lanes in front of the project. Mr. Mitchell requested council consider allowing them to build a right turn lane with phase I, and build the left turn lane when and if phase II is built. After council discussion, Councilman King mentioned that development of the property on the west side of Highway 20 could not occur because it belonged to Eglin and that there was a big difference in traffic created by commercial development vs a residential development. Councilman Simmons motioned to approve the project subject to the sidewalk buyout of \$7,385.00, a right turn lane constructed with phase I, and a left turn lane to be constructed with phase II – regardless of the owner at the time, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5:0.

Henninger requested approval for 1st reading and to advertise for adoption of the Lewis Re-zoning application. The property is 2.48 acres located on parcel #15-1S-19-23000-001-0000. The current designation is General Commercial (C-1) and the requested change is to high density residential (R-3) for a town-home development. Councilman Jackson motioned to approve the 1st reading of the proposed ordinance and advertise for adoption, with the condition that the project be limited to 10 units per acre, Councilman King seconded. There was no public or council discussion, the motion carried 5:0. Ms. Henninger read the proposed ordinance by title.

Ms. Henninger presented the following planning updates:

- Received notification from Northwest Florida Water Management District regarding their supply plan and the City's required comp plan amendment
- TPO Charrette planned for November 5 & 6 at Freeport Community Center

2. Legal Matters

Attorney Adkinson informed the council that he had reviewed the Department of Corrections agreement and would issue a letter requesting the crew for five, eight-hour days.

3. Engineer's Report

City Engineer Charles Peters presented the following items:

- North Bay extension/Eglin easement - survey has been completed, ready for Environmental assessment (approximately \$55,000.00 using recommended consultant – Mr. Peters to request proposal from additional sources).
- Grading plans are being completed for the practice ball fields.
- Activity building bid opening set for 11/8, requested postpone the re-use tank bid until later in the month, for consideration at the first meeting in December. Council agreed.
- Advised council that he had examined Bourbon Street and will issue a letter to the developer to expedite the road improvements.
- Updated council regarding the City's Land Development code concerning the "zone of exclusion" in regards to lots in the Industrial Park. Mr. John Henderson addressed council showing the lots at the end of Nick Wilson Way and the current well house and water tank. He requested a waiver restricting the use of the property (limiting hazardous uses), rather than the exclusion of any uses. Council agreed to the waiver and instructed Ms. Henninger and Mr. Peters to revise the language regarding the zone exclusion.

IV. Old Business

1. Four Mile Creek Park

Mayor Marse informed council that only one bid had been received for the Four Mile Creek Park – from Tindle Enterprises for \$1,057,176.00. Councilman King motioned to award the contract to Tindle Enterprises conditioned upon Walton County providing the additional funds to complete the project, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5:0.

V. New Business

1. Request to advertise – Water department employee (fire hydrants)

Councilman Simmons motioned to approve advertising for a water department employee that would be responsible for the maintenance of fire hydrants, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5:0.

2. Request advertise resolution – water rate increase

Councilman King informed the council that in order to help cover the costs of the new employee for the fire hydrants, he would recommend raising the minimum water bill for all customers by \$1.00 per month. Councilwoman Arrant strongly objected to raising the water rates, suggesting that council look at other possibilities to fund the position. She stressed that she was not opposed to the position, only the raising of the rates. Attorney Adkinson will revise the current water rate resolution and bring it back to the council for a vote.

3. Request to advertise – fire department chief

Councilman Simmons announced that the County had made provisions for the additional funding as requested for the Freeport Fire Department. He requested approval to advertise for a Fire Chief. Councilman King motioned to advertise for a Fire Chief until December 1, with Councilman Simmons and Mayor Marse making a recommendation from applications received at the first council meeting in December, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5:0.

4. Request resolution – add Fire department to Florida Retirement System

Clerk Haynes requested the resolution be tabled until the next council meeting as the information had not been received by Florida Retirement System. Council agreed.

5. Request to advertise – Sewer department employee

Councilman Jackson motioned to approve the advertisement for a sewer department employee, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5:0.

6. Pay all bills in order

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

VI. Council Business Not On Agenda

None was presented

VII. Public Business Not On Agenda

Buell Cobb apologized for the confusion regarding the Walton County Chamber after hours program scheduled for Owl's Head on November 18, that was cancelled due to weather.

VIII. Adjournment

Councilman Helton motioned to adjourn at 9:25 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, Council President