

Regular Council Meeting  
June 10, 2003

The Freeport City Council setting as the Planning Board met for a public hearing regarding Freeport Plantation, LLC request for a plan development project (PDP) on Hwy 331 S. Mayor Marse opened the meeting at 7pm.

Members Present: Mayor J.M. Marse, Council members Earl King, Mike Helton Scott Brannon, and Jean Arrant. Councilwoman Janice McLean was absent. Also present: City Clerk Diane Riley and City Attorney Clayton Adkinson.

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

Paul Miller explained to the Board that the development was looking for a zoning overlay in a residential area. The land development code does allow up to 5% of the property to be used as commercial, which in this case would be about 12 acres. Steve Hall- legal council for the development addressed the Board by telling them about phase 1- The Pines. He offered a concept plan of the Pines, and noted that this phase would not have any commercial entities within its boundaries. Mr. Hall stated that a PDP was a tool given to the Board to allow flexibility within the design. The total build out of the 240 acres is estimated at 496 dwellings, making this around 40% of the allowable density of the property. Wayne Miller asked about the size of the dwellings and the approximate cost. Mr. Hall replied by stating he was not definite, but felt the units would range from 1200-1500 sq. ft. and cost over \$100,000. There are no intentions of placing modular homes on the property. Charles Peters questioned the traffic impact that the development may have on Hwy 331 S. Mr. Hall stated that the development was estimated to take 10 years to complete and during this time the by-pass of 331 would divert some traffic, thus reducing impact on the road. Board member Scott Brannon expressed that he was pleased with the idea that a road to the elementary school was enclosed in the plans and hopes the developer keeps that element. Paul Miller ended the discussion by advising the Board that they were looking at a concept plan for the Freeport Plantation, LLC. The Board would forward to the Council a recommendation to adopt or deny a resolution for a PDP. The adoption of the resolution would not take effect until the developers enters into a written contract with the City and includes any modifications. The approval of the concept plan is valid for 6 months from the date of adoption. Mayor Marse closed the meeting a 7:45 pm.

Mayor Marse opened the Regular Council meeting at 7:45 pm.

Councilman Helton motioned that the minutes of 5/13 and 5/22 be accepted as presented. Councilman Brannon seconded the motion, it carried, 4-0.

Old Business:

Councilwoman Arrant motioned to adopt ordinance #03-08, in reference to annexation of the Magnolia Bay Estates, Marse, and Simmons property. Councilman King seconded the motion, motion carried, 4-0.

Charles Peters started the engineer's report by stating that he had met with Joe Maye at DEP and he was instructed to do a modeling on the sewer plant perk cells. Rural Development still has not received a response on the North Bay upgrade. Charles asked Mayor to call Glen Walden and see what the hold up maybe. The interlocal agreement still not signed by Okaloosa County. Charles wants to ask water management if we can keep 2 wells operational for a backup plan. The Industrial Park grading on the road appears to be done. The Pines-Phase 1 in general looks like it complies with the LDC, yet he has some concerns about the stormwater runoff. Charles asked if he could coordinate with their engineer on these details. Council agreed that he could and would be allowed to tell them when they could commence with the project.

New Business:

Jim Yagow of Allen, Yagow and Carr addressed the Council about the latest audit for the year 2001-2002. He noted that the four reports were clean or in compliance. Councilwoman Arrant asked if there were any recommendations on procedures. He felt that procedures are good, but the federal government was enacting new regulations, due to the large fraud cases now popping up. (i.e. Eron, Martha Stewart, etc.) The auditors are no longer allowed to assist in the year-end adjustments. They must be considered an independent auditor. He also told Mayor Marse that it would be a requirement that he prepare a managers report on the finances of the City. Mr. Yagow noted that the Mayor may not do the report, but he would have to note it in his report the report was not done. Mr. Yagow knows of no sanctions that are imposed, just he has to report the manager did not provide him with a report. Mayor Marse stated that he wants the audit report done in a timely manner in the coming year. Motion by Councilman King, seconded by Councilman Brannon to accept the auditor's report for 2001-2002, motion carried, 4-0.

Councilman Brannon motioned that resolution #03-06 be adopted for the Freeport Plantation to be a PDP. Motion seconded by Councilman King, motion carried, 4-0.

Councilman Brannon motioned that Lynn Warrick' request for a variance of five foot off the right of way for the existing bends at the Freeport Services location on Hwy 331 be adopted. Motion was 2<sup>nd</sup> by Councilwoman Arrant, motion carried, 4-0.

Councilwoman Arrant asked if the Council had any recommendations for a FRDAP grant. The 04-05 cycle is opening in August.

Mayor Marse notified the audience and Council that qualifying for Mayor, Council seats 1,2 and 4 is open June 10-13.

Other Business not on the agenda:

Ernest Nettles reminded the Council that the Woodturning group would be at the Comm. Center on Saturday from 9-1.

Charles Peters invited everyone to a catfish cooking and peanut boil on July 5, 2003 for Kaye Johnson' 20 year employment anniversary with PMA.

With no other business, Councilman Helton motioned to adjourn at 8:45 pm.

ATTEST:

APPROVED:

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J.M. Marse, Mayor

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Diane Riley, City Clerk

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Janice McLean, President of Council