

Regular Council Meeting
July 24, 2003

Mayor Marse opened the Planning meeting at 6:30pm.

The Freeport City Council, sitting as the Freeport Planning Board met for a hearing to consider several request for small scale amendments, one large scale amendment, and some development reviews. Paul Miller of WFRPC read the first request for the Simmons property located on Old Jolly Bay, consisting of 2.5 acres, by title to change the Freeport FLUM and assignment of a zoning category of R-1. The second request consisted of the Brannon property located by the Middle School. This area was designated wrong initially in the FLUM, and only considers this as a correction, from public service designation to R-1. Recommendation of both small scale amendments for approved. Mr. Miller presented a draft of the large-scale amendment for the Freeport 860 tract. It consist of +/- 3081 acres and wants to be developed for mixed use. The main issue from his point of view is the capital improvement elements (i.e. police, fire protection, stormwater, etc). He noted that the City may look at taking the permitting and code enforcement process into their own government control. Transportation appears to have an impact on highway 20, but not until later in years. A mandated development regional impact would have to take place after a certain point. Conservation areas were not designated in the pre-plans. DCA may look at the development as urban sprawling, but thinks that there is enough land and time to possibly compensate for this issue. The City will also need to look at developing a "Master Plan" for the City within the next 10 years. Mr. Miller recommends that this public hearing and scheduling for August 12, 2003 be conducted and approval of the draft of the large scale amendment transmittal to DCA. The Freeport Industrial Park developer submitted a stormwater management plan for the remaining lots in the development. Paul Miller requested the Board forward this consideration to the Council for approval. Freeport Services submitted a development plan earlier so he gave the Board a preliminary look at the project, but noted that Charles Peters would have to do the technical review before recommendations could be made. Mr. Miller stated that there was a letter of intent for the public to sign for notification to DCA that a public hearing was preformed. Jack Rhodes asked to speak in behalf of the developer of the Freeport 860 project. He explained to the Board that the county had already designated the area for up to 1600 units of development. The gain to the comp plan amendment would be to change the wording of the density. The developer is proposing the first phase of 368 residential lots, which was already in the City limits at the time of purchase. He also wants to plan for a City park and minor commercial development. All ideas are subject to market stability. He further states that he does not want the public to be distorted by the figures presented by WFRPC for a project that will take 15 or so years to complete. Planning meeting adjourned at 7:10 pm.

The regular scheduled meeting began.

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

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

Motion by Councilman Helton to accept the minutes of RCM 7/8/03 as presented, motion was 2nd by Councilman Brannon, motion carried, 5-0.

Old Business:

Clerk Riley administered the Oath of Office to Mickey Marse for the office of Mayor.

Mayor Marse administered the Oath of Office to Jean Arrant, Earl King, and Janice McLean for another term as Council members.

Councilman King motioned a nomination that Janice McLean be the Council President for another year, this motion was 2nd by Councilman Brannon, motion carried, 5-0.

Charles began the engineer report with the North Bay interlocal agreement with Okaloosa County concerning a back-up water supply for the North Bay water system. Councilman King motioned adoption of Resolution #03-07, authorizing the Mayor to enter into an agreement for this back-up water supply with Okaloosa County, the motion was 2nd by Councilman Brannon, motion carried, 5-0. Charles stated that this could be on the Okaloosa Board of County Commissions agenda for their August 5, 2003 meeting for adoption. Charles next issue was the sidewalk grant that the City has received. He met with Mr. Davis, whom works for DOT and walked out the project area. Mr. Davis was going to recalculate the design and cost estimate of the project. Charles was concerned about the area north of Azalea, because we would need an easement to have the sidewalk placed out of the wetland area. Charles introduced to the Council a new engineer working for PMA, Tony Peters, his specialty is with waste water treatment plant facilities.

Clerk Riley informed the Council that Ms. Lester came by and wanted to thank the Council for their timely manner of having her culver and yard fixed from flooding caused by placing new lines for the Portland water expansion.

New Business:

Paul Miller of WFRPC presented the first reading of proposed ordinance #03-09-Simmons property FLUM change. Motion by Councilman King to accept the readings, the motion was seconded by Councilman Brannon, motion carried, 5-0.

Paul Miller of WFRPC presented the first reading of proposed ordinance #03-10-Brannon property FLUM change. Motion by Councilman Helton to accept the readings, the motion was seconded by Councilwoman McLean, acceptance by a vote of 4 yeas, 0 nays, and Councilman Brannon abstaining due to a conflict of interest.

Paul Miller of WFRPC presented the first reading of proposed ordinance #03-11-Simmons property zoning designation to R-1. Motion by Councilman Helton to accept the readings, the motion was seconded by Councilman Brannon, motion carried, 5-0.

Paul Miller of WFRPC presented the first reading of proposed ordinance #03-12-Brannon property zoning designation to R-1. Motion by Councilman King to accept the readings, the motion was seconded by Councilman Helton, acceptance by a vote of 4 yeas, 0 nays, and Councilman Brannon abstaining due to a conflict of interest.

A motion by Councilman Helton to add to the agenda a consideration of an ordinance for a comprehensive large scale amendment for the Freeport 860 property. Councilman Brannon 2nd the motion, motion carried, 5-0.

Paul Miller of WFRPC presented the first reading and advertisement of a proposed ordinance for the Freeport 860 property large scale amendment. Motion by Councilman King to accept the readings, the motion was seconded by Councilman Helton, motion carried, 5-0.

Attorney Adkinson presented the first reading of proposed ordinance #03-13-Freeport 860 LLC, #2, annexation of 9.9 acres. Motion by Councilman Brannon to accept the readings, the motion was seconded by Councilman Helton, motion carried, 5-0.

Attorney Adkinson also stated that he talked with Johnson Surveying about doing a City limits boundary survey and suggested the City do this at a cost of about \$800. Motion by Councilwoman McLean to proceed with a boundary survey, motion was 2nd by Councilman Helton, motion carried, 5-0.

Councilman Brannon motioned to table a presentation for an architect to assist on the pool project until further information is compiled. Motion was 2nd by Councilman Helton, motion carried, 5-0.

Motion to adopt Resolution #03-08 for FDOT easement on highway 331 at Owl's Head was made by Councilman Brannon, 2nd by Councilman King, motion carried, 5-0.

Motion by Councilman Brannon to allow 3 employees to attend the FL Rural Water class in Dayton Beach in August. Motion seconded by Councilman King, motion carried, 5-0.

Attorney Adkinson presented the DR420, regarding TRIM, and asked the Council to set a public hearing. Councilman Helton motioned to set hearing for September 9, 2003, at 7 pm. Motion was 2nd by Councilman Brannon, motion carried, 5-0. The tentative millage rate was set at 3.93 by motion of Councilman Helton, 2nd by Councilwoman McLean, motion carried, 5-0. Preliminary budget workshops were set for August 5, and August 7, at 7 pm.

Motion by Councilwoman McLean, 2nd by Councilman Helton to pay all bills in order, motion carried, 5-0.

Other Business not on the agenda:

Paul Miller with WFRPC recommended to the Council that the development order for the Freeport Industrial Park stormwater management be issued. By motion of Councilman Helton and 2nd by Councilman Brannon the development order will be issued, motion carried, 5-0.

Paul Miller also presented the LDC review of the Freeport Services, but did not have Charles technical review. Councilman King and Councilman Brannon stated that they wanted to see what Charles reviewed before approving the development order.

Ernest Nettles requested that the City cut some limbs hanging over the road on North Jackson Street.

With no other business, Councilman Helton motioned to adjourn at 8:20 pm.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Diane Riley, City Clerk

Janice McLean, President of Council

