

OCTOBER 24, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on October 24, 2017 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairwoman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Tony Anderson; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; Attorney Sidney Noyes, County Attorney; and Mr. Alex Alford, Clerk and County Comptroller, were also present. Commissioner Sara Comander was present but had to leave unexpectedly.

Chairwoman Jones welcomed Mr. Alford; Ms. Rhonda Skipper, Tax Collector; Mayor Russ Barley, Freeport; Major Joe Preston and Captain Audie Rowell, Walton County Sheriff's Office; and former Commissioner, Ms. Cindy Meadows. She also welcomed Ms. Amber Williams and her children.

Ms. Amber Williams thanked the commissioners, the community, and all of those involved with the fish fry and commented on the great success. Florida Georgia Line helped cover the cost of the chair and enough money was raised to also provide a fully adaptive van which has helped give her some of her independence back.

Chairwoman Jones called the meeting to order.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the agenda with the revisions as follow. Ayes 4 Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Additions:

1. Administration: Major Preston/Sheriff Adkinson – County Facilities Security

2. Planning & Development Services: Request to approve and authorize the Chairwoman to sign a Task Order under the Dewberry/Preble-Rish, Inc. Professional Engineering Services contract to allow temporary outsourcing of lot of record single-family storm water reviews.
3. Consent agenda: Commissioner Chapman travel request

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve the Consent Agenda as follows. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

1. Approve Expenditure Approval List (EAL) excluding Waste Management expenditures

	Total	WM	Total
General Fund	\$ 2,180,274.04		
County Transportation	\$ 437,789.82		
Fine & Forfeiture	\$ 3,474,449.55		
Section 8 Housing	\$ 659.64		
Tourist Dev. Council	\$ 102,623.79	\$ 8,230.38	
N.W. Mosquito Control	\$ 2,756.00		
Recreation Plat Fee	\$ 1,020.11		
Public Safety- 911	\$ 40,111.32		
Solid Waste Enterprise	\$ 586,956.30	\$ 249,838.07	
Bldg Dept./Enterp. Fund	\$ 36,775.68		
Crime Prevention Fund	\$ 35,000.00		
Leisure Lake MSBU	\$ 1,875.00		
Capital Projects Fund	\$ 3,630.00		
Tax Increment Financing	\$ 98,260.48		
Totals	\$ 7,002,181.73	\$ (258,068.45)	\$ 6,744,113.28

2. Approve Minutes of the October 5, 2017 Land Use Hearing and October 10, 2017 Regular Meeting
3. Request to approve the Quarterly Report for the Fourth Quarter (July, August and September 2017) from the Life Enrichment Senior Center
4. Request to approve and authorize the Chairwoman to sign the Certificate of Participation for the annual FDLE Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide Program
5. Request travel authorization for County Administrator Larry Jones and Commissioner Bill Chapman to attend the 2017 Rural Economic Development Summit in accordance with the travel policy
6. Request to approve a resolution **(2017-93)** amending the FY 2018 budget to roll forward revenues and expenditures for projects not completed by fiscal year end from the FY 2017 budget into FY 2018

7. Request to approve a resolution **(2017-94)** amending the FY 2018 Road and Bridge Budget to recognize \$281,049.00 in 30A Proportional Fair Share revenues to be utilized for the Big Redfish Lake Bridge improvements
8. Request to approve and authorize the Chairwoman to sign Contract No. 017-024 with Connected Nation, Inc. to conduct a Broadband Feasibility Study for Walton County
9. Request to approve and authorize the Chairwoman to sign an agreement with Gulf Power for electrical service at the New Sports park
10. Request to approve and authorize the Chairwoman to sign the Amendment and Second Option to Renew to Contract No 014-030 Pest Control and Termite Control Services with Southland Pest Services, Inc.
11. Request to approve and authorize the Chairwoman to sign the Memorandum of Agreement with the State of Florida Department of Economic Opportunity to receive the benefits of the Governor's executive order designating Walton County North of the Bay as a Rural Area of Economic Opportunity.
12. Request to approve and authorize the Chairwoman to sign Task Order 17-17 Oyster Lake Bridge Permit Modification with Dewberry/Preble-Rish, Inc. for CEI Services in the amount of \$32,220.00
13. Request to approve and authorize the Chairwoman to sign Task Order No 17-15 Professional Engineering Services for CR 393 Drainage Improvements PH II with Genesis Group in the amount of \$173,948.97
14. Request to approve and authorize the Chairwoman to sign Task Order No 17-16 Professional Engineering Services for Seagrove Storm water Drainage Improvements PH II with Genesis Group in the amount of \$196,009.42
15. Request to approve and authorize the Chairwoman to sign TDC Task Order 17-10 Professional Engineering Services for the Dune Allen Regional Beach Access--Right of Way Parking Project with Genesis in an amount not to exceed \$14,170.00
16. Request to approve the purchase and installation of security system for the District 3 Commissioner's office in an amount not to exceed \$7,747.23
17. Request to approve the purchase of a laptop for the Walton County Extension Office in an amount not to exceed \$1,300.00
18. Request approval to partner with Choctawhatchee Basin Alliance to apply for a Coastal partnership Initiative grant to restore critical coastal dune lake habitat by treating and removing exotic/invasive plants from the coastal dune lakes.

Commissioner Chapman reported his conflict of interest in voting on the Waste Management EAL's and submitted Form 8B to the clerk.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve the Waste Management Expenditure Approval List in the amount of \$258,068.45. (FORM 8B: Chapman) Ayes 3, Nays 0. Jones Aye, Nipper Aye, Anderson Aye. Commissioner Chapman abstained.

Major Joe Preston appeared before the commissioners on behalf of Sheriff Adkinson regarding security of county facilities. He stated they are in the process of conducting a comprehensive facility security assessment of all county buildings for the safety of all staff. Each Commissioner will be contacted soon to further discuss their safety concerns.

Mr. Larry Jones, County Administrator, presented FY 2017-2018 State and Federal Priorities. He suggested adding the extension of water/sewer capacity to the D3 Commissioner's Office and the fish hatchery. He recommended the commissioners review the list and be prepared to provide a ranking and any additional items they may want to add.

Commissioner Anderson asked for related costs to add water and sewer to the D3 Commissioner's office. Ms. Anna Hudson, Public Works, stated the estimated cost for sewer is \$1.6 million running from the Mossy Head sewer plant and a determination for water is yet to be decided.

Mr. Jones presented an update and request for direction for the former Sun Trust/First National Bank building. The Board approved to receive sealed bids for the building and to consider the cost of building a replacement facility at the August 22, 2017 BCC Meeting. Staff recommended that if the board approved to sell the building that approval also be granted to construct a replacement facility and that the sale be contingent upon the county's use of the bank building until the replacement facility could be built.

The following bids were submitted for purchase of the old bank building: Reynolds Henderson - \$180,000.00; Trinity Fellowship Bible Church - \$45,000.00.

Birkshire Johnstone, LLC submitted an estimated cost in the amount of \$229,102.00 (\$199,102.00 plus \$30,000.00 for a metal building) to construct a new facility. Another bid is expected to be presented.

Mr. Jones stated he would present additional information at the next meeting with additional numbers for further discussion. Commissioner Nipper asked that Mr. Rick Wilson provide information relating to records retention and the amount of storage needed.

Commissioner Chapman questioned if the bids would continue to be valid since they were received in September. Mr. Jones stated he would confirm that. The board concurred to wait for the additional bid while gathering additional information. Staff will report back to the board.

Mr. Jones requested the board consider a letter from the Economic Development Alliance in reference to their FY 2017-2018 Strategic Plan which is a requirement of their annual discretionary funding agreement. The recommendation was to wait until the WFRPC Strategic Plan is delivered, review the plan and adopt it as the EDA Strategic Plan for 2017-2018 if agreed upon. That would ensure consistency in articulating goals and objectives and provide for a collaborative effort for both rural and municipal opportunities. Funding will be released when the strategic plan for economic development is provided by WFRPC.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve the request from EDA to wait until the WFRPC Strategic Plan is delivered, review the plan and adopt it as the EDA Strategic Plan for 2017-2018 if it is agreed upon. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Mr. Jones presented Gulf Pines Associates, Inc. request for a Lease/Right-of-Way Agreement. Gulf Pines Homeowners Association respectfully requested that Walton County grant Gulf Pines a long term lease on the entry median property on Beach Drive to construct a security guard shack. Gulf Pines has maintained and made improvements to the property since the subdivision was founded. They recently replaced the irrigation pump and service in the median at the cost of thousands of dollars. The long term lease would be contingent on the ability of Gulf

Pines to raise funds and get the necessary permits from the county to construct a guard shack. It is anticipated the facility would insure privacy and monitor traffic flow through the neighborhood for the security of their residents. The facility would not impede public use of the roads. In addition, Gulf Pines will allow the Walton County Sheriff's Department to use the guard shack as needed for their service. Gulf Pines agreed to maintain and improve the property under Walton County permit rules and regulations for all construction.

Motion by Commissioner Anderson, second by Commissioner Nipper, to allow staff to move forward with obtaining additional information to be brought back to the board.

Ms. Suzanne Harris advised there is a public beach at end of that neighborhood. Gulf Pines has constructed a fence to deter the public. In addition, there is public parking at that location for the beach and a sheriff's station is also nearby. Ms. Harris commented on the amount of time spent trying to get public beach and felt allowing a guard shack would make it look like a private subdivision and deter people. Commissioner Nipper wants an access sign placed there for public access.

Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve and authorize Chairwoman Jones to sign a lease agreement with The Port Ministries for Unit 2 of the Freeport Business Complex. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve for staff to develop an RFP for Fire Alarm monitoring and inspection services for both Courthouses and TDC buildings. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to award RFP 017-033 to Lord & Son and begin negotiating cost for design of the interior and exterior of the Freeport Business Park and the renovation of the Planning Department at the South Walton Annex. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve the lowest, responsible bidder for Bid No. 017-031 for a modular unit for the Environmental Department as requested by the Walton County Department of Health, to Vanguard Modular in the amount of \$146,884.00. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Mr. Jay Tusa, TDC Executive Director, stated there were no updates to present.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve the Litigation Matrix and ratify actions of the Office of the County Attorney as presented by Attorney Sidney Noyes, County Attorney. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Attorney Noyes presented a request for board authorization approving the negotiations for an interlocal agreement with the City of Freeport for Brandon Oaks septic and sewer. She advised a letter was received from Freeport's attorney, Mr. Clay Adkinson, questioning the timeframe for completing the connections. She felt that issue could be addressed in an interlocal agreement. The Freeport City Council voiced concern with the timeline due to their desire to bid out the project and the possibility of the contractor not being able to complete it in that stipulated timeframe. The commissioners directed Attorney Noyes to move forward.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve and authorize Chairwoman Jones to sign an indemnity agreement with Sandestin Investments, LLC

regarding the November 7, 2017 Public Hearing on amended ordinance 2017-12 (NOPC Ordinance) as presented by Attorney Noyes. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Attorney Noyes requested approval and authorization for Chairwoman Jones to sign the Developer's Agreement with SBG-PR, LLC (Right-of-way Improvement Agreement for the KAIYA Development). When the project was originally approved the developer agreed to some improvements on CR 30A. The improvements will cost over \$2 million and therefore they are requesting the county waive the \$500,000.00 proportionate fair share fees in exchange for the work. She recommended the improvements be made according to the TRC recommendations.

Mr. Scott Jenkins, Jenkins Engineering, and Mr. Rick Borris, Developer, presented the plan for the proposed improvements. The proposed improvements will occur from the intersection of Watersound Parkway to Alys Beach and will include widening of the road and creating a median with 2 left turn lanes and parking along the north side. Improvements also include drainage improvements on CR 30A and underground power lines. Attorney Noyes stated the developer will maintain all of the landscaping and storm water improvements.

Commissioner Nipper asked if the improvements would be compatible to the east and west sides. Mr. Jenkins stated it would be. She also questioned if the proportionate fair share requirements were met. Mr. Greg Graham, Public Works, stated the board allows prop fair share to be used for right of way improvements. He spoke briefly about uses of prop fair share and the Genesis Study.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve and allow Chairwoman Jones to sign the Development Agreement, waive the proportionate fair share

fee, and the developer will pay to construct and maintain the improvements. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Commissioner Anderson did not have any items to present.

Commissioner Nipper requested to adopt a resolution declaring the month of November to honor all American Veterans. She asked veterans to stand and be recognized along with family members. Commissioner Nipper thanked Ms. Dede Hinote, Deputy County Administrator, for coming up with this idea and read the resolution prepared by Ms. Hinote.

Motion by Commissioner Nipper, second by Commissioner Anderson, to adopt a resolution **(2017-95)** recognizing members of the armed forces and recognize November as Armed Forces Month. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Mr. Jay Lyles, Seaside Institute, spoke about the workshop held Monday regarding the visioning for a multi-modal transportation system along CR 30A. The county received \$500,000.00 in appropriations to conduct a feasibility study for a multi-modal transportation system. He thanked the Board for attending. Discussion at the workshop centered around how to get people into other forms of transportation on CR 30A.

Motion by Commissioner Anderson, second by Commissioner Nipper, to hold a workshop on December 4th at 10:00 a.m. at the South Walton Courthouse Annex to further discuss the multi-modal transportation system. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Commissioner Chapman did not present any items for discussion

Chairwoman Jones announced that a Triumph Meeting would be held November 1st in the Commissioner's Chambers. Some of the projects being proposed include: The Veteran's Lodge; veteran's hospital; simulation city; and fish hatchery.

Mr. Jones presented a request on behalf of Commissioner Comander asking to allocate \$20,000.00 from the sidewalk fund to construct approximately 1,800 linear feet of sidewalk in conjunction with Phase II of the Driftwood Storm Water Retrofit Project. Public Works crews are currently constructing Phase II of the Driftwood Storm Water Retrofit Project. The proposed sidewalk would provide safety improvements that would be integrated into the current project. Sidewalk expansion is planned for future phases of the storm water retrofit projects.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve allocating \$20,000.00 from the sidewalk fund to construct approximately 1,800 linear feet of sidewalk in conjunction with Phase II of the Driftwood Storm Water Retrofit Project. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Ms. Suzanne Harris spoke about a second harassment case filed against the county yesterday. She also read old emails discussing attempts to set up a county employee and further stated the accused has never given her any information.

Chairwoman Jones announced that a representative from Senator Bill Nelson's Office was present in the Clerk's Office if anyone would like to meet with them.

Mr. Randy Gardner spoke about his involvement in politics over the years. He spoke about history and how it repeats itself. People may change but the system does not. People have a right to speak. He spoke about previous allegations against him. He encouraged everyone to let the investigation take its course.

Chairwoman Jones stated the allegations are being taken very serious and said outside counsel has been hired to investigate and will present a report at a later time.

Former Commissioner Cindy Meadows addressed comments made by Mr. Randy Gardner regarding an ethics complaint against her.

Mr. Jones requested approval and authorization for Chairwoman Jones to sign a Task Order 17-25 under the Dewberry/Preble-Rish, Inc. Professional Engineering Services Contract to allow temporary outsourcing of lot of record single-family storm water reviews. Mr. Jones further stated this is an area of difficulty anticipating the number of single-family dwelling permits. The permits have to go through the storm water review process before being granted a permit. Approving the request would temporarily allow building contractors to go directly to Preble-Rish and obtain permit approval, for a fee, in order to get permitted more quickly. In the meantime, the county is working to solve the issue.

Mr. Carpenter stated they have more work than staff can handle which is creating a backlog. Outsourcing the permitting would help speed the single-family review process up for contractors and also catch it up. He stated it is currently the most pressing issue. The additional fee is anticipated to be \$500.00.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve and authorize Chairwoman Jones to sign Task Order 17-25 under the Dewberry/Preble-Rish, Inc. Professional Engineering Services Contract to allow temporary outsourcing of lot of record single-family storm water reviews.

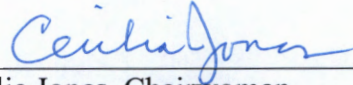
Commissioner Nipper questioned if there would be a closing date set for when the process would be brought back in-house. Mr. Carpenter stated they will be attempting to bring the review process down to two weeks or less at which time they would then rely on in-house staff again.

Mr. Frank Day asked if the county would maintain oversight of the process. Mr. Carpenter stated this would not be a separate process from the normal review process. A planner will still be assigned to the single-family reviews. Only one component of the process is being outsourced. Once that review is completed by Preble-Rish it goes back to the county to be completed.

Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

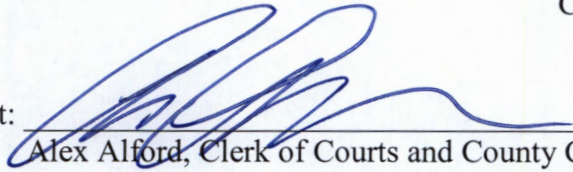
Motion by Commissioner Chapman, second by Commissioner Anderson, to adjourn the meeting at 10:07 a.m. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Anderson Aye.

Approved: _____



Cecilia Jones, Chairwoman

Attest: _____



Alex Alford, Clerk of Courts and County Comptroller