

## **JANUARY 8, 2019 – REGULAR MEETING**

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on January 8, 2019 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner Tony Anderson, Chairman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present. Commissioners Glidewell and Nick were not present due to commissioner training in Gainesville, Florida.

Chairman Anderson called the meeting to order. He announced that Chief Rick Talbert is retiring from the South Walton Fire District and thanked him for his excellent leadership.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve the agenda with the following revision. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

1. Addition: Administration-reschedule of the January 9, 2019 Workshop
2. Addition: County Attorney-to schedule an Executive Session to discuss the DeFrancesch Case
3. Deletion: Consent Agenda Item 7-Request to accept the internal audit report from the Clerk of Court's office concerning the Follow-up Review of Manual Receipt Books-upon the request of the Clerk.
4. Deletion: TDC Agenda Item 29-Request to approve the Taylor Engineering, Inc. proposal to conduct a coastal survey of Walton County beaches to determine location of MHWL, ECL, and beach profiles at R-monuments, and approval for Beach Operations Department to purchase survey equipment (Trimble GEO-7x) to be used for future locating of surveyed MHWL, ECL, and beach associated property boundary lines

There were no public comments on agenda items.

There were no items removed from the Consent Agenda.

Motion by Commissioner Nipper, second by Commissioner Chapman, to approve the Consent Agenda as follows. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

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

	Total	WM
General Fund	\$1,687,860.05	
County Transportation	\$ 668,784.41	
Fine & Forfeiture	\$ 143,270.18	
Section 8 Housing	\$ 154,325.66	
Tourist Dev. Council	\$ 716,461.56	
N.W. Mosquito Control	\$ 2,471.40	
Recreation Plat Fee	\$ 224.10	
Solid Waste Enterprise Bldg. Dept./Enterp. Fund	\$2,819,932.54	\$ 572,891.67
Leisure Lake MSBU	\$ 862.86	
Debt Service Fund	\$ 1,812.00	
Capital Projects Fund	\$ 2,306.88	
Mossy Head Ind. Park	\$ 583,660.70	
Tax Increment Funding	\$ 466.13	
<b>Totals</b>	<u>\$6,787,850.56</u>	<u>\$ 572,891.67</u>
<b>Grand Total</b> (less WM)		<u>\$ 6,214,958.89</u>

2. Approve minutes of the December 17, 2018 Regular Meeting and the December 18, 2018 Land Use Hearing
3. Request to approve the disposition of records which have met retention in accordance with the State of Florida General Records Schedule Jud. Rule 2.430 (C) (1) (A), 2.430 (d). and 2.525 (C) (2) as requested by the Clerk's Office
4. Request to accept the 4<sup>th</sup> quarter FY 2018 and 1<sup>st</sup> quarter FY 2019 financial reports submitted by Main Street DeFuniak
5. Request approval to surplus items from the Walton County Mosquito Control Department and the Walton County Shop
6. Request to approve and authorize the Chairman to sign the Records Management Compliance Statement for Fiscal Year 2017-2018
- ~~7. Request to accept the internal audit report from the Clerk of Court's Office concerning the follow-up Review of Manual Receipt Books~~
8. Request to approve and authorize the Chairman to sign the Sidewalk Easement Agreement with Beachwood Condominium Owners Association, Inc.
9. Request approval to terminate the contract with Granicus Effective June 1, 2019
10. Request to approve and authorize the Chairman to sign a consent letter for Verizon Wireless to modify equipment at an existing communications site located at 9971 East C.R. 30A Panama City Beach, Florida
11. Request to approve and authorize the Chairman to sign Contract No. 016-008 for Underground Utility Locator Services renewal agreement with Southland Utility Services, Inc. for an additional one year term

12. Request to approve and authorize the Chairman to sign an agreement for Operation and Maintenance Services of the Mossy Head Waste Water Treatment Facility with Paul Johnson in the amount not to exceed \$43,800.00 annually
13. Request to approve and authorize the Chairman to sign Contract No. 018-025 engineering Services renewal agreement for C.R. 0605 SCRAP Project with DRMP, Inc. for a term of one year
14. Request to approve and authorize the Chairman to sign the contract with VRMarket Data, LLC for Keydata Dashboard Services
15. Request to approve and authorize the Chairman to sign Change Order No. 1 to Contract No. 018-036 Records Retention Building with Birkshire Johnstone, LLC utilizing the FY 19 Contingency Funds; increasing the contract price \$127,708.93 and increasing the contract time 29 calendar days
16. Request to approve and authorize the Chairman to sign Change Order No. 5 to Contract No. 017-021 Walton County Sports Complex Construction with CW Roberts, Inc.; releasing retainage for buildings A & B
17. Request to approve the purchase of 14'x46' Modular Building for the District Two Commissioner's Office in the amount of \$48,904.00 (including set up) and approve and authorize the Chairman to sign the purchase agreement with VANGUARD Modular Building Systems
18. Request to approve and authorize the Chairman to sign the contract for Health Insurance Consultant Services with Combined Insurance Services of North Florida, Inc.

Commissioner Chapman announced his voting conflict regarding Waste Management expenditures and submitted Form 8B: Memorandum of Voting Conflict to the clerk.

Chairman Anderson stepped down as Chair to make the following motion:

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the Waste Management expenditures in the amount of \$572,891.67. Ayes 2, Nays 0. Anderson Aye, Chapman Abstain, Nipper Aye.

Chairman Anderson resumed his position as Chair.

Mr. Larry Jones, County Administrator, presented an update and requested direction on property located behind the Freeport Business Park (Parcel No.: 14-1S-19-23000-012-0022). Discussions have been held with the owner and environmental staff. He said there were some issues which needed to be addressed and that a tentative offer was made contingent upon board

approval. More information will be brought back to the board after the owners have submitted their counteroffer.

Mr. Jones presented an update on the negotiations with Crosspoint Church for the lease of Units 2 and 3 at the Freeport Business Park. Initially Crosspoint Church did not agree with the 120 day clause, but has since asked to renegotiate the terms. The 120 day clause is imperative to the agreement due to the property being purchased for county use. Staff will renegotiate with the church and present the board with the negotiation results at a later date.

Mr. Jones reported that a new allied health organization is relocating to Walton County and is in need of immediate rental space to comply with terms and conditions of their provider agreement with Blue Cross/Blue Shield. The organization is requesting to renovate and utilize two units in the Freeport Business Park until a permanent facility can be built. The organization would bring 40 to 120 jobs with an annual wage of \$70,000.00 to \$80,000.00. He requested to allow staff to begin negotiations and to present an agreement at the January 22, 2019 Regular Meeting for board consideration.

Commissioner Chapman asked in which building the two units were located. Mr. Jones replied the west building.

Commissioner Nipper voiced concern regarding sufficient parking. Mr. Jones stated that it would be addressed during negotiations. Commissioner Nipper asked for staff to review ingress and egress due to traffic concerns at the intersection.

The board directed staff to move forward with negotiations.

Motion by Commissioner Chapman, second by Commissioner Nipper, to appoint Mr. Robert Agerton, Mr. Gary Mitchem, and Mr. Bob Hoke to the serve an additional term on the

Contractors Competency Board as requested by Mr. Jones. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Jones requested to reject the sole bid associated with Invitation to Bid (ITB) 019-003 Security Monitoring Services and to re-advertise. He discussed an issue with the indemnification clause and stated the county is statutorily unable to comply with JSC Systems' request. He requested to re-advertise ITB 019-003 for Security Monitoring Services.

Motion by Commissioner Chapman, second by Commissioner Nipper, to reject the sole bid for ITB 019-003 Security Monitoring Services. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to award Request for Qualifications (RFQ) 018-052 CEI Services for C.R. 280A Connector Road County Incentive Grant Program Project and approve to begin negotiations with the top ranked firm DRMP, Inc. as presented by Mr. Jones. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Commissioner Chapman directed Public Works staff to get the Notice to Proceed out as soon as possible.

Mr. Jones requested to reschedule the Beach Activities Workshop which was scheduled for January 9, 2019 at 9:00 a.m. Attorney Sidney Noyes, County Attorney, stated there had been a scheduling conflict with the judges' schedule. A brief discussion was held to determine an appropriate date to reschedule.

Motion by Commissioner Chapman, second by Commissioner Nipper, to reschedule the Beach Activities Workshop for January 23, 2019 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.



Commissioner Nipper questioned if the Mobility Presentations (RFQ 019-022 Professional Transportation Services) scheduled for January 9, 2019 would be affected. Attorney Noyes stated that the Special Meeting to hear those presentations was rescheduled by the Planning Department at the last meeting.

Mr. Jay Tusa, TDC Executive Director, clarified the removal of the survey was to enable the contract for Coastal Engineering and Coastal Environmental Management Services to be approved prior to the approval of the survey. The approval request for the survey will be presented at the January 22, 2019 Regular Meeting.

Mr. Tusa requested approval and to authorize the Chairman to sign Contract 018-042 with South Walton Fire District for Lifeguard Services. He briefly discussed the details of the contract and the possibility of extending the service to year round and the replacement of vehicular equipment such as ATVs and Jet Skis. The amount of the contract with the extension of services through October would be \$1,164,601.00. He said the TDC Council recommends the board consider year round coverage due to the increasing number of visitors during the shoulder season. The additional amount to the contract should the board decide on year round coverage would be \$350,791.00 for the first year and \$222,000.00 for subsequent years. Mr. Tusa stated there was an urgency in approving the basic contract and that the vehicular replacement and the year round service can be added at a later date.

Commissioner Chapman questioned if information was available on the services rendered between November 1<sup>st</sup> and February 28<sup>th</sup>. Chief Talbert responded that last year there were approximately 6,500 calls for service and 4,400 of those calls were requests for medical assistance. Commissioner Chapman asked if there was a current need to replace the vehicular equipment and how often equipment is replaced. Chief Talbert said that there was a current need and that the

equipment is replaced approximately every three years. He briefly discussed the extra care and maintenance that is taken with the vehicles due to the effects of salt water and sand. Mr. Tusa added that was also the current replacement schedule for Beach Operations equipment.

Commissioner Nipper asked if this would be year round service. Mr. Tusa said the contract can be for year round service. Mr. Tusa said if the board approved the year round service and the equipment replacement, the first year cost would be \$1,592,153.00, years two and three would be \$1,425,000, with the fourth year would be \$1,387,000.00.

A brief discussion was held to determine whether or not to include the year round service or to amend the contract at a later date.

Motion by Commissioner Nipper, second by Commissioner Chapman, to approve and authorize the chairman to sign Contract No.: 018-042 with South Walton Fire District for Lifeguard Services with year round coverage as requested by Mr. Jay Tusa, TDC Executive Director.

Ms. Barbara Morano, Mr. Bob Brooke, and Mr. Rich Jaffe all spoke in favor of year round services.

Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Chairman Anderson stepped down as Chair to second the following motion.

Motion by Commissioner Nipper, second by Commissioner Anderson, to award and approve negotiations with the highest ranked firm, Dewberry, on RFQ 018-041 Architect/Engineering Design Services for TDC Visitor Center and Administrative Offices as requested by Mr. Tusa. Ayes 2, Nays 1. Anderson Aye, Chapman Nay, Nipper Aye.

Chairman Anderson resumed his position as Chair.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve and authorize the Chairman to sign the Contract 018-033 with Taylor Engineering, Inc. for Coastal Engineering and Coastal Environmental Management Services as requested by Mr. Brian Kellenberger, TDC Director of Beach Operations. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to award ITB 018-045 Neighborhood Beach Access (NBA) Group 2 Renovation Project to the sole bidder, Hewes and Company, LLC, in the amount of \$669,000.00 and authorize the Chairman to sign Contract No. 018-045 as presented by Mr. Kellenberger. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to award ITB 018-046 Neighborhood Beach Access (NBA) Group 3 Renovation Project to the sole bidder, Hewes and Company, LLC, in the amount of \$648,000.00 and authorize the Chairman to sign Contract No. 018-046 as requested by Mr. Kellenberger. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Kellenberger updated the board on the beach access map which was requested at a previous meeting. The GIS department is still working on the request and a completed map will be presented to the board for review at the February 12, 2019 Regular Meeting.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve and authorize the Chairman to sign the contract for the sale of the former bank building at 2 Baldwin Avenue, DeFuniak Springs, Florida as requested by Attorney Sidney Noyes, County Attorney. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.



Motion by Commissioner Chapman, second by Commissioner Nipper, to approve and authorize the Chairman to sign the contract to purchase two adjacent parcels of property located on Sloss Avenue, DeFuniak Springs, Florida using the FY 18 budgeted contingency funding (Parcel Nos.: 25-3N-19-19070-000-8741 and 25-3N-19-19070-000-8750) as requested by Attorney Noyes. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Attorney Noyes requested to schedule an Executive Session following the January 22, 2019 Regular Meeting to discuss the DeFrancesch v. Walton County cases (2016CA251 and 2018CA17).

Mr. Mac Carpenter, Planning and Development Director, addressed the concerns raised earlier regarding the Special Meeting to hear the mobility presentations (RFQ 019-022 Professional Transportation Services) and said the meeting would be held on January 22, 2019 following the Regular Meetings. Discussion followed to determine an appropriate time to hold the Executive Session. Mr. Carpenter reported that he had been updated that the mobility presentations would be heard on January 24, 2019 following the Land Use Hearings.

Motion by Commissioner Chapman, second by Commissioner Nipper, to hold an Executive Session to discuss matters relating to DeFrancesch v. Walton County (2016CA251 and 2018CA17) on January 22, 2019 following the Regular Meeting scheduled for 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida as requested by Attorney Noyes. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Commissioner Chapman had no items to present.

Motion by Commissioner Nipper, second by Commissioner Chapman, to appoint Ms. Vicki Waterman to the Zoning Board of Adjustments to fill the vacant District Three Seat as requested by Commissioner Nipper. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Chairman Anderson had no items to present.

Ms. Coy Bowman discussed the monarch butterfly migration across the Gulf of Mexico and how development has interfered with their migratory patterns.

The meeting briefly recessed at 4:45 p.m. and reconvened at 5:00 p.m.

Mr. Jones readdressed the Special Meeting to hear the mobility presentations (RFQ 019-022 Professional Transportation Services) and said the board had initially approved January 22, 2019 as the date to hear those presentations. However, some of the presenters would be unavailable on the 22<sup>nd</sup>. He requested the board take action to formally set the Special Meeting for January 24, 2019 following the Land Use Hearings which will be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve to hold a Special Meeting to hear presentations for RFQ 019-022 Professional Transportation Services following the Land Use Hearings scheduled for 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Mac Carpenter requested to continue LDC Chapter 5: Development Design and Improvement Standards (a segment of the Comprehensive Plan and Land Development Code Update Project) and the Single Family Residential Stormwater Technical Manual resolution (referenced in the LDC Chapter 5) to February 12, 2019. The technical manual only applies to single family residential construction in South Walton County that is being built in an area that does not have an approved regional stormwater management plan. He stated staff wanted to have discussions with the Sheriff regarding the parking and to hold a community meeting on stormwater.

Motion by Commissioner Nipper, second by Commissioner Chapman, to continue the LDC Chapter 5: Development Design and Improvement Standards and the coinciding Single Family Residential Stormwater Technical Manual resolution to the February 12, 2019 Regular Meeting to be held at 4:00 p.m., or soon thereafter, at the Walton County Courthouse Annex in Santa Rosa Beach, Florida. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Carpenter presented for consideration an ordinance adopting proposed amendments to the Land Development Code adopting the Inlet Beach Neighborhood Plan as revised as Appendix NP-7. The first reading of this ordinance was held on December 12, 2018 and no changes have been made since that meeting.

Commissioner Chapman asked if the neighborhood issues had been resolved. Mr. Carpenter stated the issues were addressed and resolved during a series of community meetings.

Motion by Commissioner Chapman, second by Commissioner Nipper, to adopt **Ordinance 2019-01** approving the amendments to the Land Development Code adopting the Inlet Beach Neighborhood Plan as revised as Appendix NP-7.

Mr. Rich Jaffe, Historic Inlet Beach Association President, thanked the board for adopting the ordinance. Commissioner Chapman asked if the zoning change had been made for the parcel located north of U.S. Highway 98 which was zoned Industrial. Mr. Carpenter stated that it had.

Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Carpenter requested to transmit the Comprehensive Plan and Land Development Code Update Project: amendment deleting the glossary from the Comprehensive Plan to the appropriate State and Federal agencies for review.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve to transmit the Comprehensive Plan and Land Development Code Update Project: amendment

deleting the glossary from the Comprehensive Plan to the appropriate State and Federal agencies for review. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Carpenter presented Miramar Amalfi Regional Beach Access a request to approve, by ordinance, a Small Scale Amendment application submitted by Mr. Larry Jones, on behalf of Walton County Board of County Commissioners, to amend the future land use category from Coastal Center to Parks and Recreation on 2.1 +/- acres. The project is located due south of intersection of C.R. 2378 and Alamo Street (Parcel Nos.: 33-2S-21-42170-018-0010 and 33-2S-21-42195-000-00A0). There will be a companion zoning amendment presented at a later date.

Motion by Commissioner Chapman, second by Commissioner Nipper, to adopt **Ordinance 2019-02** approving the Miramar Amalfi Regional Beach Access SSA.

Mr. Michael Sullivan asked what was involved in the change from Coastal Center to Parks and Recreation. Mr. Carpenter briefly discussed the differences in the land use categories and process for Development Orders.

Attorney Noyes questioned if the Development Order would be considered minor or less than minor. Mr. Carpenter stated it would be considered minor and notice will be provided.

Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

Mr. Carpenter presented Southeast Land Partners, LLC SSA, a request to approve, by ordinance a Small Scale Amendment application submitted by Innerlight Engineering Corporation, on behalf of Southeast Land Partners, LLC, to amend the future land use category from Rural Village to General Commercial on 3.57 +/- acres. The project is located from the intersection of U.S. Highway 331 and Jolly Bay Road head north .25 miles with property being located on the east side (Parcel Nos.: 04-2S-19-24000-001-0020, 04-2S-19-24000-001-0060, and 04-2S-19-24000-001-0090). This item will be coming back for a zoning amendment.

Commissioner Chapman questioned if there were details regarding the type of development to be constructed. Mr. Carpenter stated there was no development information at this time; however it will be consistent with the new Commercial land use map category. The zoning will be General Commercial.

Commissioner Nipper asked if the development would be compatible with the 331 Corridor Plan. Mr. Carpenter stated that it would be required to meet those standards.

Mr. David Smith, Innerlight Engineering, stated the applicant was not sure what the proposed use will be, but it will be consistent with land use and zoning requirements. A brief discussion was held on sewer availability.

Motion by Commissioner Chapman, second by Commissioner Nipper, to adopt by **Ordinance 2019-03** Southeast Land Partners, LLC SSA. Ayes 3, Nays 0. Anderson Aye, Chapman Aye, Nipper Aye.

There being no further items to present, the meeting was adjourned at 5:12 p.m.

Approved: \_\_\_\_\_

  
Tony Anderson, Chairman

Attest: \_\_\_\_\_

  
Alex Alford, Clerk of Courts and County Comptroller