

JULY 25, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on July 25, 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 Sara Comander; and Commissioner Tony Anderson. Commissioner Melanie Nipper was not present.

Mr. Stan Sunday, Deputy Administrator, Ms. Dede Hinote, Deputy Administrator, Ms. Sidney Noyes, Interim County Attorney, and Mr. Alex Alford, Clerk of Courts, were also present.

Chairwoman Jones recognized Mr. Boots McCormick, newly elected to the Freeport City Council.

Chairwoman Jones called the meeting to order.

Mr. Stan Sunday, Deputy Administrator, presented the following additions/deletions to the agenda:

Additions:

Administration:

Request to approve the purchase of five parcels located on S. Bay Grove Road and Highway 331 South (Parcels 04-2S-19-24000-027-0010 (.65 acres); 04-2S-19-2400-030-0010 (1.9 acres) 04-2S-19-2400-027-0011 (1.116 acres); 04-2S-19-2400-028-0010 (.413 acres); 04-2S-19-2400-030-0000 (0.357 acres) for the negotiated amount of \$3,742,000.00

Chairwoman Jones

Event request: Splash Bash - Aug 12th

Deletions:

Public Works:

#39 Request to approve a resolution authorizing the chairwoman to sign the second amendment to the State of Florida Department of Transportation Small County Outreach Program Agreement ARK 18

#40 Request to approve and authorize the Chairwoman to sign the Second Amendment to the State of Florida Department of Transportation Small County Outreach Program Agreement ARK 18

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve the agenda as amended. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

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

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

	Total	WM	Total
General Fund	\$ 1,882,663.55		
County Transportation	\$ 948,374.33		
Fine & Forfeiture	\$ 2,316,243.91		
Section 8 Housing	\$ 1,107.74		
Tourist Dev. Council	\$ 247,492.54	\$ 16,247.50	
N.W. Mosquito Control	\$ 2,066.43		
Recreation Plat Fee	\$ 3,277.65		
Solid Waste Enterprise	\$ 1,493,730.17	\$ 699,314.07	
Bldg Dept./Enterp. Fund	\$ 27,372.98		
Debt Service Fund	\$ 793,183.70		
Infrastructure Improvements	\$ 3,734.00		
Increment Tax Funding	\$ 6,118.88		
Totals	\$ 7,725,365.88	\$ 715,561.57	\$ 7,009,804.31

2. Approve Minutes of the July 6, 2017 Budget Workshop and the July 11, 2017 Special Meeting, and July 11, 2017 Regular Meeting
3. Request travel authorization for Commissioners and staff to attend the Florida State County Commissioner's White House Conference in accordance with the county Travel Policy
4. Request to approve and authorize the Chairwoman to sign a letter designating the non-profit organization Emerald Coast Crime Stoppers, Inc. as the authorized recipient of any and all Crime Stoppers grant funding from the Attorney General's office or other governmental entities for such related grant programs for Walton County
5. Request to approve the addition of a HUD Clerk FTE at the Section 8 Housing office to be paid for with Federal Grant Funding
6. Request to approve a resolution (2017-60) amending the FY 2017 budget in the E911 Fund in the amount of \$127,572.00 for unanticipated grant revenue through the Spring 2017 Rural County Grant Program for E911 maintenance
7. Request to approve a resolution (2017-61) amending the FY 2017 Road and Bridge budget to recognize Hwy 30A Proportionate Fair Share revenue and expenditures for the Little Redfish Lake Bridge design in the amount of \$35,529.00

8. Request to approve a resolution **(2017-62)** amending the FY 2017 budget in the Building Department Fund to recognize unanticipated revenue in the amount of \$350,000.00 for the cost of two offices in the Freeport Business Complex and additional costs associated with conversion of records to an electronic format
9. Request to approve a resolution **(2017-63)** amending the FY 2017 budget in the Fine and Forfeiture Fund for unanticipated revenue from Training Reimbursements, Insurance Proceeds, Sale of K-9 and Auction Proceeds in the amount of \$23,403.25
10. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for the FY 17 Escrow Audit
11. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for a review of Deepwater Horizon expenditures as required by Florida Statute 288.8018
12. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for testing of compliance with Florida Statutes related to the FY 17 statement of County Funded Court-Related Functions
13. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for the FY 17 Section 8 Housing Audit
14. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for FY 17 attestation services for the E911 fund
15. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for the FY 17 financial statement audit
16. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs & Ingram for the FY 2017 Agreed Upon Procedures report required by HUD
17. Request to approve and authorize the Chairwoman to sign the Emergency Management Performance Grant (EMPG) agreement in the amount of \$61,534.00
18. Request to approve and authorize the Chairwoman to sign the State-funded Emergency Management Preparedness and Assistance Grant (EMPA) agreement in the amount of \$105,806.00
19. Request to approve and authorize the Chairwoman to sign the Certificate of Public Convenience and Necessity and Service Agreement to ShandsCair for Specialty Team Transport Neonatal Intensive Care Patients
20. Request to approve and authorize the Chairwoman to sign Amendment No. 1 to Contract No: 016-037 Hewett Bayou Stormwater Retrofit with RBM Contracting Services, LLC.
21. Request to approve and authorize the Chairwoman to sign Amendment No. 1 to the FWC Contract #15268 Gulf Restoration Project for the Lafayette Creek Boat Ramp Project
22. Request to approve and authorize the Chairwoman to sign Change Order No. 2 to Contract No. 017-001 for Exterior Courthouse Renovations with Birkshire Johnstone LLC; increasing the contract time by 42 days
23. Request to approve and authorize the Chairwoman to sign Change Order No. 1 to Contract No. 016-012 for NRDA Inshore Snorkel Reef Construction with David M. Walter d/b/a Walter Marine; increasing the contract time by 45 calendar days
24. Request to approve and authorize the Chairwoman to sign Change Order No. 1 to Contract No. 017-006 for 30A South Parking Improvements with Gulf Coast Utility Contractors, L.L.C.; increasing the contract price by \$10,647.35

25. Request approval to terminate Contract No. 150702001119 with CenturyLink Sales Solutions, Inc., and authorize the Chairwoman to sign the termination letter
26. Request to approve and authorize the Chairwoman to sign Public Works Task Order 17-10 Professional Services for Madge Lane Outfall with Dewberry/Preble-Rish in an amount not to exceed \$67,035.00
27. Request to approve and authorize the Chairwoman to sign Public Works Task Order 17-11 Professional Engineering Services for 30A Bike Path Re-design with Dewberry/Preble-Rish in an amount not to exceed \$25,000.00
28. Request to approve the purchase of a WeatherSTEM weather station for installation at the Emergency Operations Center for real time monitoring of weather conditions utilizing grant funding in an amount not to exceed \$3,000.00
29. Request permission to apply for an Environmental Protection Agency planning grant to develop and stand-up a place-based estuary program for the Choctawhatchee Bay Estuary

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 Anderson, second by Commissioner Comander, to approve the Waste Management Expenditure Approval List in the amount of \$715,561.57. Ayes 3, Nays 0. Jones Aye, Comander Aye, Anderson Aye. Commissioner Chapman abstained.

Motion by Commissioner Anderson, second by Commissioner Comander, to authorize Chairwoman Jones to sign and send a letter to the Florida Department of Transportation (FDOT) for the Eastern U.S. Highway 98 Gateway Landscaping Program Prioritization as presented by Mr. Sunday. Submitting the letter does not obligate the county to any funding. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Andy McAlexander presented an update on the NRDA Artificial Reef Deployment Project. He presented a video showing the accomplishments and stated a total of 355 reefs have been placed. He voiced his appreciation to Ms. Melinda Gates for going above and beyond to assist in the project. That completes one of the three NRDA projects with Walton Marine and the second deployment will be July 27th and the final deployment will begin August 7th.

Commissioner Anderson thanked Mr. McAlexander and Ms. Gates for all of their hard work.

Mr. Sunday presented the commissioners with ranking sheets for the selection of County Attorney. The applicants were: Carley Hermanson, Sidney Noyes, and Rene Youell. He explained the scoring process and presented the scoring sheets to the clerk for tabulation.

Motion by Commissioner Anderson, second by Commissioner Comander, to appoint Ms. Janice McLean to serve as the citizen appointee on the Value Adjustment Board due to the resignation of Ms. Shayne Betts. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. There were no other applicants.

Motion by Commissioner Comander, second by Commissioner Anderson, to award RFP 017-016 for Disaster Response Services to AshBritt as primary contractor and Crowder Gulf as secondary contractor and approve and authorize the Chairwoman to sign the contracts with AshBritt and Crowder Gulf. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. AshBritt's technical response was more favorable, therefore ranking them higher.

Motion by Commissioner Comander, second by Commissioner Chapman, to award ITB 017-021 Walton County Sports Complex to the low bidder, CW Roberts, contingent upon a reduction in costs to within the current project budget utilizing value engineering.

Commissioner Comander questioned Mr. Rick Wilson about paying for lighting. Mr. Wilson stated that is part of what they are trying to value engineer into the budget. Mr. Wilson stated \$10 million is being expended on the park, including the purchase of property. Contrary to comments being made there is money being spent on parks in south Walton. Brief discussion was held regarding the possibilities for the community to hold fundraisers to help raise money for the parks. Attorney Noyes stated she would look into that and also stated private donors may be an

option as the county received a grant from a non-profit group to assist with the skate park. Discussion continued regarding funding for the park and the plan to construct the park in phases.

Commissioner Anderson commented that he has pledged a significant amount of money from D5 plat fees for the park as well as Helen McCall Park. Mr. Wilson voiced his appreciation to Commissioner Anderson.

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

Mr. Sunday presented the Triumph update and requested direction on structure and the process pursuant to legislative directives of HB 7077.

Mr. Billy Williams, RESTORE Act Coordinator, stated that the Triumph Board met and seven new members have been seated; Senator Gates will take over in January. They are working with the new Executive Director, Ms. Susan Skelton, and their legal team, Burke and Blue, to draft the application process. They are looking at various offices throughout the panhandle to provide direct access. Mr. Williams said the Statute requires soliciting grant applications from municipalities and schoolboards. He suggested to allow him, Mr. Jones, and Mr. Sunday to work on a structure and appoint a couple people to begin working on that process. They will accept applications for committee members. Each county is guaranteed \$15 million of the first \$300 million, leaving \$160 million. The county will need to work with the schoolboard, state college and technical college. He requested authorization to begin advertising for individuals to serve on a board as required by the State. They will present the structure they create back to the board at a later date. The structure will include the number of members and scope of the project. The Triumph Board needs to be reactivated according to Federal guidelines. The two boards will collaborate while still working independently.

Mr. Alex Alford, Clerk of Courts, read the results of the commissioner's ranking for the position of County Attorney as follows: Carley Hermanson – 5; Sidney Noyes - 12; and Renee Youell – 7.

Commissioner Chapman advised Attorney Noyes to begin the selection process for the Assistant County Attorney and the Planning Commission Attorney as soon as possible.

Mr. Alford read each commissioner's ranking scores into the record.

Chairwoman Jones requested Administration work with Attorney Noyes on negotiations for her position and the process of selecting an Assistant County Attorney.

Mr. Sunday requested approval to engage West Florida Regional Planning Council to assist with developing a strategic plan.

Mr. Billy Williams commented on the need to augment the county's on-going strategic planning. He explained the possibility of obtaining a 50% matching grant by working with the United States Department of Commerce Economic Development Administration (USEDA) and requested authorization for the Regional Planning Council to work towards that grant. They will compile a scope and structure based on the county's direction. This will consist of a comprehensive plan including parks/recreation and stormwater. He stated they are focused on the process versus the project. They will present additional information back to the board at a later date.

Mr. Austin Mount, West Florida Regional Planning Council Executive Director, explained the USED A has available funding through a competitive application process.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve engaging with West Florida Regional Planning Council as requested. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Stan Sunday, Assistant County Administrator, requested approval to move forward with the purchase of five parcels located on southwest corner of S. Bay Grove Road and U.S. Highway 331 South (Parcels 04-2S-19-24000-027-0010 (.65 acres); 04-2S-19-2400-030-0010 (1.9 acres) 04-2S-19-2400-027-0011 (1.116 acres); 04-2S-19-2400-028-0010 (.413 acres); 04-2S-19-2400-030-0000 (0.357 acres)) for the negotiated amount of \$3,742,000.00.

Commissioner Chapman asked about cleanup on parcel A. Mr. Sunday stated a gas station used to be located on Parcel A and the underground petroleum tanks have been removed. DEP is in the evaluation phase but should be moving into the remediation phase soon. He has discussed the issues with DEP and said costs associated with the cleanup were negotiated into the purchase price. Purchase of the property will come from the excess ½ cent surtax bridge funds. Approximately \$3 million remain in those funds to enhance the property.

Motion by Commissioner Chapman, second by Commissioner Comander, to move forward with the purchase of five parcels located on southwest corner of S. Bay Grove Road and U.S. Highway 331 South. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. Attorney Noyes will present the purchase agreement at the next board meeting.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve advertising for bids for the Helen McCall Park Improvement Project. Improvements will change the location of the current football field and amenities. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Sunday requested direction regarding the implementation of a traffic calming device and reducing the posted speed limit from 35 mph to 30 mph on Lake Drive, adjacent to Lake Jackson, as recommended by the Sheriff. A petition from the residents voicing their support was submitted.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve lowering the speed limit to 30 on Lake Drive and adding necessary calming devices as needed.

Commissioner Comander voiced concern with the use of speed bumps. Commissioner Chapman stated they will use speed tables, not speed bumps. Mr. Chance Powell agreed that it will be traffic tables designed for speeds at 30 mph. Mr. Charles Smith, resident of Lake Drive, spoke in favor of the traffic calming devices and stated every resident has signed the petition asking for speed control due to safety concerns. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, acknowledging receipt of the 2016 Tax Roll Recapitulation for Discounts, Errors, Double Assessments and Insolvencies pursuant to Florida Statute 197.492. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Sunday presented an update regarding Carr, Riggs, and Ingram's mid-year testing of Preservation and Recreation Plat Fees. Only one error was found and the files showed significant improvement beginning January 2017.

Ms. Melissa Thomason, Finance Director, gave a history of the process and reviews conducted. Carr, Riggs, and Ingram tested and saw a change for the better due to OMB's review. Ms. Thomason stated they have modified procedures to make improvements and will continue to monitor the process.

Mr. Sunday presented information regarding the Teledoc program and requested direction regarding moving forward with this program in FY 18. Teledoc is a program providing employees and retirees with video consultation with a physician 24/7 providing a savings in insurance

premiums and time savings for employees. Assuming there is 35% utilization for year one, the annual program fee is \$65,000.

Commissioner Chapman spoke about making this available to retirees to help save them time and money as well as saving the county money on insurance premiums.

Ms. Thomason advised there are currently 55 retirees on the county's insurance which would add \$316/month. Bay County also described the program as amazing. Overall, there is a 92% success rate with the physician services. There is no co-pay associated with the services. Ms. Thomason stated that employees would need to be educated on using the program. Employees could begin using the program October 1st. She also reminded the board of the Pro-Share agreement with Blue Cross/Blue Shield where they provide an accounting every two years of the claims versus the amount paid in. Any excess premiums paid to BC/BS the county gets half of that amount back, which could be used toward this program. Ms. Thomason stated some departments in Bay County had 140% utilization rate. The insurance committee also recommended the program.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve moving forward with using the Teledoc program for employees and retirees.

Mr. Charles Smith, Pharmacist, questioned the prescription process. Ms. Thomason advised the Teledoc doctors would send those in to the pharmacy.

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

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve advertising to hold a public hearing on August 8, 2017, for the purpose of considering an ordinance

renewing the 9th Cent and Local Option Fuel Taxes. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Ms. Thomason presented an update regarding the public workshops to discuss a potential half-cent transportation sales surtax and requested direction. Two workshops were held based on the board's direction at the May 9th meeting. Information was provided on use of the funding for transportation needs and potential projects.

Commissioner Anderson questioned attendance at the meeting. Ms. Thomason stated the Attendance was very low. The commissioners voiced concern with the low attendance.

Commissioner Comander spoke about the need to pave roads and create parks and voiced concern with where the funds will come from. She stated she is not in favor of raising property taxes. She felt it would be best to table this discussion until a later date.

Commissioner Chapman commented that 62% of the sales tax is paid by tourist who travel the roads in Walton County. He felt this is the only fair way to recoup costs associated with paving the roads. If the county is only able to budget \$2 million per year for paving projects approximately 1.5 miles per year will get paved, along with bridge repairs and other projects.

Discussion was held regarding the need for an organization independent from the county to campaign and inform the public what they would be voting for since the commissioners cannot.

Attorney Noyes stated they could ask the schoolboard how they handled promoting their referendum for their capital improvement project. Commissioner Chapman suggested directing staff to reach out to see if there is an organization or individual interested in championing this cause. Chairwoman Jones suggested piggy backing with the schoolboard if there is ever a time when both entities are voting on an issue at the same time when a referendum is put out for a vote.

Motion by Commissioner Chapman, second by Commissioner Anderson, to adopt a resolution **(2017-64)** establishing the South Walton Tax Increment Financing (TIF) percentage (25%) for the 2018 fiscal year providing \$4,030,301. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Jay Tusa, Executive Director of the Tourist Development Council, introduced Chief Rick Talbert to provide information regarding concerns voiced at the last meeting over warning flags being removed from the beaches.

Chief Rick Talbert, South Walton Fire, explained the process with the beach warning flags and how the system works. He stated it is their job to independently assess, determine, publish, and educate the public. Chief Talbert stated the lifeguards, firefighters/paramedics and all those in public safety unmistakably put other's safety before themselves. He stated "South Walton Beach Safety/Fire District does not accept outside direction to change the status for the sake of convenience, negative feedback from the public or private entities, departmental or government agencies nor any other reason than ensuring the safety and wellbeing of the public". He also stated as a result of inquiry into this matter that no jobs or lives were lost in the inquiry looking into this matter of beach safety. Chief Talbert stated they operate under transparency and when gaps are identified they fix the problem. Life guards have been asked to be extra diligent. They care for 31 beach flag poles along 26 miles of beaches. He advised the situation occurred when two flag poles were vandalized, flags were taken down, locks were cut and flag boxes were broken into and all of the flags were stolen. Again, Chief Talbert reassured the board they do not allow or take input from any other entity.

Commissioner Anderson stated he met with Chief Talbert and found him to be very professional and provides top-notch services. He stated the Chief is an honorable man with an impeccable character. Commissioner Comander strongly agreed.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve holding three additional Design Review Board workshops on signage and lighting regarding the Scenic 98 Corridor as requested by Attorney Noyes. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to adopt a resolution (2017-65) determining the highest and best use of certain real property (Property Identification Number 14-1S-19-23010-00A-0020, Unit 2, Freeport Business Center) and authorize the advertisement of a Notice to Bidders. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Comander, to designate \$30,000.00 from District 5 Recreational Plat Fees for the Valley View Community Center.

Commissioner Anderson commented on the amount of money he has earmarked for Helen McCall Park and for the new south Walton Park located in District 1. He stated it is long overdue and trying to catch up.

Chairwoman Jones spoke about work on community centers and favorable comments she received for work that has been done on the Valley View Community Center. She stated that the community centers need to be brought up to date for people to use.

Commissioner Chapman thanked Commissioner Anderson and commented on the age of the building and the measures taken to make the facility usable for the public. The building is used for multiple purposes and the community is very appreciative.

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

Commissioner Comander gave an update on her Visioning Sessions stating they go hand in hand with the Strategic Plan. She spoke about issues requested from the public and those accomplishments. An online survey showed the need for increased economic development which Mr. Williams is working on. Environmental protection and multi-use paths are other issues. Mr. Williams spoke about the \$85 million earmarked for Vo-techs, state colleges and career source. He voiced appreciation to Commissioner Comander for her vision and work.

Commissioner Chapman did not present any items for discussion.

Commissioner Jones spoke about her Round Table Sessions and thanked Commissioner Comander for her visioning. She commented on visioning and her sessions going hand in hand. Two sessions have been held and well attended. At the meeting they spoke about the various Pots and the amount of money Walton County could receive. West Florida Regional Planning attended the second session with mapping the county's needs. U.S. Highway 331 water and sewer was number one. The need for north and south Walton to work together is important. The next meeting will be held in Freeport on August 16th at 3:00.

Pastor Jason Scheler, Hope Lutheran Church, requested authorization to utilize Driftwood Park on August 12th from 10:00 a.m. until 12 noon for a "Splash Bash" where they will be providing back packs, Child ID with the assistance of the Walton County Sheriff's Office, haircuts, food and more. Commissioner Jones stated they will need to get permitted, but asked for authorization based on obtaining the proper permitting.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve to move forward with advertising the event and to proceed with the permitting process. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Tim Banfeld, Scenic Corridor Foundation, announced the Foundation will be presenting their first ever “Scenic Corridor Excellence Award” to Tom Thumb located in Miramar Beach. The award is for best exemplifying the Scenic Corridor guidelines according to design/development codes in Chapter 13. Tom Thumb recently remodeled their facility. Mr. Banfeld invited the commissioners to attend.

Ms. Leigh Moore appeared before the board and thanked them for their approval to send a letter to FDOT regarding the landscaping. She stated they are working on grants for the east corridor project and appreciates the county’s support. She commented on progress of the U.S. Highway 331 project.

The commissioners recessed at 10:20 a.m. and reconvened at 10:38 a.m.

Ms. Linda Morse commented about grant money the city received for road construction, which was sent back to the state. She felt clarification was needed to make the city aware the property in question was in District 2 rather than in District 1. Commissioner Chapman advised that the county initially had little to no involvement in this project. He stated this project is #4 on the city’s priority list and he was not sure why the legislative body did not fund a project ranked higher on the list. The city’s top priority was water and sewer on U.S. Highway 331. The project is a connector road between C.R. 280A and U.S. Highway 331 South, which is across the Pickett property.

Chairwoman Jones clarified that she did not give any property to Commissioner Chapman as indicated, but on behalf of the Board, gave him permission to pursue information regarding the project since he serves on the Transportation Planning Organization.

Commissioner Chapman said it was his goal to research the necessary information to determine if the county would even want to seek the \$1.5 million turned down by the city for

construction of that road. He said the project was not state funded rather DOT already had the money. Commissioner Chapman stated he had already met with DOT and Representative Drake and has another scheduled meeting with Representative Drake, Senator Gainer and DOT. He also has a meeting scheduled with the new owners of the property, which is under contract. He will report back to the Board at a later date.

Mr. Mac Carpenter, Planning and Development Services Director, requested the appointment of Mr. John H. B. Harrison to the General Contractor position on the Code Enforcement Board and Mr. Charles F. Schneider to the Alternate position. Upon questioning, Mr. Carpenter advised that Mr. John Robert currently serves as an Alternate and asked to allow him to remain in that position.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the appointment of Mr. John H. B. Harrison as the General Contractor and Mr. Charles F. Schneider as the Alternate on the Code Enforcement Board. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter requested approval of the County's response to the Planning and Development Services findings and recommendations made as a result of the limited review of Planning and Development Fees.

Ms. Thomason requested the Board accept the Clerk's Office Limited Review Report of Planning and Development Fees and approve the county's management response letter to the recommendations. She stated the audit period being reviewed was January 2005 through December 2014, which part of it appeared to be a re-audit of the Clerk's Office revenue audit performed in 2011. Solutions noted in the Clerk's review will go hand in hand with the work the county is doing on the Auditor General's comments such as the Matrix engagement. When those items are

addressed it should answer the issues raised by the clerk. Ms. Thomason advised that staff is continuing to improve on their processes.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the County's responses to the Planning and Development Services findings and recommendations made as a result of the limited review of Planning and Development Fees. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter requested to continue Chandler LSA to the August 8, 2017 board meeting at south Walton.

Mr. Carpenter requested to continue The Crossings, Phase 3 LSA, to August 8, 2017. Commissioner Jones stated constituents were promised a meeting regarding this issue and asked Mr. Carpenter to make sure that happens.

Mr. Carpenter requested to continue Azzurro Condominium to August 8, 2017. He advised these projects are listed on the county's website.

Mr. Carpenter requested to continue Downtown Seagrove to August 8, 2017. He stated there will be a proposed modification of the 2006 Development Order presented at that meeting.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the continuance of all of the above projects as requested. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented a request to amend the Walton County Comprehensive Plan Future Land Use Map designation on 0.25 +/- acres from Residential Preservation to Neighborhood Commercial for Yellow House 30A, LLC SSA. Walton County is sponsoring the Small Scale Amendment as part of a settlement and forbearance agreement reached in Yellow House 30A, LLC v. Walton County, Florida. The project is located on the southeast corner of the

intersection of County Highway 30A and County Highway 83. The amendment will allow the continued use of the parcel as the Blue Mountain Beach Creamery. Designated as Neighborhood Commercial the property meets compatibility and is consistent with Walton County's Comprehensive Plan. **(Exhibit #1 -Staff report)**

Attorney David Theriaque, Theriaque & Spain, presented **(Composite Exhibit #2- Reports: Staff Report; photos of Blue Mountain Beach Creamery; On-Line petition; Letters of Support; Petition to Save Our Blue Mountain Beach Creamery)** and gave an overview of the project and land uses. Attorney Theriaque stated he is asking for a Small Scale Amendment to change the property to Neighborhood Commercial. The other three corners are designated as VMU. The owner is currently non-conforming and changing the land use designation would allow her to obtain the appropriate business insurance to rebuild in the event of a catastrophe. He spoke about code violations they received over the years and stated if the amendment is approved it would clear up the violations. There were many citizens in attendance to show their support for the Blue Mountain Beach Creamery.

Commissioner Chapman questioned Mr. Theriaque if there are any other types of business in the structure. The owner stated they also sell donuts, but there is no other type of business in the building and they have no other plans to increase the business at this time. There is a building in the back that is used as a real estate business. The entire parcel is non-conforming and a land use change would bring it all into compliance.

Attorney Noyes stated if the SSA is approved and the owner wanted to expand or change the business later, they could apply for a development order for any expansion.

Commissioner Chapman asked if the current business meets the parking requirements. Attorney Theriaque stated it does, but if they were to expand, new requirements must be met under a new development order.

Mr. Kyle McQueen spoke in favor of the Blue Mountain Creamery and the uniqueness of the community. He asked the commissioners to support the change.

Ms. Kaylyn Rhodes addressed the commissioners stating she has been employed by Blue Mountain Beach Creamery for three years and loves her job. She spoke briefly about the survey and stated people want the ice cream shop to remain open. Ms. Rhodes stated she will be leaving to go to college, but her plan is to come back and run the business.

Mr. Carpenter stated that Neighborhood Commercial is much less intense than Village Mixed Used on the other three corners. Bars, convenient stores, and gas stations would be prohibited.

Commissioner Anderson spoke about the popularity of the business and the service provided. This is the type of family owned business the residents want.

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt an ordinance **(2017-19)** amending the Walton County Comprehensive Plan Future Land Use Map designation of 0.25 +/- acres of Residential Preservation to Neighborhood Commercial.

Commissioner Comander commented on the number of calls she received and how this business is a disturbance to the neighbors.

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

The Quasi-judicial Hearing was called to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes

instructed that any Ex parte forms are to be submitted to the clerk. The commissioners stated the Ex parte received would not influence their decisions.

Mr. Carpenter presented 30A Townhomes Plat and requested approval by final Mylar. The application was submitted by Jenkins Engineering, Inc. on behalf of 30A Townhomes, LLC, requesting approval to plat 26 townhomes, a commercial lot and a pool amenity on +/- 2.4 acres with a future land use of Village Mixed Use. The project is located on the north side of County Road 30A, west of North Gulf Drive and east of Greenway Park Avenue. The plat is compliant with the development order and meets the requirements of F.S. chapter 177. The recreation fee in the amount of \$60,966.12 is due. **(Exhibit #1-Staff Report)**

Mr. Allen Tucker, Gustin, Cothorn & Tucker, Inc., appeared before the board and was sworn in. Commissioner Chapman questioned Mr. Tucker regarding provisions for stormwater. Mr. Tucker stated the stormwater has been addressed. Attorney Noyes advised the stormwater was addressed during the planning phase.

There were no public comments voiced.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve the final Mylar for 30A Townhomes. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented Prominence The Hub Replat Lot 18 requesting approval by final Mylar. The plat application was submitted by Innerlight Engineering Corporation on behalf of Sylva Investments, requesting to replat lot 18 within Prominence "The Hub" on +/- 0.073 acres with a future land use of Traditional Neighborhood Development. The project is located 2 miles west of Watersound Parkway along the south side of County Road 30A. The project is consistent with

the Walton County Land Development Code and Comprehensive Plan. The Proportionate Fair Share amount due is \$89,472.21. **(Exhibit #1 - Staff Report)**

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the final Mylar for The Hub Replat Lot 18. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter requested approval of the final order for Gulf Atlantic Electric Warehouse. A major development application was submitted by Emerald Coast Associates on behalf of Michael Reny requesting approval to construct 14,200 sf. office/warehouse space located on 1.14 acres with a future land use of Business Park. The project is located on Serenoa Road, lot 10. The project meets the requirements of the Walton County Comprehensive Plan and Land Development Code. The development fee is still to be paid. **(Exhibit #1-Staff Report)**

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the final order for Gulf Atlantic Electric Warehouse with the conditions presented in the Staff Report. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to adjourn. Attorney Noyes advised not to adjourn that they would be entering into Special Session. The motion and second were withdrawn.

The commissioners recessed briefly.

The commissioners reconvened into a Special Meeting at 11:18 a.m. for the purpose of holding an Executive Session.

Attorney Noyes read the advertised notice into the record announcing a Special Meeting to hold an Executive Session to discuss litigation in Harry A. Laird, IV v. Walton County (Case No.: 3:15-cv-00394-MCR-CJK). Commissioners attending the Executive Session were: Commissioner

Cecilia Jones, Chairwoman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Tony Anderson; and Commissioner Sara Comander. Commissioner Nipper was not present. Mr. Stan Sunday, Deputy County Administrator; Attorney Sidney Noyes, County Attorney; Attorney Bill Warner, Special Counsel to the Board; and Ms. Sharon Payne, Certified Court Reporter; were also present. Executive Sessions are closed to the public pursuant to Section 286.011(8), Florida Statutes. In keeping with Section 286.011(8) (c) and (e), transcripts will be submitted to the clerk and will remain sealed until the conclusion of litigation.

Motion by Commissioner Comander, second by Commissioner Chapman, to enter into Executive Session. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

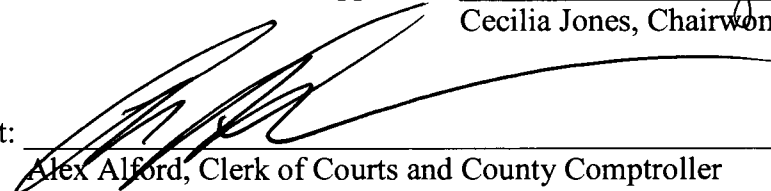
The individuals not attending the meeting stepped out of the room.

The meeting was called back to order.

Motion by Commissioner Anderson, second by Commissioner Comander, to close the Executive Session and reconvene the Special Meeting. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye.

Motion by Commissioner Anderson, second by Commissioner Comander, to adjourn at 11:38 a.m.

Approved: 
Cecilia Jones, Chairwoman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller