

MARCH 27, 2018 - REGULAR MEETING

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on March 27, 2018 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander; Commissioner Melanie Nipper; and Commissioner Cecilia Jones. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; Alex Alford, Clerk of Courts, were also present.

Chairman Chapman recognized Mr. Russell Hughes, Walton County Superintendent of Schools; Ms. Holly Holt, Walton County Health Department Director of Administration; Major Audie Rowell, Walton County Sheriff's Office; and Ms. Amy Heavilin, Walton County's new Finance Director.

The commissioners recognized Mr. Donald Wayne Smith for his 37 years of service to Walton County and presented him with a plaque for his dedicated service.

Chairman Chapman called the meeting to order.

ADDITIONS:

Under Consent Agenda

1. Request to approve and authorize the Chairman to sign the Annual Financial Statement Representation letters as required for review by Carr, Riggs & Ingram for the Fiscal Year 2106-2017 Audit
2. Request to approve and authorize the Chairman to sign a resolution dedicating a portion of U.S. Highway 90 in DeFuniak Springs, Florida in the name of Lieutenant Ewart Theodore Sconiers

DELETIONS:

Under County Attorney

1. ~~Attorney Noyes requested approval of the settlement agreement in Greater Driftwood Estates Homeowners Association, Inc., et al, v. Walton County, et al, Case No. 3:17cv294-MCR/CJK.~~

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the agenda as revised. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

There were no public comments and no items were removed from the Consent Agenda.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the Consent Agenda as follows. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

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

	Total	WM	Grand Total
General Fund	\$ 1,163,949.22		
County Transportation	\$ 251,985.28		
SHIP	\$ 48,000.00		
Fine & Forfeiture	\$ 3,464,483.49		
Mosq. Control State	\$ 837.20		
Section 8 Housing	\$ 958.06		
Tourist Dev. Council	\$ 699,495.89	\$ 3,428.18	
N.W. Mosquito Control	\$ 1,335.04		
Public Safety- 911	\$ 20,400.00		
Solid Waste Enterprise	\$ 715,534.87	\$ 232,994.33	
Bldg Dept/Enterp. Fund	\$ 1,465.32		
Daughette Subdivision	\$ 2,837.50		
Leisure Lake MSBU	\$ 1,812.00		
Debt Service Fund	\$ 680.00		
Capital Projects Fund	\$ 935,209.64		
Increment Tax Funding	\$ 485,223.01		
Payroll	\$ 285,780.98		
Totals	\$ 8,079,987.50	\$ 236,422.51	\$ 7,843,564.99

2. Approve Minutes of the March 13, 2018 Special Meeting for Executive Session and March 13, 2018 Regular Meeting
3. Request approval to surplus items from various department. (See file for listed items)
4. Request to approve the disposition of records which have met retention in accordance with the State of Florida General Records Schedule GS1-SL as requested by the Clerk's Office

5. Request to approve and authorize the Chairman to sign the Annual Financial Statement Representation letters as required for review by Carr, Riggs & Ingram for the Fiscal Year 2016-2017 Audit
6. Request to reappoint Mr. John Dalton, Mr. James M. Bailey and Mr. Randall Yates to the Contractor Competency Board
7. Request to authorize an additional FTE for a Building Inspector until February 2019
8. Request to approve and authorize the Chairman to sign a resolution **(2018-27)** dedicating a portion of U.S. Highway 90 in DeFuniak Springs, Florida in the name of Lieutenant Ewart Theodore Sconiers
9. Request to transfer from the Board's Contingency Fund \$32,584.00 for emergency purchase of a Grinder Pump at the Sheriff's Department
10. Request to approve Addendum dated February 19, 2018, to the June 20, 2017, Carr, Riggs, Ingram Agreement regarding County Funded Court-Related Functions
11. Request to approve and authorize the Chairman to sign the Northwest RAO Boundary Change Memorandum of Agreement
12. Request to approve and authorize the Chairman to sign Public Works Task Order No. 18-04 Professional Engineering Services for River Road Bridge Replacement with Atkins North America, Inc. in the amount of \$88,515.00
13. Request to Approve and Authorize the Chairman to Sign a Letter to Exempt the Purchase of Voting Machine Equipment from Competitive Bidding Process due to Sole Source Procurement Pursuant to Fla. Statute 101.2931(b)
14. Request approval to replace the standing seam roofing at Dune Allen/Ft. Panic Regional Beach Access at a cost not to exceed \$18,300.00
15. Request approval to purchase a 4-post vehicle lift at a cost not to exceed \$7,790.00
16. Request to approve and sign the grant application for the Maintenance of Walton Counties 911 System

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

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the Waste Management Expenditures in the amount of \$236,422.51. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye, Chapman abstained.

Mr. Jones presented a request to consider adding one additional board meeting each month to hear planning matters due to an increase in the number of planning items and requirements for advertising.

Mr. Mac Carpenter, Director of Planning and Development Services, spoke about the increasing number of projects that have come before the Planning Commission. He stated the Sandestin Boutique Hotel project is scheduled to be heard by the board on April 17th. Commissioner Nipper advised that she will not be present on the 17th due to a prior commitment. Chairman Chapman commented on problems voting on projects when a commissioner is absent due to votes ending in a tie. Discussion ensued regarding the best day to hold an additional Land Use Hearing each month. The commissioners requested the Sandestin Boutique Hotel project be rescheduled to April 26th.

Motion by Commissioner Comander, second by Commissioner Nipper, to hold Land Use Hearings on the 4th Thursday of each month to hear Quasi-judicial issues. The hearings will be held at the South Walton Courthouse Annex at 9:00 a.m. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye. Mr. Carpenter will reschedule the Sandestin Boutique Hotel project for April 26th.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Scope of Services and to advertise an RFQ for the Design of the Concrete Skate Park to be built in Helen McCall Park as presented by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Scope of Services and to advertise an RFQ for Energy Conservation and Savings Measures through a Guaranteed Energy Savings Contract. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye,

Comander Aye, Anderson Aye. The program fee will be charged to Walton County based on the dollar savings if the county chooses to implement any of the recommendations.

Mr. Jones requested approval to advertise the Invitation to Bid for Document Scanning Services. The current contract with South Data is nearing the end. Commissioner Nipper asked to include the Veteran's Services and Cope Center records. Ms. Dede Hinote, Deputy County Administrator, advised that Veteran Services records can be included, but the Cope Center is not under the purview of the county.

Motion by Commissioner Nipper, second by Commissioner Jones, to approve advertising an Invitation to Bid for Document Scanning Services to include Veteran Services records. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Commissioner Comander questioned if all of the constitutional officers, including the courthouse, would be included in the energy conservation RFQ. Mr. Rick Wilson, Technology Support, stated the energy conservation audit would include any county building the commissioners felt necessary.

Chairman Chapman welcomed Mr. Alex Alford, Clerk of Courts.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Continuing Services Contract with Government Services Group for the Daughette Canal Assessment Program (MSBU) through fiscal year 2020-2021. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Nipper, second by Commissioner Comander, to approve to advertise a Public Hearing on April 10, 2018 to bring forward \$4,600,000.00 from Landfill Reserves for the construction of the New Class I Solid Waste Transfer Station at the Landfill. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones requested approval to allow farmers to use the Walton County Health Department Parking Lots in both north and south Walton on WIC Days. Any farmer could use the parking lot to sell their produce, but the farmers must be certified to accept WIC Coupons.

Ms. Holly Holt, Walton County Health Department, stated this will provide further assistance to their WIC clients by providing fresh produce. She introduced Ms. Victoria Cuchens, WIC Director, who further explained the nutrition program. Ms. Holt stated there are 33 farmers that this service could assist. Commissioner Anderson advised Ms. Holt to contact the City of DeFuniak Springs to ensure proper permitting procedures are met.

Motion by Commissioner Anderson, second by Commissioner Jones, to allow farmers to use the Walton County Health Department Parking Lots in both north and south Walton on WIC Days. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Ms. Holt also announced the Florida Department of Health/Walton Community Health Center will be hosting the Northwest Florida Regional Opioid Summit April 30th through May 1st at Miramar Beach at the Embassy Suites.

Mr. Jones presented an update on the Fire Rescue Facilities and explained what maintenance has been performed. The commissioners thanked Mr. Stan Sunday, Deputy County Administrator, for his work on this project. Major Audie Rowell, Walton County Sheriff's Department, thanked the commissioners for the progress that has been made so far.

Mr. Jones requested direction regarding the 1/2 Cent Sales Tax Initiative as a means for raising funds for infrastructure throughout the county. If the board intends to move forward a resolution would need to be drafted for a referendum to be placed on the ballot. Mr. Jones reminded the board of the study performed by public works to create a matrix showing needed infrastructure repairs, upgrades and improvements. Discussion was held whether the referendum should be

placed on the Primary's Ballot or the General Election's Ballot. Chairman Chapman reminded the commissioners there are numerous constitutional revisions on the General Election Ballot, which may not be a good time for this one to appear.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve staff moving forward with drafting a resolution to place the item on the Primary Ballot in June.

Commissioner Nipper asked for a list of projects these funds would pay for. Chairman Chapman said public works has a list that can be provided.

Chairman Chapman commented that the county can continue offering the status quo or offer the people the option to generate some money to assist with infrastructure improvements. If implemented the tax would sunset in five (5) years.

Mr. Jones clarified the action being approved is only to allow staff to draft the necessary language to be placed on a referendum for a vote. The commissioners are not currently implementing any tax.

Ms. Coy Bowman spoke in opposition to any additional tax.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Jones, to approve to award RFQ 018-012 Engineering Services for C.R. 280A Connector Roads and to begin Negotiations with the Top Ranked Firm, Dewberry Preble-Rish. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to award, approve, and authorize the Chairman to sign Contract No. 018-010 for artificial reef construction and deployment services with Mr. David M. Walter d/b/a Walter Marine for \$59,800.00. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve to de-obligate \$62,500.00 from the FY 17/18 South Walton TIF construction project "Driftwood Storm Water Retrofit Phase III and to obligate \$62,500.00 to the FY 17/18 South Walton TIF for Equipment. (\$30,000.00 Flatbed Truck and \$32,500.00 Hydro Jet Trailer). Staff is asking to use the left over funds to further TIF projects within the TIF district.

Commissioner Comander stated in order to complete the project they need the truck and trailer due to the condition of their current one.

Attorney Shawn Heath, representing the Driftwood HOA, questioned the amount budgeted in which the funds are being taken from. Mr. Charlie Cotton, Public Works, stated that \$485,000.00 was previously budgeted for Phase III, which is a future phase. They are currently working on Phase II which is approximately 90% complete. Mr. Cotton stated \$85,000.00 was budgeted for Phase II along with the addition of sidewalk funds that were added. The plan is for those funds to complete both phases.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jay Tusa, TDC Executive Director, provided an update and requested direction on the county's welcome signs and presented various options. Commissioner Anderson recommended that Mr. Tusa meet with each commissioner individually.

Mr. Stephen McBroom presented a poll from the Historical Society stating they favored option C7. He felt the lighter colors were easier to read. Mr. Tusa will meet with Mr. McBroom before the next meeting.

Mr. Robert Raymond questioned if the board had considered adding the TDC App that would drive more people to other areas in Walton County. Mr. Tusa stated he did not think they could promote areas north of the bay due to funding restrictions.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve awarding ITB 018-015 to the sole bidder, Empire Builders Group, Inc. in the amount of \$158,000.00 and to approve and authorize the Chairman to sign Contract No. 018-015 for TDC Beach Maintenance Warehouse as presented by Mr. Brian Kellenburger, Director of Beach Operations. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Attorney Sidney Noyes, County Attorney, provided an update on the Driftwood/Sandestin Storm Water Report by Dr. Harper. Detailed information was provided for review, but during their last communication he stated he would present a proposal to her office to complete the study by March 30th. She will present a contract at the next board meeting if he provides the proposal. Attorney Shawn Heath stated he is ready to proceed with the settlement.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the contract for the purchase of real property at 76 Driftwood Road (Parcel ID # 30-2S-21-42290-000-0930) as presented by Attorney Noyes. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Commissioner Comander and Mr. Wilson updated the Board on the Broadband Feasibility Study. She provided information from the results of a poll conducted by Connected Nation who was contracted by the county to perform the study. The poll shows great dissatisfaction by the constituents for the current services being provided. Commissioner Comander stated that current providers do not want to get on board with the upgrades because they do not see an immediate profit.

Mr. Wilson stated the FCC as well as other agencies have contacted them stating they do not see these improvements happening anywhere else in the country and they would like representatives from Walton County to present this in Washington D.C. He stated Florida ranks

15 out of 50 in broadband in the country. Broadband is a huge economic driver and there is a need to continue working on the broadband improvements in Walton County. He voiced appreciation to staff for the opportunity to address the issue. The county is in month 4 of 7 of their contract with Connected Nation. Further discussion was held regarding an attempt to get other companies on board. Commissioner Anderson thanked Mr. Wilson and Commissioner Comander for their work on broadband.

Commissioner Nipper did not present any items for discussion.

Commissioner Jones advised that they are near completion with the Strategic Planning Meetings with the last one on April 5th from 3-5 p.m. at the Civic Center. Commissioner Comander will then take the data and utilize to draft an RFP for advertisement.

Commissioner Anderson and Chairman Chapman did not present any items for discussion

Mr. Jones presented a request from Ms. Amy Stoyles with The 30A 10K, Inc. to close both lanes on a portion of County Highway 30A from Rosemary Beach to the Watersound entrance for the 7th annual 30A 10K on November 22, 2018 from 7:00 - 10:00 a.m. contingent upon meeting any recommendations of the Walton County Sheriff's Office and South Walton Fire District. With the 10K run being on Thanksgiving Day there will be less traffic.

Ms. Stoyles appeared before the commissioners stating to date they have raised over \$250,000.00 with all of the profit going to local charities. The request has been approved by the Sheriff and fire department. The run will be held Thanksgiving morning and all businesses are closed therefore not creating any great impact on businesses or churches.

Brief discussion was held regarding the number of calls received by the commissioners and the need to find a different route in the future.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the request to close the road as stated for the 10K run contingent upon the commissioners keeping an eye on the number of complaints and to ensure the event is advertised well to inform residents. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Gene Jones, Southern Waste Info Exchange, requested approval of a resolution recognizing the first-ever “Operation Medicine Cabinet” event in Walton County held March 24, 2018. The collection event was made possible by a grant through The Florida Department of Environmental Protection. The Walton County Sheriff’s Office and Walton County School District also partnered with them on the event.

Motion by Commissioner Anderson, second by Commissioner Jones, to adopt a resolution **(201/-28)** recognizing Operation Medicine Cabinet. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

The commissioners recessed briefly.

Ms. Coy Bowman spoke about St. Joe properties.

Mr. Mac Carpenter, Planning and Development Services Director, and Ms. Kristen Shell, Planning Manager, requested authorization for staff to work interdepartmentally to prepare a Five Year Schedule of Capital Improvements for the Comprehensive Plan, to be updated annually in conjunction with the county’s budget process.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve for staff to work interdepartmentally to prepare a Five Year Schedule of Capital Improvements for the Comprehensive Plan.

Mr. Fred Tricker, South Walton Community Council, stated they support the Capital Improvement Plan. He asked if there would be workshops for public participation. Ms. Shell advised there would be.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to authorize the Chairman to sign a letter to the Department of Economic Opportunity formally requesting that the County's Comprehensive Plan update project amendments constitute the required evaluation and appraisal of the Plan. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented a request on behalf of Mr. and Mrs. Michael Packer who are requesting that the Board of County Commissioners forgive their mortgage/security (lien) for SHIP Program funds they received in June of 2003. Mr. Carpenter advised Mr. and Mrs. Packer will have to move out of their home, due to medical hardship, three months prior to their 15 year commitment of living in the home before receiving forgiveness.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve forgiving the lien as requested by Mr. and Mrs. Packer for medical reasons. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Carpenter requested authorization to begin the process to amend the Land Development Code to address applications for temporary power poles and recreational vehicles in various land use districts. The proposed language will be presented to the Planning Commission.

Commissioner Jones asked if grandfathered language would be included. Mr. Carpenter stated there would be for anyone currently living under these circumstances.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve to amend the LDC for temporary power poles and recreational vehicles as requested.

Ms. Coy Bowman requested clarification. Mr. Carpenter stated it would be additional language for temporary power poles located outside of RV parks.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper 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. The commissioners did not have ex parte to present.

Mr. Carpenter and Mr. Bob Baronti, Planner, presented Mala Beach (FKA Emerald Sands) requesting approval by final plat. Project number 17-00300014 is being reviewed by Mr. Bob Baronti. This is a Plat application submitted by Emerald Coast Associates, Inc. on behalf of Mr. Joseph Steffen, requesting approval to plat 7 residential lots on +/-1.23 acres with a future land use of Neighborhood Infill. The project is located south of U.S. Hwy 98 between S. Orange St. and Walton Lakeshore Drive and identified by parcel numbers 36-3S-18-16100-000-1740, 36-3S-18-16100-000-1741, and 36-3S-18-16100-000-1742. The project meets the requirements of the Walton County Comprehensive Plan and Land Development Code. **(Exhibits: Staff Report-1)**

Mr. Daryl Burgis, Emerald Coast Associates, appeared before the commissioners to answer questions regarding the project. There were none.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to approve Mala Beach Final Plat. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Carpenter and Mr. Baronti presented Naturewalk at Seagrove 4th Addition Plat - requesting approval by final plat. Project number 17-00300018 is being reviewed by Bob Baronti. This is a plat development order application submitted by Emerald Coast Associates, on behalf of KLP Destin II, LLC, requesting approval to plat 56 residential lots on 12.66+/- acres, with a future land use of Traditional Neighborhood Development. The project is located approx. 2.1 miles south of the intersection of C.R. 393/Hwy. 98 Intersection on the east side of C.R. 395 and is identified by parcel number(s) 11-3S-19-25010-000-00A0. The project meets the requirements of the Walton County Comprehensive Plan and Land Development Code. **(Exhibits: Staff Report-1)**

Mr. Daryl Burgis, Emerald Coast Associates, was present to answer questions.

Ms. Coy Bowman spoke in opposition to the project.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve Naturewalk at Seagrove 4th Addition Final Plat. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.


Mr. Carpenter and Mr. Bob Baronti presented Miller's Crossing Plat requesting approval by final plat. Project number 17-000226 is being reviewed by Mr. Baronti. This is a major plat application submitted by David Smith P.E., on behalf of 68V Miller's Crossing, 2016 LLC, requesting approval to plat 19.66+/-acres with a future land use of Town Center One. The project is located 0.4 miles south of the intersection of J.D. Miller Road and Chat Holly Road, and is identified by parcel number(s) 30-2S-19-24000-009-0000. The project meets the requirements of the Comprehensive Plan and Land Development Code. **(Exhibits: Staff Report-1)**

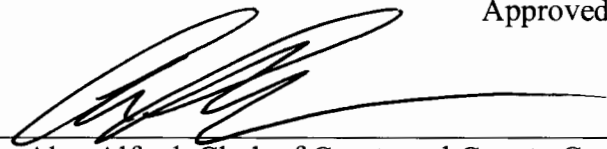
Mr. David Smith, Innerlight Engineering, was present to answer questions.

Mr. Coy Bowman spoke in opposition to the project.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Miller's Crossing Plat Final Plat. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

There being no further business, Commissioner Anderson motioned to adjourn at 11:00 a.m.

Approved: 
W.N. "Bill" Chapman, Chairman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller