

NOVEMBER 20, 2018 - REGULAR MEETING

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on November 20, 2018 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida. The meeting was moved from November 27, 2018 due to the commissioner's conference.

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

Chairman Chapman called the meeting to order and welcomed the newly elected commissioners, Mr. Danny Glidewell, District 2 and Mr. Trey Nick, District 4.

Motion by Commissioner Nick, second by Commissioner Glidewell, to appoint Commissioner Tony Anderson as Chairman of the Board of County Commissioners for 2018-2019. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to appoint Commissioner Bill Chapman as Vice-Chair of the Board of County Commissioners for 2018-2019.

Mr. Larry Jones, County Administrator, welcomed the new commissioners and stated he and his staff were available to help in any way possible. Mr. Jones presented the Commissioner/Committee Assignments with a recommendation the new commissioners retain the same appointments as the outgoing commissioner for their districts. Commissioner Anderson asked that Commissioner Nick serve on the TDC Board since his seat expires and Commissioner Chapman to serve on the EDA Board in his place.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve the commissioner's assignments with the stated changes. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

ADDITIONS:

Legal:

1. ~~Request to approve and authorize the Chair to sign purchase agreement for Highland House property (Parcel ID Number 02-3S-20-34160-000-0620)~~
2. ~~Request to approve and authorize the Chair to sign legislative finding for the purchase of Highland House property (Parcel ID Number 02-3S-20-34160-000-0620)~~

Attorney Noyes advised that neighbors had placed an offer outbidding the county on the Highland House property and the owner accepted their offer. Therefore, she requested to remove both items from the agenda.

Commissioner Anderson presented Chairman Chapman with a plaque in honor of his service to the board as Chairman.

OMB Addition:

3. Request approval to advertise and hold a public hearing on December 11, 2018 to bring forward \$682,000.00 in the General Fund reserves for the Moll Drive land purchase (funds will be used to enhance property recently purchased adjacent to Helen McCall Park)

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

There were no public comments on agenda items.

There were no items removed from the Consent Agenda for discussion.

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

1. Approve Expenditure Approval List (EAL) excluding the Waste Management expenditures (There were no EAL's presented)
2. Approve minutes of the November 3, 2018 Special Meeting
3. Request to approve the 2019 BCC Schedule including BCC Land-Use Hearings
4. Request to approve the 2019 BCC Holiday Schedule
5. Request travel authorization for District 2 Commissioner Danny Glidewell and District 4 Commissioner Trey Nick to attend the Florida Association of Counties FAC Legislative Conference in accordance with the Travel Policy
6. Request to approve and authorize the Chairman to sign Records Disposition Document No's 2018-001; 2018-002; 2018-003; 2018-004; 2018-005; 2018-006; 2018-007; and 2018-008 for records which have met retention in accordance with the State of Florida General Records Schedule, as requested by the Office of the County Attorney
7. Request approval to hire a Florida Licensed Contractor to pull the needed building permit for the Environmental Health Modular unit and follow the project through inspections to obtain a certificate of occupancy, as requested by the Health Department
8. Request to approve and authorize the Chairman to sign the Lease Agreement extension with Vanguard Modular Building Systems for the District 3 Road Maintenance Facility for an additional year in the amount of \$399.00 a month.
9. Request to approve and authorize the Chairman to sign a one year Continuing Services Contract with Government Services Group, Inc. for the Fire Rescue Assessment Program
10. Request to approve and authorize the Chairman to sign a Contract Amendment to the Florida Department of Agriculture and Consumer Services State Financial Assistance Agreement (FDACS Contract #025499) for Mosquito Control increasing Grant Revenue from \$33,403.12 to \$34,480.64
11. Request to approve and authorized the Chairman to sign Changer Order No. 1 to construction Contract No.: 018-038 Walton County Health Department Painting Project with Edge Painting Inc. increasing the contract price by \$1,750.00
12. Request approval to submit the FY2019 EMS County Grant Application to the Florida Department of Health and to approve and authorize Chairman to sign the required resolution (2018-96) that must accompany the application

Chairman Chapman announced his voting conflict regarding Waste Management.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve the Waste Management Expenditures. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye. (Note: There were no expenditures presented for payment)

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve to advertise an Invitation to Bid (ITB) for the elevation of three residential structures with a cost of the elevation project to be paid for under the Flood Mitigation Assistance Grant as requested by

Mr. Larry Jones. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve the Public Works FY 2018-2019 Capital Improvement Projects. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve the South Walton FY 2018-2019 TIF Capital Improvements Projects. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to award, approve and authorize the Chairman to sign Contract No. 019-001 Hotz Avenue Outfall with Gulf Coast Utility Contractors, LLC in the amount of \$399,154.00. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve to advertise and hold a Public Hearing on December 11, 2018 to bring forward \$682,000.00 in the General Fund reserves for the Moll Drive land purchase. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Jay Tusa, TDC Executive Director, welcomed the newly elected commissioners stating he looked forward to working with them.

Motion by Commissioner Anderson, second by Commissioner Nipper, to award ITB 018-048 to the sole bidder, RBM Contracting Services, LLC, in the amount of \$210,866.00 and authorize the Chairman to sign Contract No. 018-048 for the Draper Lake Pedestrian Bridge Renovation Project as requested by Mr. Jay Tusa. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Tusa presented an update and requested direction on the Murphy parcel (28-3S-18-16020-00A-0060). The property is located on East County Highway 30A (Seacrest). The negotiated price is \$4.3 million which is above the appraised value. He advised that he has been working with Attorney Noyes to determine ownership of the beach portion on that parcel and adjacent properties. He requested this item be deferred to a later date pending further review. Commissioner Anderson recommended continuing negotiations.

Mr. Tusa requested the board's direction if he should continue seeking parcels for beach access. Commissioner Glidewell felt the county needs as much land as possible for parking, beach access, and bathrooms.

Commissioner Nipper felt the county should move forward with recommendations in the AVCON Study relating to parking and beach accesses. Mr. Tusa said he would like to review the previous studies to determine costs involved with implementation. He questioned if they should continue purchasing beach access or begin making improvements. He suggested putting together a master plan for all of CR 30-A relating to costs and how to implement a plan. Mr. Tusa will present the commissioners with a map of the parcels for review and it will be discussed at the last meeting in December.

Commissioner Anderson asked for Mr. Tusa to get with public works to discuss the right-of-way where parking can be added in the Grayton Beach area.

Mr. Tusa stated there may be other parcels near the Highland House available to the county. The commissioners agreed for Mr. Tusa to seek out those available parcels.

Discussion was held regarding the Beach Activities Ordinance. Attorney Noyes recommended presenting the board with the revisions at the December 11th board meeting, but hold a public hearing on a date to be determined.

Attorney Noyes welcomed the new commissioners and stated she was looking forward to working with them. Commissioner Nick stated he was honored to be able to serve.

Commissioner Nipper thanked Chairman Chapman for his service as Chair.

Commissioner Glidewell thanked staff for helping with the transition as he prepares to serve.

Commissioner Glidewell presented discussion regarding the growth and dangers at the intersection of State Highway 83 and County Road 1883 and requested Public Works look into safety improvements and the possibility of getting a caution light.

Mr. Chance Powell stated DOT conducted a study in May 2017 and also reviewed the crash history. The requirements for a traffic signal were not met. Mr. Powell felt DOT would review it in April or May of 2019 which would be three years from the previous study.

Commissioner Anderson asked what the county could do to improve the county road portion at that location. Mr. Powell stated he would look for additional ways to improve it.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to direct staff to prepare a step pay plan for county employees to begin in the 2019-20 budget year to be brought back before the board for review. The pay plan has not been updated since 2012. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Commissioner Anderson welcomed the new commissioners and stated he looked forward to serving with them. He also thanked Commissioner Chapman for his service as Chair.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve transferring \$550,000.00 from D5 Recreation Plat Fee funds to assist with the Moll Drive property. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Commissioner Chapman also welcomed the newly elected commissioners.

Mr. Stephen McBroom questioned the commissioners about the welcome signs. Attorney Noyes advised this item was on the agenda at the last meeting and signs would be ordered this week.

Mr. Jones announced the Budget Hearing tonight at 5:01 p.m. tonight at the Walton County Courthouse in DeFuniak Springs.

The meeting recessed from 9:40 - 9:50 a.m.

Commissioner Glidewell introduced his Aide, Ms. Teresa Lowery, and stated his office would be located on Triple G Road once it is ready.

Commissioner Nick stated Mr. Scott Brannon would be his Aide and the District 4 Commissioner's Office would remain in the same location where Commissioner Comander was located. Commissioner Chapman welcomed them and stated his Aide, Mr. Jeff Skipper, was available to assist if they needed him.

Commissioner Nipper advised she has moved the District 3 Commissioner's Office to the former District 2 location at the Wee Care Park.

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 the commissioners to submit any Ex-parte to the clerk.

Motion by Commissioner Nipper, second by Commissioner Anderson, to continue the following projects to the December 18, 2018 BCC Meeting as requested by Mr. Mac Carpenter, Director of Planning and Development Services: Lakeview Subdivision Plat, Bear Creek Phase III, and Mack Bayou Lots 6 & 7. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Carpenter presented the Final Order for Verizon Wireless Cell Tower “Pretty Pond”. A major development order application submitted by SAM Inc., Mr. Bob Chopra on behalf of Verizon Wireless and William and Cheryl Jones who requested approval to develop a 160 foot monopole cell tower on a 0.15 leased area on a 252 acre parcel with a future land use of Rural Village. The project is located across from Sunrise Road on U.S Highway 331 North on parcel number 03-3N-19-19000-002-0001. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibits: 1-Staff Report)**

Mr. Bob Chopra, SAM Inc., stated the cell site would improve coverage in north Walton and along the U.S. Highway 331 corridor.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Nick, to approve the Final Order for Verizon Wireless Cell Tower “Pretty Pond”. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Carpenter presented the Final Order for Geronimo Communications Tower, a major development order application submitted by Matthews & Jones, LLP on behalf of Gulf Power Co., requesting approval to replace an existing 80 foot communications tower with a new, self-supporting 180 foot tower located on +/-1.73 acres with a future land use of Coastal Center. The project is located at the southeast corner of Geronimo Street Gulf Power substation, approximately 0.75 mile south of U.S. Highway 98 and Geronimo Street, parcel number 28-S-21-42000-004-0000. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.

Attorney Dana Mathews appeared before the board on behalf of the applicant, Gulf Power Company. The project has gone through the county's process and received unanimous approval. He explained that they are replacing an existing tower. Mr. Mathews presented letters of recommendations for approval from Walton County IT Staff; Walton County Sheriff; S.W. Fire District; and Walton County School District. Attorney Mathews entered the letters into the record as Exhibit #2. He further explained that emergency responders need immediate communications access and this would provide that access. South Walton Utilities is the closest neighbor and they did not have any objections. No objections were submitted for this project. **(Exhibits: 1-Staff Report; Exhibit #2 – Letters of approval)**

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Nick, to approve the Final Order for Geronimo Communications Tower with conditions as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Carpenter presented Seacrest Dental requesting approval by Final Order. A Major Development Order Application was submitted by McNeil Carroll Engineering, Inc. on behalf of Melfred, LLC, requesting approval to develop an 11,623 square foot commercial building on +/- 1.72 acres with a future land use of Village Mixed Use. The project is located on the west side of U.S. Highway 331 South, north of Greenway Trail and south of Bay Magnolia Lane as identified by parcel numbers 29-2S-19-24000-008-0020 and 29-2S-19-24000-008-0030. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibits: 1-Staff Report)**

Mr. Sean McNeil, McNeil Carroll Engineering, appeared before the board stating they have met all of the conditions and briefly explained the project.

There were no public comments.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve the Final Order for Geronimo Communications Tower. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

Mr. Carpenter presented Alys Beach the Camden & The Whitby Replat final plat for approval. A minor plat application was submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to replat eight existing lots into one lot in the Alys Beach Town Center on +/- 0.41 acres with a future land use of Traditional Neighborhood Development. The project is located on the north side of C. R. 30A, east of Governors Court and west of North Somerset Street. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. He stated the streets are supported by an underlying community development district, a taxing entity responsible for maintenance. The county will not be responsible for any of the infrastructure or maintenance. **(Exhibits: 1-Staff Report)**

The applicant was present to answer questions.

There were no public comments.

Motion by Commissioner Nick, second by Commissioner Anderson, to approve Alys Beach the Camden & the Whitby Replat final plat with the conditions in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Glidewell Aye, Nipper Aye, Nick Aye, Anderson Aye.

There being no further discussion, the meeting was adjourned at 10:06 a.m.

Approved: _____

W. N. (Bill) Chapman, Chairman

Attest: _____

Alex Alford, Clerk of Courts and County Comptroller