

City of Freeport
REGULAR COUNCIL MEETING MINUTES
Council Chambers/Freeport City Hall
May 28, 2015

I. Meeting Called to Order

The May 28, 2015 Regular Council Meeting was called to order by Mayor Russ Barley at 7:03 pm.

Council Members present: Councilman Eddie Farris, Councilwoman Kasey Cuchens, Councilwoman Janice McLean, Councilwoman Elizabeth Brannon and Councilwoman Jennifer Laird.

Staff present: City Attorney Clayton Adkinson, City Clerk Gary Mattison, City Planner Latilda Hughes-Neel, City Engineer Anna Hudson and Parks Director Dana Weiler.

II. Invocation and Pledge of Allegiance

The Invocation was given by Councilman Farris, followed by the Pledge of Allegiance to the American Flag.

III. Recognition of Guests

A. Sara Comander/District 4 County Commissioner

Mayor Barley acknowledged attendance by District 4 County Commissioner Sara Comander and thanked Commissioner Comander for attending.

B. Steve Jaeger/EDA – Project Target Update

Jaeger gave an update of the progress made with Project TARGET. The County and City were being asked to provide local match funds to offset the state's contribution for the corporate refund tax provision. The County agreed at their last meeting to pay 15% totaling approximately \$247,500.00. The City is being asked to pay 5% totaling \$82,500.00. Jaeger added that the payment would be spread out over 9 years. Payments will not begin until 2017.

COUNCIL ACTION: Councilwoman Cuchens motioned to approve payment by the City of Freeport the 5% local match totaling \$82,500.00, to be paid over nine (9) years. Councilman Farris seconded the motion. All ayes; motion carried.

IV. Approval of Past Minutes (Action Requested)

- 5/11/15 WS – Strategic Plan/Personnel Policies Manual

COUNCIL ACTION: Councilman Farris motioned to accept the 5/11/15 WS minutes as presented. Councilwoman McLean seconded the motion. All ayes; motion carried.

- 5/12/15 RCM

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COUNCIL ACTION: Councilwoman Cuchens motioned to accept the 5/12/15 RCM minutes as presented. Councilwoman McLean seconded the motion. All ayes; motion carried.

- 5/20/15 WS – Strategic Plan/Financial Planning/Staffing/Sensus Meters

COUNCIL ACTION: Councilwoman Cuchens motioned to accept the 5/20/15 WS minutes as presented. Councilwoman McLean seconded the motion. All ayes; motion carried.

V. Consideration of Additions/Deletions to Agenda

- Attorney Adkinson requested that he add Co-Bank Loan under his items.

VI. Approval of Agenda with Additions/Deletions

COUNCIL ACTION: Councilman Farris motioned to approve the addition of Co-Bank Loan under VII.C. Legal Matters to the agenda. Councilwoman Brannon seconded the motion.

VII. Staff Reports

A. City Clerk Updates

1. Expenditure Data (Information Only)

City Clerk Mattison presented the current expenditure data (**attached**).

2. Pay All Bill in Order (Action Requested)

City Clerk Mattison requested that the Council approve payment of all bills in order.

COUNCIL ACTION: Councilwoman McLean made the motion to pay all bills in order. Councilwoman Cuchens seconded the motion. All ayes; motion carried.

3. Community Center Bids to Extend 2 Weeks (Information Only)

City Clerk Mattison stated that the bid opening would take place June 8 at 3:00 pm.

4. Propagation Study for Sensus Meters/Fixed Base (Information Only)

City Clerk Mattison that the study was underway, and for \$515.00, was absolutely a bargain.

5. Budget Workshop Dates

City Clerk Mattison presented the following set dates and proposed dates:

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- a. 6/9/15 6:00 pm – Strategic Plan (previously approved)
- b. 6/25/15 6:00 pm – Strategic Plan/Financial Planning (previously approved)
- c. 7/14/15 6:00 pm – Budget 101 (Approval Requested)
- d. 7/23/15 6:00 pm – Budget (Approval Requested)
- e. 8/11/15 6:00 pm – Budget (Approval Requested)
- f. 8/27/15 6:00 pm – Budget (Approval Requested)

City Attorney Adkinson cautioned the Council that dates for Budget Hearings could not conflict with School District Budget Hearing Dates or County Budget Hearing Dates.

COUNCIL ACTION: Councilwoman Brannon motioned to set budget workshops for July 14 and July 23 at 6:00 p.m. Councilman Farris seconded the motion. All ayes; motion carried.

B. Planning & Zoning Dept.

1. Walton Education Foundation Special Event Permit (Action Requested)

City Planner Hughes-Neel presented the application. The event is potentially scheduled for February 20, 2016 from 7am – 11 am. The event is a 5K and 10K walk/run to benefit the Walton Education Foundation.

COUNCIL ACTION: Councilman Farris motioned to approve Walton Education Foundations Special Event Application. Councilwoman McLean seconded the motion. All ayes; motion carried.

COUNCIL ACTION: Councilman Farris motioned to waive the special event application fee due to the event proceedings benefited local schools. Councilwoman Laird seconded the motion. All ayes; motion carried.

2. Updates on Development (Information Only)

City Planner Hughes-Neel gave the following updates:

Currently Under Review:

- 1) LSA/RZ south and adjacent to CW Roberts property E of 331 Bypass
- 2) Development application on same property
- 3) Development application on Bulldog Road in Industrial Park; office/warehouse

Future Development:

Riverwalk PDP: several inquiries received regarding getting this project back on line. It would be very helpful to the City to have the lift station on-site in operation. A new multi-phased development is being planned south and adjacent to Riverwalk; 3-4 phases

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of residential and 1-2 phases of commercial; it would be a planned development project. The development would extend water and water south on the west side of 331 S as far as Sparkleberry Lane. There are two residential developments and one future commercial development at LaGrange Road which would depend on water and sewer. All three projects are on hold because of the South 331 construction; they cannot bring sewer and water over from Old Jolly Bay. Having the ability to bring water and sewer down the west side of 331 S without having to bore under 331 would be a huge cost savings for the developers.

Other Potential Development:

The South 3 miles of the 331 Bypass property is held by a development group comprised of local developers and developers from other parts of Florida. Hughes-Neel stated that if the Council was interested, Hughes-Neel will request that the development group make an informal presentation to the Council as an opportunity for them to show the Council what they are generally planning for the 331 Bypass property; how far north they will bring city water and sewer, how they plan to design their traffic circulation, what type uses are planned; only the most basic general information, no engineering or specifics at this point. Hughes-Neel stated that she believed having a sense of the coming development will help in utility (water/sewer/stormwater/public utilities) strategic planning, RESTORE planning and other types of long range planning. The project would be submitted as a Planned Development Project at some future date.

COUNCIL ACTION: the City Council generally assented that they would be interested in a presentation for the 331 Bypass property.

3. Annexation Initiative Update (Information Only)

City Planner Hughes-Neel gave the following update:

- Phase II deadline was April 10, 2015
- Letters of approval with property information have been compiled, including several very large parcels on South 331.
- Met with the City Attorney to gain advice on parcel locations/eligibility for annexation.

C. Legal Matters

1. Annexation/Recorded Subdivisions

City Attorney Adkinson expressed concern about annexing subdivision lots without annexing the entire subdivision.

Councilwoman Brannon stated that she had a lot of concerns about the annexations and that Property Appraiser Patrick Pilcher was concerned as well.

2. CoBank Loan

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City Attorney Adkinson stated that he had talked with McCluster (sp?). A lot of the information in the application is not applicable to municipalities. There was a question of whether the City could own stock in Co-Bank. It is called a patronage fee that pays out dividends. The answer is no. They wanted the Mayor/City Clerk to be able to extend the loan. That is not acceptable; changes/extensions must be approved by the City Council. There is a surcharge fee to pay the loan off early. The rate is not locked in. The note will not reflect our interest rate. The interest rate should be less than 5%. Adkinson stated that he has a lot of questions for their attorney and some problems with the language in the contract.

COUNCIL ACTION: Councilwoman Cuchens motioned to allow Councilwoman McLean to negotiate an interest rate less than 5% on the Co-Bank loan. Councilwoman Brannon seconded the motion. All ayes; motion carried.

D. Parks Dept.

1. Status Report (Information Only)

Parks Director Weiler presented the Parks and Recreation Report (attached). Weiler discussed the need to replace water fountains and to replace the towel holders in the bathrooms with blowers. It will be brought back to the Council when all associated costs are calculated.

E. Engineering

City Engineer Anna Hudson presented updates on various projects to the Council (attached):

- Business 331 Sewer Upgrades
- Lift Station Rehabilitation Projects
- Fluffy Landing
- WWTP Meter for Reuse Tank
- Planning Tasks
- Additional Tasks

1. Capital Improvements Plan (Information Only)

Addressed in workshop prior to council meeting.

2. Lift Station Bid Opening (Information Only)

Hudson stated that they had held the bid opening for the lift station last Tuesday. They received two (2) bid packages. They will ask for Council action at an upcoming meeting.

Councilwoman Brannon asked if Preble-Rish had received the Water Restore grant material she had forwarded. It was due July 1.

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F. Water Dept.- none

G. Sewer Dept. - none

VIII. Old Business - none

IX. New Business

A. Mayor Russ Barley

- Monday June 1 at 5:00 pm: Ribbon Cutting for Bend the Bar Fitness Center on Commerce Lane in the Walton County Industrial Park at Freeport.
- Thursday June 4 at 5:00 pm Bayfest Planning Meeting in the City Hall Conference Room
- Tuesday June 9 at 11:00 am: Ribbon Cutting for Coastal Optical Outlet on US 331 S below Freeport Mini-Storage

B. Councilwoman Brannon

1. Legislative Matters

June 18 – NWFLC Strategic Planning Retreat 10:00 am; meeting at 5:00 pm and Dinner at 6:00 pm on Eglin Air Force Base. RSVP early to get pass to enter base.

C. Councilwoman Cuchens - none

D. Councilman Farris - none

E. Councilwoman Laird - none

F. Councilwoman McLean - none

G. Art in Public Places-Tim Ard/Freeport Art League (Action Requested)

Ard announced that the Freeport Art League had officially been formed. One of their objectives is to promote Art in Public Places. On behalf of the Freeport Art League, Ard asked permission to feature an artist a month at City Hall. He asked to update the Historic Photograph display in the glass display case between the Council Chambers and the Billing Dept. and to use the glass display case between the Council Chambers and the Administration Reception Area as the Artist of the Month display, to provide artist recognition and recognition of the Art League.

COUNCIL ACTION: Councilwoman McLean motioned to allow Ard to update the historical display and to repurpose the other case for an Artist of the Month Display through the Freeport Art League. Councilwoman Laird seconded the motion. All ayes; motion carried.

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Councilwoman Brannon asked what would happen to the items in the case to be used. Ard stated that historical things might be used at the Heritage Center. Other items would be packed away and stored.

H. Working Waterfronts - Dept. of Interior Application/Scott Brannon (Action Requested)

Scott Brannon presented material to the Council (attached) in support of the Dept. of Interior application to develop the Lagrange Bayou Park.

COUNCIL ACTION: Councilwoman Brannon motioned to approve Resolution 2015-04 allowing the Mayor to sign the Dept. of Interior application for the Lagrange Bayou Park development. Councilman Farris seconded the motion. All ayes; motion carried.

X. Public Comment

Tin Ard reminded everyone that the FHS graduation was Saturday night at 7:00 pm.

Sara Comander and Billy Williams briefly discussed the Gulf Consortium and RESTORE.

Councilwoman Brannon thanked Commissioner Comander for attending the NWFLC Summer Dinner.

Billy Williams mentioned the Estuary Workshop on June 10th in South Walton which would have a watershed emphasis.

Commissioner Comander also mentioned that October 9 was the National Association of Counties Oil Spill Consortium in Walton County.

XI. Adjournment

Mayor Barley called for a motion to adjourn. Councilwoman McLean motioned to adjourn. The meeting adjourned at 8:35 pm.

ATTEST:

FREEPORT CITY COUNCIL

Council President

Mayor

City Clerk