

MARCH 26, 2013 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, March 26, 2013, at 9:00 a.m., at the Walton County Courthouse in DeFuniak Springs.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman; Commissioner Sara Comander, Vice-Chair; Commissioner Bill Imfeld; Commissioner Bill Chapman; and Commissioner Cindy Meadows. Mr. Bob Halfhill, County Administrator; Mr. Gerry Demers, Assistant County Administrator; Mr. Mark Davis, Interim County Attorney; and Mr. Alex Alford, Clerk of Courts, were also present.

Commissioner Comander led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Pridgen called the meeting to order.

Mr. Bob Halfhill, County Administrator, presented the following changes to the agenda for approval:

DELETIONS:

1. Administration Item 2a – Junious Brown with Nabors, Giblin and Nickerson, P.A. – Request approval of a Resolution to Refund Series 2003 Bonds for Florida Community Services Corp. (Regional Utilities) Water and Sewer Revenue Bond with Series 2013 Refunding Bonds

ADDITIONS:

1. Commissioner Imfeld – Discussion on Economic Development

Motion by Commissioner Comander, second by Commissioner Imfeld, to approve the changes to the agenda as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the consent agenda as follows. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

1. Approve Minutes of March 12, 2013 Regular Meeting
2. Approve Expenditure Approval List (EAL)

General Fund	\$	338,685.75
County Transportation	\$	500,022.27
SHIP	\$	32,195.00
Section 8 Housing	\$	155,700.84
Tourist Dev. Council	\$	197,862.24
N.W. Mosquito Control	\$	11,733.58
Recreation Plat Fee	\$	5,121.00
Solid Waste Enterprise	\$	344,929.70
Bldg Dept/Enterp. Fund	\$	1,612.82
Imperial Lakes MSBU	\$	2,517.66
Inmate Canteen Fund	\$	12,503.14
Leisure Lake MSBU	\$	1,812.00
Totals	\$	1,604,696.00

3. Approve requests for surplus/disposal of equipment from the Planning Department and Support Services
4. Approve a Resolution (2013-10) amending the Budget for Fiscal Year 2012-2013 for the State Aid for Libraries Grant in the General Fund in the amount of \$5,273.00
5. Approve a Resolution (2013-11) amending the Budget for the Fine and Forfeiture Fund for Fiscal Year 2012-2013 to account for unanticipated revenue from auto insurance claims, recycling proceeds and a litigation settlement in the amount of \$21,878.00
6. Approve a Resolution (2013-12) to amend the 2012-2013 Budget for unanticipated revenue in the amount of \$50,000.00 from an insurance claim involving an accident with a fire truck
7. Approve Tax Deed Application for a total expenditure of \$1,650.00
8. Approve a Budget Transfer in the amount of \$6,000 from HUD Contingency Reserve Account to HUD Building Account
9. Approve a Grant Application in the amount of \$110,728.75 for maintenance of the current E911 System at the Walton County Sheriff's Office Primary PSAP and the DeFuniak Springs Police Department Secondary PSAP
10. Approve a Grant Application for the amount of \$981.50 for five Universal Power Supplies (Battery Back-ups) for the Sheriff's Office PSAP

The following firms provided information on the RFQ 013-007 bids for Construction Engineering and Inspection Services for construction of the CR2 Paved Shoulder project:

Genesis CEI Services: Mr. Doug Pritchard explained that their firm does have experience working in north Walton County and emphasized how important communication is to a

successful project. He explained that information will be provided on a weekly basis to help keep those involved with the project informed on the progress.

Commissioner Imfeld commented that the project on Hwy 1087 was very successful and received many positive comments.

Preble-Rish, Inc.: Mr. Cliff Knauer explained that a team has been assembled to work on the project with experience that will be beneficial to the difficult situations that could arise during the construction and to ensure a successful outcome. Mr. Claude Cooper, Mr. Chance Powell, and Ms. Dianne Hardy briefly discussed their experience and background history.

Commissioner Meadows questioned how long the roadway section is and the speed limit. Mr. Knauer answered that the roadway is approximately 8 miles and the majority is 55 MPH, some sections are 45 MPH.

Atkins North America: Mr. Harry Wood briefly discussed their experience history and introduced the team for the project: Mr. Kevin Cutting, Ms. Ashley Anderson, Ms. Brianna Peel, and Mr. Melvin Skipper. After reviewing the project site, some conditions were discovered that would need to be addressed during the construction phase.

Commissioner Meadows questioned the timing schedule for the project. Mr. Wood stated that the contract time was approximately 210 days.

Brief discussion ensued regarding the evaluation sheets and ranking order for the firms.

The Board ranked the firms to determine which would begin negotiations. The tallied votes will be announced later in the meeting.

Mr. Gerry Demers, Assistant County Administrator, requested to advertise an RFP for Group Health Insurance providers. The contract with Blue Cross and Blue Shield was renewed

last year for two years, but had less restrictive language than previous contracts to allow staff to advertise for RFP's without any penalties unless the contract is terminated early.

Chairman Pridgen announced that a check was provided by Blue Cross and Blue Shield for \$1,051,317 for the savings over the last three years. Mr. Demers explained that those savings are achieved by estimated premiums for each year and is accomplished through the provided wellness programs.

Commissioner Comander expressed appreciation to the employees for helping to achieve the savings through the wellness programs.

Motion by Commissioner Imfeld, second by Commissioner Comander, to approve the request to advertise an RFP for Group Health Insurance providers. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Chapman expressed the need to require the insurance companies to be more forth coming with information to eliminate any confusion and avoid situations that have occurred in the past.

Mr. Halfhill requested approval to extend the time for Repair and Improvements to River Landing and Dead River Landing Recreation Areas, Amendment No. 5. The time extension is due to weather conditions.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the time extension for the repair and improvements to River Landing and Dead River Landing Recreation Areas as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Halfhill requested approval to amend the agreement with Reynolds, Smith and Hills CS, Inc. for Construction Engineering and Inspection Services for Widening of SR 83 (US 331) for an additional 90 days. The time extension is due to weather conditions.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve an amended agreement with Reynolds, Smith and Hills CS, Inc. for Construction Engineering and Inspection Services for the Widening of SR 83 (Hwy 331) for an additional 90 days as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Halfhill requested to award BID 013-004 for the Scenic Gulf Drive Western Boardwalk Handrail Retrofit/Re-bid to low bidder, RBM Contracting, for the amount of \$95,123.00. The project will replace the wood with cables.

Motion by Commissioner Comander, second by Commissioner Meadows, to award Bid 013-004 for the Scenic Gulf Drive Western Boardwalk Handrail Retrofit/Re-bid to low bidder, RBM Contracting, for the amount of \$95,123.00, as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Halfhill requested to hear short presentations at the April 9, 2013 meeting from the top three firms for RFQ 013-008 for Engineering Services for CR 3280 and RFQ 013-006 for Engineering Services for CR 183.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve hearing short presentations from the top ranking firms for RFQ 013-008 and RFQ 013-006 at the April 9, 2013 meeting as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Imfeld asked for an evaluation sheet to reflect what would be heard at the meeting. Commissioner Comander also asked for information regarding the firms to review prior to the meeting.

Mr. Halfhill requested approval for collection of the Carson Oaks Letter of Credit, in the amount of \$35,055.90, if a final inspection release or other form of surety has not been obtained prior to the April 8, 2013 expiration date.

Motion by Commissioner Meadows, second by Commissioner Chapman, to approve collection of the Carson Oaks Letter of Credit, in the amount of \$35,055.90, if a final inspection release or other form of surety has not been obtained prior to the April 8, 2013 expiration date as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Greg Graham, Public Works Department, presented an update on the Mossy Head Industrial Park (a/k/a Northwest Florida Commerce Park) regarding the CDBG, wastewater utility information, and an action plan.

Commissioner Comander questioned the cost of infrastructure improvements. Mr. Graham stated that would cost approximately \$1.8 million for the actual roadway, stormwater ponds, and all the associated improvements associated with the Preble-Rish, Inc. infrastructure plan. Commissioner Comander questioned at what point an actual sewage plant would need to be created. Mr. Graham explained that the two current package plants provide up to 43,000 gallons per day capacity, so there is plenty of sewage capacity available at the current time.

Chairman Pridgen questioned how the sewer rates would be established. Mr. Graham stated that he recommended hiring a rate consultant to establish those fees.

Commissioner Imfeld commented that there are financing sources available for sewage rates when a plant needs to be created. He questioned if both eastern and western parcels are serviced by water and sewer. Mr. Graham stated that they are, but there is a portion further to the east of the Mossy Head School entrance that would need an extension of services.

Commissioner Comander expressed concern allowing others to use the sewer plant and the need to save the capacity for the Industrial Park. Commissioner Imfeld agreed and stated that a master plan is needed.

Commissioner Meadows discussed the need for marketing and to start branding the center.

Brief discussion ensued regarding the need to hold a meeting to discuss the course of action to take for the Mossy Head Industrial Park.

Motion by Commissioner Imfeld, second by Commissioner Comander, to schedule a meeting for a date uncertain to discuss the Mossy Head Industrial Park (a/k/a Northwest Florida Commerce Park). Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Alex Alford, Clerk of Courts, announced the firm rankings for RFQ 013-007 for the Construction Engineering and Inspection Services for construction of the CR 2 Paved Shoulder project as follows: 1) Preble-Rish, Inc., 2) Genesis CEI Services, and 3) Atkins North America.

Motion by Commissioner Comander, second by Commissioner Chapman, to negotiate with the top ranking firm, Preble-Rish, Inc., for RFQ 013-007. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve negotiations with the second firm, Genesis CEI Services, if an agreement is not made with the

top ranking firm, Preble-Rish, Inc., for RFQ 013-007 Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

The request by Attorney Junious Brown, Nabors, Giblin and Nickerson, P.A., for approval of a Resolution to refund Series 2003 Bonds for Florida Community Services Corp. (Regional Utilities) Water and Sewer Revenue Bond with Series 2013 Refunding Bonds was removed from the agenda.

Mr. Halfhill requested to appoint a member to the Economic Development Alliance (EDA).

Attorney Clay Adkinson explained that the County has two seats on the EDA; one is the Chairman of the Board or his designee, and the second is the County Administrator, TDC Executive Director, or another Board member. He cautioned appointing two members from the Board to serve on the EDA.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to appoint Mr. Halfhill, County Administrator, to the Economic Development Alliance (EDA). Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Halfhill requested to pursue a Florida Boating Improvement Grant to construct a boat ramp on Shoal River off Hinote Road. He stated that they have done preliminary engineering and the ramp is feasible.

Commissioner Imfeld explained that various residents in the area had requested the project.

Motion by Commissioner Imfeld, second by Commissioner Comander, to pursue the Florida Boating Improvement Grant to construct a boat ramp on Shoal River as requested.

Mr. Knauer stated that the grant is very competitive and recommended submitting the survey and permit applications prior to April 4th.

Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Attorney Mark Davis, Interim County Attorney, presented an update on the Northwest Florida Beaches International Airport Authority. A letter from the attorney for the authority was provided which explained that the appointed member will serve the full term and can only be removed by an act of the Governor's Office. He stated that the current member will serve the term until 2014.

Attorney Davis presented a request from Warner Law Firm to hold an Executive Session on April 9, 2013 at 3:00 p.m. to discuss Avalon Dunes Condominium Owners Association, Inc. vs. Walton County Board of County Commissioners and Bonezzi Development Company, Case No. 2012-CA-744.

Motion by Commissioner Chapman, second by Commissioner Comander, to approve an Executive Session to be held on April 9, 2013 at 3:00 p.m. to discuss Avalon Dunes Condominium Owners Association, Inc. vs. Walton County Board of County Commissioners and Bonezzi Development Company, Case No. 2012-CA-744, as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Meadows explained that members of the Gulf Trace Restoration Project requested a letter of support from the Board to assist their efforts in restoring dunes taken away by storms and to restore some of the turtle habitat. Due to the absence of two Board members at the March 12, 2013 meeting she asked that the request be heard by a full Board.

Commissioner Comander questioned if this would be included in the beach restoration project. Mr. Dave Sell, TDC, stated that it is not. Commissioner Meadows explained that the request is for dune restoration, not beach nourishment.

Mr. Richard Harrell and Mr. Richard Veldman discussed the damages to the beach dunes and turtle habitat, and requested a letter of support from the Board.

Discussion ensued regarding the damage claim and the ability to support a private claim.

Attorney Davis recommended meeting with the members of the Gulf Trace Restoration Project to review the claims and present a recommendation at a later time.

Commissioner Meadows discussed the Florida Regional Tollway Act, Transportation Authority, and Senate Bill 1132. The Bill will take away the Mid Bay Bridge Authority and combine it all into a Regional Authority. She explained that the Mid Bay Bridge Authority is opposing Senate Bill 1132 and have asked that the Board will oppose Section 26 of the bill and seek an amendment to strike it from the bill.

Ms. Lois Hoyt, Mid Bay Bridge Authority Treasurer, expressed their concerns and questioned why Senate Bill 1132 was created. She urged the Board to support the Mid Bay Bridge Authority's decision to oppose the bill, which would create a new authority which would be accountable to the Department of Transportation rather than Okaloosa County.

Brief discussion ensued regarding how Senate Bill 1132 would affect Okaloosa, Walton, and Bay Counties.

Chairman Pridgen suggested that Heffley & Associates, Lobbyist, review the request. Commissioner Meadows questioned the status of Senate Bill 1132. Ms. Hoyt explained that it has been approved by two of the four committees, but has not been introduced to the House yet.

Commissioner Meadows discussed the Boys and Girls Club of the Emerald Coast. She stated that the facility is almost complete and will be a great asset to the community.

Ms. Jessica Jarosz stated that the facility should open in July and explained that they have Interlocal Agreements with other counties/cities/government organizations to allow the facility and/or sports fields to be used by the county residents.

Commissioner Imfeld recommended that Mr. Shane Supple review the Boys and Girls Club options and include that in the budget request for the year for consideration.

Commissioner Comander suggested holding a workshop to discuss Morrison Springs to determine an action plan and consider charging a fee and providing personnel. The damages and overtime for personnel is costing extra money and a better solution needs to be determined.

Attorney Davis explained that an amended management plan would need to be submitted to DEP for approval once a decision is made.

The Board concurred to hold a workshop to discuss the Morrison Springs management plan in the near future.

Commissioner Comander suggested adding language to the Roadway Activities Policy to eliminate holiday weekends and other peak times which would include Spring Break, and limit the location sites to only one location.

Ms. Mary Nielson recommended reviewing the documentation of the applicant and agency to allow only non-profit Walton County agencies to participate.

Commissioner Comander discussed the vacant City designee on the Restore Act Board and recommended appointing Ms. Elizabeth Brannon. She explained that Mr. Mac Work had also submitted an application but had to withdraw because he is a candidate for the Mayor of

DeFuniak Springs election. She recommended appointing a member from each City to serve on the Restore Act Board.

Brief discussion ensued regarding the need to have City appointments on the Restore Act Board.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to maintain the nine members on the Restore Act Board as previously approved. Ayes 4, Nays 1. Pridgen Aye, Comander Nay, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Comander discussed the Restore Act funding guidelines and recommended joining forces on select projects with Okaloosa County to ensure a stronger effort for funding from the Gulf Consortium.

After brief discussion the Board directed Mr. Halfhill to meet with adjacent County Administrators to discuss available options and provide information to review in the near future.

Commissioner Comander exited the meeting at 11:00 a.m.

Commissioner Imfeld presented an update on the Washington, D.C. Fly-In Trip and the concerns with the impacts on the region. There was consensus among the Senate and House that there needs to be the ability to alleviate some of the problems by forcing them to take away operations and maintenance moneys. Legislation is pending which will help the Department of Defense do that. He explained that he gathered out of the meeting that out of all the bases in north Florida, the least impacted will be Eglin, and that there is no desire within the current year, or the next two years, to do another base realignment.

Commissioner Chapman asked Mr. Louis Svehla to address the technology issues in the meeting room for presentations and audio. Mr. Svehla stated that they did have a vendor meeting

and will install a speaker which they believe would help with the sound issues. He stated that visual options were not addressed but would be reviewed for the presentation screens.

Commissioner Chapman discussed the TDC Director applications and suggested interviewing five candidates rather than ten. He also felt that an Interim TDC Director should be appointed.

Motion by Commissioner Chapman to appoint Mr. Gerry Demers as the Interim TDC Director.

Attorney Davis cautioned making an appointment as the Interim TDC Director due to the lack of an agenda notice.

Commissioner Chapman withdrew his motion to appoint Mr. Demers as the Interim TDC Director.

Commissioner Meadows explained that ten applicants need to be considered to ensure the proper candidate is chosen for the position and an Interim Director should not be appointed.

Commissioner Imfeld suggested continuing the item to the April 9, 2013 meeting for discussion. Attorney Davis agreed and stated that would give Mr. Halfhill the time to determine what is needed for the TDC.

Ms. Nan MacGinnis, Human Resources Director, explained that the interview process for the TDC Director could begin at any time the Board chooses. She stated that at the April 9, 2013 meeting she intends to provide a list of applicants chosen in the candidate selection process to begin interviews.

Chairman Pridgen suggested using \$500,000 of the refund from Insurance Premiums to fund and move projects forward.

Commissioner Imfeld stated that during the budget scrubs process is a great time to address how those funds would be utilized for a one-time expenditure, not a recurring expenditure.

Chairman Pridgen asked for public comment.

Commissioner Comander returned to the meeting at 11:14 a.m. and Commissioner Chapman exited the meeting at 11:14 a.m.

Mr. J.B. Hillard, Ms. Pat Blackshear, and Ms. Anita Page discussed the RESTORE Act and the need to start moving forward, the need to provide the information for public review, and the need for a regional approach.

Commissioner Chapman returned to the meeting at 11:17 a.m.

Attorney Davis announced that the Clerk's Office had identified that several contracts do not exist and he will bring those contracts to the Board for approval in an effort to resolve outstanding invoices and services rendered.

Attorney Davis announced that he may possibly be contracting with a Human Resources Attorney and will bring that information back to the Board at the April 9, 2013 meeting for consideration.

Attorney Davis expressed his appreciation to staff for all their assistance in providing information that he has requested.

The meeting recessed at 11:24 a.m. and reconvened at 11:31 a.m.

Commissioner Comander did not return to the meeting.

The Quasi-Judicial hearing was called to order and Attorney Davis administered the oath to those intending on speaking.

Attorney Davis questioned if there were any objections to the advertisement notice as published. There was no objection.

Motion by Commissioner Chapman, second by Commissioner Meadows, to open the public hearing. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Brian Underwood, Planning and Development Services, presented the Inn at the Gulf major development order application submitted by McNeil Carroll Engineering, Inc., requesting approval to construct a 125 room limited lodging development and 2,000 square foot restaurant within the proposed 14,338 square foot project on 5.74 acres with a future land use of Neighborhood Infill and Village Mixed Use. The project is located southwest of the intersection of CR 30A and Hwy 98 abutting Rosemary Beach. He stated that the project is consistent with the Walton County Comprehensive Plan and Land Development Code upon meeting the conditions provided in the staff report.

Commissioner Imfeld questioned the concern during the Planning Commission Meeting with the lock out and if it had been addressed. Mr. Underwood explained that the lock out concerns had been addressed.

Commissioner Meadows asked if those doors causing the lock out could be installed during the building process. Mr. Underwood stated that would be addressed by the Building Department.

Chairman Pridgen asked for public comment.

Mr. Robert Carroll, Project Engineer, was present to address any concerns.

Commissioner Meadows questioned what is on the western side of the project. Mr. Matthew Peterson explained that the residences are part of Inlet Beach, directly across from Rosemary Beach. Commissioner Meadows questioned if any additional buffering was needed by

the houses. Mr. Peterson stated that they followed all the code requirements for the property and also addressed any lighting issues to avoid affecting those homes. He stated that they would also enhance the natural landscaping buffers.

Ms. Nielson expressed concern with the suite configuration plans and parking needs.

Mr. Peterson explained the parking requirements and the additional 50 spaces which were not required by the code.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to close the public hearing. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to approve the Inn at the Gulf major development order application as presented upon meeting the conditions stated in the staff report. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

(Exhibits: Staff 1) (Ex Parte: Pridgen)

Motion by Commissioner Imfeld, second by Commissioner Chapman, to open the public hearing. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Mac Carpenter, Planning and Development Services, requested to continue the Miramar Court plat application submitted by Rare Earth, Inc. consisting of 10 residential lots, on 1.25 acres, with a future land use of Neighborhood Planning Area/Infill to the April 9, 2013 meeting due to a deficiency with the Home Owners Association Corporation.

Motion by Commissioner Chapman, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadow Aye.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to continue the Miramar Court plat application to the April 9, 2013 meeting as requested. Ayes 4, Nays 0. Pridgen Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

There being no further business, the meeting adjourned at 11:47 a.m.

ATTEST 
Alex Alford, Clerk of Courts

APPROVED 
Kenneth Pridgen, Chairman