

APRIL 22, 2014 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on April 22, 2014 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida.

The following Board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Cindy Meadows, Vice Chairman; Commissioner Sara Comander, Commissioner Bill Imfeld; and Commissioner Kenneth Pridgen. Mr. Larry Jones, County Administrator; Attorney Mark Davis, County Attorney; and Mr. Alex Alford, Clerk of Courts and County Comptroller; were also present.

Commissioner Comander led the invocation and the pledge to the American Flag. Chairman Chapman called the meeting to order.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the revisions to the agenda as follows. Ayes 4, Nays 0. Chapman Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

1. Addition: Chairman Chapman-Discussion regarding logging operations
2. Addition: Citizen Requests-Mr. Tim Pauls: methodology to amend, correct, and update Neighborhood Plans

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the agenda with revisions as presented. Ayes 4, Nays 0. Chapman Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

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

1. Approve the Expenditure Approval List (EAL)

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|-----------------------|----|--------------|
| General Fund | \$ | 369,301.01 |
| County Transportation | \$ | 1,037,679.18 |

| | | |
|------------------------|-----------|----------------------------|
| SHIP | \$ | 6,400.00 |
| Section 8 Housing | \$ | 1,300.64 |
| Tourist Dev. Council | \$ | 1,119,070.12 |
| N.W. Mosquito Control | \$ | 1,739.81 |
| Recreation Plat Fee | \$ | 1,587.78 |
| Solid Waste Enterprise | \$ | 650,619.21 |
| Bldg Dept/Enterp. Fund | \$ | 17,886.73 |
| Imperial Lakes MSBU | \$ | 2,517.66 |
| Inmate Canteen Fund | \$ | 474.27 |
| Daughette Subdivision | \$ | 2,000.00 |
| Capital Projects Fund | \$ | <u>343,436.60</u> |
| Totals | \$ | <u>3,554,013.01</u> |

2. Approve the minutes of the April 8, 2014 Regular Meeting
3. Approve Quarterly Report from the life Enrichment Senior Center for January, February, and March, 2014
4. Approve Andrews & Davis as County Attorney Invoice in the amount of \$1,675.00 for overages in the month of January, 2014
5. Adopt a **Resolution (2014-44)** amending the General Fund budget in the amount of \$4,500,000 for unanticipated revenue from the BP "Deepwater Horizon" Oil Spill Final Settlement Agreement
6. Approve Amendment Number 1 to the State Aid to Libraries Grant Agreement 14-ST-93

There were no public comments regarding the agenda.

Commissioner Meadows joined the meeting.

Commissioner Pridgen read and presented **Resolution (2014-42)** recognizing the Paxton High School Girls Basketball as State Champions.

Coach Steve Williams thanked the Board and the County for their support of the Paxton High School Girls Basketball team.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to adopt **Resolution 2014-42** recognizing the Paxton High School Girls Basketball Team as State Champions. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Commissioner Pridgen requested to adopt a **Resolution (2014-43)** declaring April 22, 2014 as Randy Infinger Day. A plaque was given to the Infinger family in memory of Mr. Randall “Randy” Louis Infinger, Jr.

Motion by Commissioner Comander, second by Commissioner Pridgen, to adopt **Resolution 2014-43** declaring April 22, 2014 as Randy Infinger Day. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

A time of recognition was held in honor of Mr. Ralph Miller on his retirement from District 2. Mr. Miller expressed his appreciation to Commissioners and staff.

Mr. Larry Jones, County Administrator, requested approval of Walton County School Board Resolution 1314-113 to place on the August 26, 2014 Primary Ballot, or placement on the November 4, 2014 Ballot in the event a primary election is not held, the referendum to have the office of the Superintendent of Schools be an appointed position by the Walton County School Board.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve the Walton County School Board Resolution 1314-113 requesting the placement of the referendum on the August 26, 2014 Primary Ballot or placement on the November 4, 2014 Ballot in the event a primary election is not held. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones discussed the need for a temporary parking facility in south Walton and requested consideration of the leasing options of a one acre parcel located on the east side of C.R. 393 across from Ed Walline Park. He reported that staff had contacted the owner regarding the utilization of the lot as a seasonal parking lot. This lot was leased by the county in 2007 for the same purpose in the amount of \$10,000. He requested direction whether staff should proceed

with negotiations. Mr. Jones stated that discussions had been held with the TDC to provide funding for a portion of the lease.

Motion by Commissioner Comander, second by Commissioner Pridgen, to direct staff to move forward with negotiations for the leasing of the property. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Ms. Angie Biddle, Grants Coordinator, reported that there were no grants available for the Beaver Lake Dam project through any State agency. Commissioner Imfeld stated that there has been some improvements made to that area and thanked Ms. Biddle for her efforts.

Ms. Peggy Kelly, FDOT District 3, and Mr. Ryan Witherall, Kimley-Horn, discussed the PD&E Study for S.R. 187 (U.S. 331) from S.R. 8 (I-10) to Alabama State Line Project Development and Environment (PD&E) project overview. Ms. Kelly reported that the study would take approximately 48 months to complete and briefly discussed the issues that the study would cover. She announced that there will be meetings with the public to receive input. Mr. Witherall stated that daily collection efforts have begun and they will be coordinating with the Alabama Department of Transportation (ALDOT) to establish what is being done in the Florida, AL area. The data collection will be continued through July 4, 2014.

Commissioner Meadows questioned how long the entire project would take. Ms. Kelly stated that the study would take approximately 48 months. Commissioner Meadows questioned what would happen after the 48 months. Ms. Kelly stated that once the findings are submitted and approved by various agencies, the design phase would begin.

Commissioner Comander questioned how long the design phase would take. Ms. Kelly stated approximately two years.

Commissioner Meadows questioned when the construction of the project would be complete. Ms. Kelly stated approximately 15 years.

Commissioner Pridgen expressed concern for the issues that will affect Paxton. Ms. Kelly stated that those issues will be carefully considered.

Discussion ensued on the participation with the State of Alabama and the inclusion of sidewalks in the design phase.

Mr. Jones requested approval to advertise for an RFP for Life and Long Term Disability Benefits to all interested insurance companies licensed in the State of Florida. Commissioner Meadows questioned if term life and disability was an option for the employees to pay into. Mr. Jones stated that it was both and that the employees have an opportunity to buy more coverage.

Motion by Commissioner Comander, second by Commissioner Meadows, to advertise for an RFP for Life and Long Term Disability Benefits to all interested insurance companies licensed in the State of Florida. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones requested to approve East Indian Creek Ranch Road from C.R. 280A to Bruce Creek and County Highway 185 (Leonia Highway) from S.R. 83 to the Holmes County line for funding consideration through the Small County Outreach Program (SCOP).

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve East Indian Creek Ranch Road from C.R. 280A to Bruce Creek and County Highway 185 (Leonia Highway) from S.R. 83 to the Holmes County line for funding consideration through the Small County Outreach Program (SCOP). Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones requested approval of C.R. 183B and C.R. 181A for funding consideration through the Small County Road Assistance Program (SCRAP).

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve C.R. 183B and C.R. 181A for funding consideration through the Small County Road Assistance Program (SCRAP). Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones requested approval of the Flood Mitigation Policy which determines when and where areas will be pumped during flood events. He stated that this policy was created to be fair and equitable and to protect county assets.

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

Mr. Jones requested approval to reappoint and/or replace board members with expired terms to the Design Review Board, Planning Commission, Zoning Board of Adjustments, and Code Enforcement Board. The following board members have expired terms and wish to be reappointed: Design Review Board-Mr. Tim Norris, Ms. Colleen Sachs, Mr. David Bailey; Planning Commission-Mr. Tom Terrell, Ms. Sally Merrifield, Mr. Lee Perry, Mr. Tom Patton, Mr. David Kramer; Zoning Board of Adjustment-Mr. Joe Johnson, Mr. Kevin Wilkerson, Mr. Scott Rosenheim, Mr. Anthony Vallee; Code Enforcement Board-Mr. Thomas Stein, Mr. Alan Newsome.

Motion by Commissioner Imfeld, second by Commissioner Comander, to approve the board reappointments.

Chairman Chapman stated that some of the boards were not corrected after redistricting and requested that the members' districts be verified and properly listed. Mr. Anthony Vallee is listed as District 1 and should be District 5; and Mr. Bill Fletcher is listed as District 5 and should be District 1.

Motion amended by Commissioner Imfeld, second by Commissioner Comander to approve the board reappointments and make the changes as suggested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones stated that the appointment for the Zoning Board of Adjustments is for the District 3 seat and that Commissioner Imfeld would need to make the appointment. Commissioner Imfeld requested to appoint Ms. Tammy Runge to the Zoning Board of Adjustments.

Motion by Commissioner Imfeld, second by Commissioner Comander, to approve the appointment of Ms. Tammy Runge to the Zoning Board of Adjustments. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jones stated that the Design Review Board had two vacancies and that Ms. Leigh Moore and Mr. Tom Waldrop have been nominated for appointment. Commissioner Meadows addressed the designation "Affected Property Owner" and questioned if the nominee had to own property on the scenic corridor and the criteria defining the term. Mr. Wayne Dyess, Planning and Development Director, stated that it could be a property owner or a business owner on the scenic corridor. Commissioner Meadows questioned if the two nominees met the criteria. Attorney Davis suggested submitting the names of all nominees for a vetting process. Mr. Jones said that the nominees will be asked to fill out an application for vetting.

Mr. Jones requested to schedule a Special Meeting to be held on May 20, 2014 at 5:00 p.m. at the South Walton Courthouse Annex to hear legislative and Quasi-Judicial Items. Commissioner Imfeld questioned if all the items had to be presented after 5:00 p.m. Mr. Dyess stated that Comprehensive Plan issues had to be after 5 p.m. and that all other items could be heard earlier. Mr. Jones stated that the items to be presented will be reviewed and if there are any legislative items that can be heard earlier then the meeting will be scheduled for 4:00 p.m.

Motion by Commissioner Comander, second by Commissioner Pridgen, to schedule a Special Meeting for May 20, 2014 at the Walton County Courthouse in Santa Rosa Beach, FL. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Jim Bagby, Tourist Development Council (TDC) Executive Director, requested to advertise for an RFP to seek firms to rebuild the TDC's website. He reported that the current site is four years old and is continually having problems. The funding will be provided through excess revenues from 2014.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve to advertise a RFP seeking firms to rebuild the TDC website. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Mr. Bagby requested approval of the North Walton Advisory Committee guidelines. He said that the original committee was to be comprised of seven individuals: five appointed by the County Commissioners, one appointed by the City of DeFuniak, one appointed by the City of Freeport. He requested that two additional members be added: one appointed by the City of Paxton, and one from another entity. Attorney Davis asked if there would be terms attached to each seat and if the terms would be staggered. Mr. Bagby stated that the terms would match the Commissioners' terms.

Mr. J. B. Hillard reported that the City Council of DeFuniak Springs has not met to discuss the proposal and requested a two week delay before approval of the committee guidelines by the Board. He felt that the proposal was reasonable but felt the city council should be given more time to submit their input.

Commissioner Imfeld agreed with Mr. Hillard's comments and felt that the City of Paxton should also be given an opportunity to discuss it.

Motion by Commissioner Imfeld to delay the consideration of these guidelines until the next Board meeting to give the municipalities and the additional entity an opportunity to review the guidelines and submit input.

Commissioner Comander felt that a decision should be made as to who the additional entity would be.

Substitute motion by Commissioner Comander to name the School Board as the additional entity and to give both the City of Paxton and the School Board an opportunity to review the guidelines and submit input.

Commissioner Meadows felt that the Chamber of Commerce should be considered as the additional entity.

Discussion ensued to determine whether to select the School Board or the Chamber of Commerce to serve on the North Walton Advisory Committee.

Motion by Commissioner Imfeld, second by Commissioner Comander to continue the approval of the North Walton Advisory Committee Guidelines until the May 13, 2014 Regular Meeting.

Motion amended by Commissioner Meadows, second by Commissioner Imfeld to include the appointment of the Chamber of Commerce as the additional entity to appoint a member to serve on the committee.

Commissioner Comander asked if the Board's nominees would be presented at the next meeting. Mr. Bagby stated yes. He addressed Mr. Hillard's concerns by stating that he and Attorney Atkinson had met with Ms. Sara Bowers, DeFuniak Springs City Manager, and explained the program in detail. He also said that the money is coming out of promotional marketing funds to help market events.

Chairman Chapman asked that Mr. Bagby and/or a TDC staff member be present at the city council meetings for both municipalities to respond to questions and concerns.

Attorney Clay Adkinson stated that City of Paxton meets the third Tuesday of each month and felt that two weeks would not give the City of Paxton enough time to discuss the information. Mr. Bagby stated that Mr. Hayward Thomas, Paxton City Mayor, has volunteered to represent the city on the committee. He announced that the first meeting of the Advisory Committee meeting would not be held until a month following the appointments by the Board which will give the cities time to appoint their members.

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

Mr. Bagby announced that the TDC would be hosting the Chamber of Commerce's Power of Business Luncheon on May 7, 2014 and invited the Board to attend. He also announced the re-opening of the TDC on May 13, 2014.

Attorney Mark Davis, County Attorney, presented a proposed policy regarding the drafting and approval of contracts. He requested approval.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve contract approval policy. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis reported that Attorney Shawn Heath had requested to reschedule or continue the Sandestin DRI Compliance Hearing. The hearing currently is scheduled for May 15, 2014 at the Courthouse Annex in Santa Rosa Beach, FL. He reported that Attorney Heath's expert witness would not be available on the 15th. He proposed leaving the hearing as scheduled and move the continuance request to the May 13, 2014 Regular Meeting. This would give time to contact all the parties to set a reschedule date with June 6, 2014 being the next available date. Attorney Davis said that if a reschedule date cannot be agreed upon then the May 15, 2014 hearing would continue.

Commissioner Imfeld recused himself from this issue, submitted Form 8B and exited the meeting.

Attorney Shawn Heath, Representative for Driftwood Residents, reported that the original hearing was scheduled without his clients' knowledge nor input and stated that his clients have spent a great deal of money investigating the compliance of Sandestin DRI. He said that he and his witnesses have scheduled June 6, 2014 as the date for the compliance hearing. Attorney Heath questioned what is to be decided, what the hearing procedures would be, and who will make the final decision. Attorney Davis stated that he had not heard from the declarant's attorney. He again suggested leaving the hearing schedule as is and continue the reschedule request until May 13, 2014. He said that staff has worked diligently to review the annual reports submitted by Sandestin and are committed to producing a response and report on compliance by May 1, 2014. Attorney Davis discussed the policy and procedures for monitoring compliance

with a DRI and stated that Walton County does not have that type of written policy. He said that all parties need answers. Attorney Heath stated that the Department of Economic Opportunity (DEO) has pointed out that according to published-public information that the hearing will be held on May 13, 2014.

Attorney Gary Vorbeck, Representative for Sandestin Owners' Association (SOA), has encouraged the developer of Sandestin to follow the law. He felt that having two possible dates for the hearing will burden the clients. He spoke in favor of holding the hearing on June 6, 2014. Discussion ensued on setting a date certain for the compliance hearing. Commissioner Meadows requested that the developer be given a deadline to confirm the new hearing date and that verification be submitted if any of the parties cannot attend the hearing.

Motion by Commissioner Comander, second by Commissioner Meadows, to continue the Sandestin DRI Compliance Hearing to June 6, 2014 at 9:00 a.m. at the Courthouse Annex in Santa Rosa Beach, FL or any other date agreed upon. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Abstained, Pridgen Aye. **(FORM 8B-Imfeld)**

Commissioner Imfeld rejoined the meeting.

Attorney Davis requested to reject the Nippers v. Walton County Settlement Offer, end mediation, to continue both lawsuits and the Code Enforcement process.

Motion by Commissioner Pridgen, second by Commissioner Imfeld, to reject the settlement offer, end mediation, continue both lawsuits, and continue the Code Enforcement process. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis stated that approximately one year ago the Board had asked him to prepare a Letter of Support for the Gulf Trace Owners' Association request to build sand dunes

and restore sea turtle habitats using BP RESTORE funds. He reported that Mr. Mike Flynt raised questions regarding the source of funding. He said that the funding for this project would come from a different Pot than where the county would receive its funds. He said that Mr. Flynt had questioned whether or not the county would be bound to do this for others. The Board can choose which projects they will support. He requested approval of the Letter of Support as presented.

Chairman Chapman clarified that the funding would not come from RESTORE Funding Pots 1, 2 or 3. Commissioner Meadows thought that it was the DEP Pot from which the funds would be obtained.

Mr. Mike Flynt said that the minutes stated DEP money and was unsure if it was a special Pot or if it was Pot 2. He also felt that standards should be set to determine who would receive letters of support from the County. Commissioner Meadows agreed that standards should be set from this point on; however, this was approved a year ago.

Commissioner Comander stated that Pot 2 money is Council money and Pot 3 is designated for the Consortium. The funding for this project will not come from the RESTORE pots but rather from a DEP grant.

Mr. Richard Fowlkes, South Walton Turtle Watch, supports restoring the dunes and sea turtle habitats; however, some of the old sand fencing posts in front of approximately three homes are violations.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the Letter of Support and require that Gulf Trace Owners' Association follow the requirements of the Land Development Code, Comprehensive Plan, and the guidelines set by DEP and the Army

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

Attorney Davis requested direction whether to exercise the option to renew for on additional year the agreement for Professional Services with Marlowe & Company, LLC for Lobbying Services. A brief discussion was held regarding the reference to the terms of the original contract.

Motion by Commissioner Comander, second by Commissioner Imfeld, to approve to renew for one year the agreement with Marlowe & Company, LLC for Professional Lobbying Services. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis briefly discussed the Litigation Matrix and requested to ratify the actions of the Office of the County Attorney.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Litigation Matrix and ratify the actions of the Office of the County Attorney. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis reported that there is also a report from Nabors, Giblin and Nickerson on the litigation that they have handled and are handling for the Board. He requested approval of that report.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Litigation Report from Nabors, Giblin and Nickerson. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis reported that Commissioner Meadows, Mr. Bob Hudson, South Walton Mosquito Control District (SWMCD), Mr. Larry Jones and he met to discuss and identify the

mosquito control ditches which are affected when development orders are issued. He requested approval to draft an ordinance to include the South Walton Mosquito Control in the Technical Review Committee process and to include setbacks for identified South Walton Mosquito Control ditches within the Land Development Code.

Commissioner Meadows stated that this would apply to all new development projects. Chairman Chapman asked if the width of the easements and/or buffers had been discussed. Attorney Davis stated that the initial distance is 25 feet. Chairman Chapman asked if this was applied to both sides or as a total amount.

Mr. Hudson said that after all 46 ditches were identified an overlay was created within the GIS system. He said that the ditches which were dug many years ago have had very few issues. Now that development has increased, people are attempting to use the mosquito control ditches for storm water. He stated that SWMCD wants to protect those ditches for their intended use. Attorney Davis said that one idea suggested was to create a check off or waiver ability for cases where a buffer is needed on one side but not on the other. Mr. Hudson said that the SWMCD is willing to work with the county to find a solution that meets development and maintenance needs.

Commissioner Imfeld questioned if the mosquito control ditches were only located in the undeveloped areas. Mr. Hudson stated that some development has occurred around some of the ditches and discussed the areas where the ditches are located.

Motion by Commissioner Comander, second by Commissioner Meadows, to draft an ordinance to include the South Walton Mosquito Control in the Technical Review Committee process and to include setbacks for identified South Walton Mosquito Control ditches within the

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

Attorney Davis presented information regarding the contracts with Adkinson Law firm, LLC and BP oil spill claims.

Attorney Davis requested to approve the contract with Kerr & Downs Research, LLC for RFP 014-001 TDC Marketing Research Services.

Motion by Commissioner Comander, second by Commissioner Imfeld, to approve the contract with Kerr & Downs Research, LLC for TDC Marketing Research Services (RFP 014-001). Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Attorney Davis requested to adopt a **Resolution (2014-45)** establishing the highest and best use of truck and trailer sales for 11.57 acres within the Mossy Head Industrial Park. He stated that this is regarding the Brigman property. Commissioner Imfeld questioned if this included the additional three acres. Attorney Davis stated that there will only be an additional 1.57 acres rather than three.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to adopt **Resolution 2014-45** designating the highest and best use of truck and trailer sales for 11.57 acres within the Mossy Head Industrial Park. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Comander Aye, Imfeld Aye, Pridgen Aye.

Commissioners Meadows and Comander had no items to present.

Commissioner Imfeld discussed the need for standardized procedures for the presentation and adoption of new and amended ordinances. He suggested that the following criteria be met prior to the adoption of any ordinance: public input must be obtained, identification of the problem being addressed, input from the County Attorney, a cost estimation to enact the

ordinance, and what enforcement mechanism would be used. Discussion ensued regarding the ordinance policy and process. Attorney Davis reported that a policy was adopted in 2007 and that he would email that policy to the Board for review. He asked that each one submit their suggestions and comments.

Mr. Jones suggested that a checklist/cover sheet be created to show who has reviewed the proposed document and to give an avenue to submit any comments. Commissioner Meadows discussed the need for timeframes in which to present the ordinances.

Commissioner Comander exited the meeting.

Ms. Suzanne Harris voiced concern with the inability of Code Enforcement to enforce the current codes.

Chairman Chapman discussed the many code violations on US Highway 98 and addressed the lack of enforcement.

Mr. Dyess reported that there are currently two Code Enforcement Officers with an additional officer soon to be hired. He discussed the pending ordinance addressing outdoor displays on the scenic corridor and the upcoming ordinance addressing sandwich signs. Discussion ensued regarding the allowance of items under the awning of a building and ordinance timelines.

Mr. Mac Carpenter, Planning and Development, said that the Board recently took significant action on outdoor displays of merchandise which provided some relief to the business owners. He reported that an ordinance limiting the outside display of merchandise will be placed on the next agenda to be presented for consideration and adoption. Mr. Carpenter stated that enforcement is limited due to the direction of the Board.

Commissioner Meadows discussed the length of time it takes to get an ordinance passed.

Commissioner Imfeld said that Attorney Davis would bring back a draft policy for Board review.

Commissioner Imfeld discussed the Walton County Sports Complex being considered for Walton County. He said that the first step would be to identify which of the four proposed properties would best suit the needs of the county. He requested that the Board seek a Legislative finding that there would be a significant benefit to tourist involved so that TDC funds could possibly be used. He also requested that two appraisals be obtained for the property and have County Legal research whether or not TDC funds could be used to pay for the facility or have the BCC obtain financing and lease the facility to the TDC for their covering of the costs and maintenance. He requested that the top two properties be presented at the next meeting for consideration.

Commissioner Meadows said that the State would have to be consulted to determine whether TDC funds could be used. She felt that it would not be appropriate to use TDC funds for the project. Discussion ensued regarding the use of TDC funds and possible other funding sources.

Mr. Bob Hudson, Walton County Taxpayers Association, said that the complexes in Freeport and Helen McCall Park were funded by loans and felt that TDC funds should not be used.

Ms. Suzanne Harris and Mr. Andrew Campanello spoke against the use of TDC funds.

Chairman Chapman stated that the project could cost up to \$12-\$15 million. He said that citizens do not want to pay extra taxes, but a loan to fund the project would need a revenue source in which to repay it.

Commissioner Meadows suggested using \$2.5 million from Solid Waste, buy the property, and then clear the land enough to allow ball fields to be built.

Mr. Tim Pauls discussed one of the properties which would be a suitable area to build the complex. He stated that the location of the new school should be considered. He felt that the use of the outdoor recreation facilities should be coordinated with the needs of the community and the schools. Mr. Pauls noted that some of the school sports facilities in south Walton County are not being used.

Commissioner Pridgen said that a property must be chosen first then determine the funding. Mr. Jones stated that the environmental and public works staff is researching all of the aspects which will impact the ability to develop a usable facility; that information will be presented at the May 13, 2014 Regular Meeting. Commissioner Pridgen asked what the 1% garbage tax brought in each year. Commissioner Imfeld stated approximately \$14 million. Discussion ensued on the use of the garbage tax and reserve funds. Commissioner Pridgen requested that the percentage amounts be submitted.

Commissioner Pridgen requested to apply for a Historic Preservation Small Grant for the old Darlington School. The grant would be in the amount \$50,000.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the application for a Historic Preservation Small Grant for the Old Darlington School. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Imfeld Aye, Pridgen Aye.

Chairman Chapman discussed logging operations and the damages being caused to the roadways due to the large trucks. He felt that a policy should be set to require logging companies to repair the damage to the roads. He suggested researching to see what other counties are doing to address the issue. Discussion ensued on determining in which areas logging will occur and

instituting a comprehensive policy allowing road foremen to contact the logging companies about the repairs.

Mr. Tim Pauls discussed an issue with Lot 16A Block B of the Beach Highlands Subdivision. He said that according to the Covenants and Restrictions dated January 16, 1991 and Circuit Court Case 94-0416-CA this lot was designated as a business/commercial lot. Mr. Pauls reported that he bought this lot in 1997 for commercial purposes. The Covenants and Restrictions expired in 2001. The new Beach Highland Neighborhood Plan, prepared by Varnum and Associates, Inc. in 2008, limited the development in the subdivision to single family residential uses only. He felt that the new neighborhood plan contradicted the original plan and that of the Circuit Court case. He also felt that he should be allowed commercial use due to the designations in place when he bought the property.

Mr. Mac Carpenter, Planning and Development, gave a brief history of the Neighborhood Plan Ordinance (2008-10) which eliminated the requirement for neighborhood plans to be adopted as Comprehensive Plan Amendments and added the requirement that the plans be incorporated into the Land Development Code. He said that the amendment process is the same as the process to enact the plan and that the Planning Department is available to assist Mr. Paul with that process. Mr. Carpenter briefly discussed the steps of the process. He also discussed the court case to which Mr. Pauls referred and said that the expiration of the Covenants and Restrictions in 2001 nullified the judge's orders. Mr. Carpenter reported that State law provides a long, arduous process for re-establishing expired Covenants and Restrictions.

Commissioner Meadows asked how the parcels on 30A got their land use changed to commercial within the last couple of years. Mr. Carpenter stated that none of those parcels are within the neighborhood plan adopted by the Board. Discussion continued on the different

reasons for changes allowed within the neighborhood plans, expired Covenants and Restrictions, and the purpose of the neighborhood plans. Mr. Dyess reported that this was not the only request and that there is also a request for an amendment for the Point Washington Neighborhood plan. Mr. Jones stated that a comprehensive review should be done. More discussion ensued regarding the amending of neighborhood plans. Mr. Carpenter recommended working with the Board to schedule workshops to amend the ordinance. Mr. Jones felt that Mr. Pauls should be consulted during the process. Commissioner Meadows asked what amendment Point Washington wanted to make. Mr. Carpenter discussed the building designs being considered as possible amendments to the neighborhood plan. Mr. Dyess stated that another issue is the strengthening of the tree protection.

Ms. Mary Nielsen discussed her recent vacation trip to the St. Pete Beach area of Florida and told of the methods they used for beach side parking and the lack of outdoor displays. She also addressed the property on the corner of Chat Holley Road which is being used for parking. She questioned if the area was being leased as a parking area and voiced concerns regarding liabilities.

There were no further items to present.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to adjourn the meeting. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Imfeld Aye, Pridgen Aye.

Approved: 
W. N. (Bill) Chapman, Chairman

Attest: 
Alex Alford, Clerk of Court and County Comptroller