



City of Freeport

REGULAR COUNCIL MEETING MINUTES

January 10, 2023 | 9:00 AM
City of Freeport Council Chambers

Council Members Present: Mayor Russ Barley, Councilman Eddie Farris, Councilwoman Elizabeth Brannon, Councilwoman Elizabeth Haffner, Councilman Bud Day and Councilman Tracey Dickey

Staff Members Present: City Attorney Clay Adkinson, City Manager Mark Martin, Planning Director Latilda Hughes-Neel, Senior Planner Samantha Graves, Finance Officer Sara Bowers, Water Supervisor Larry Tuggle, Parks & Recreation Director Travis Digges, Billing Supervisor Rebecca King, Human Resources Generalist Chris Quinley, Construction Inspector Casey Piasecki, and City Engineer Alex Rouchaleau

City Clerk's Note: Agenda items may not be in the same order as the agenda.

1. Meeting Called to Order

The meeting was called to order at 9:00 a.m. by Mayor Barley in the City Council Chambers.

2. Invocation and Pledge of Allegiance

The invocation was given by Councilwoman Haffner, followed by the Pledge of Allegiance to the American Flag.

4. Introduction of New Employees

Mayor Barley Introduced the following new City Employees:

Casey Piasecki – Construction Inspector
Shannon Crask – Utility Billing
Stephanie Monte – Utility Billing

5. Employee Recognition for Years of Service

(Continue on next page)

Mayor Barley thanked the following employees for their service on behalf of the City:

5 Years of Service

Joyce Sunday, Finance
Randy Hare, Sewer Department
Travis Digges, Parks & Recreation

10 Years of Service

Jurgen Kallenbach, Water Department
Josh McKay, Water Department

6. Employee of the Year

Mayor Barley explained that the Employees of the Quarter for 2022 were evaluated on the criteria used for their selection, and two employees were equal. Therefore there were two Employees of the Year selected for 2022. He recognized Barbara Moore and Steven Smith and thanked them for their service to the City.

7. Consent Agenda

- a. Bills
- b. Special Council Meeting Minutes – September 22, 2022
- c. Regular Council Meeting Minutes – September 22, 2022
- d. Regular Council Meeting Minutes – October 11, 2022
- e. Regular Council Meeting Minutes – November 8, 2022
- g. Internet Expansion at Regional Sports Complex
- h. Budget Amendment #1
- i. Revenue and Expenditures Report as of November 2022

8. Public Comment on Consent Agenda

Mayor Barley called for public comment and there was none.

9. Approval of Consent Agenda

Moved by: Councilwoman Haffner
Seconded by: Councilwoman Brannon

To approve the Consent Agenda as presented.

(Continue on next page)

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye

Carried.

10. Consideration of Additions/Deletions to Agenda

There were no additions or deletions to the agenda.

11. Staff Reports

- a. Water
- b. Sewer
- c. Parks

1. Request for use of the Freeport Sports Complex for the 4th Annual Westonwood Ranch Pro Rodeo on March 24 – 25, 2023

Parks and Recreation Director Digges introduced Kelley Cash, Executive Director for Westonwood Ranch. Kelley told the Council members that Westonwood is a non-profit organization that provides services for adult and teen individuals with autism. This is the fourth year of the rodeo; last year it was a two-day event that raised over \$175,000 for the Ranch. She thanked the Council for their support in the past.

Moved by: Councilwoman Haffner
Seconded by: Councilman Farris

Mayor Barley called for public comment and there was none.

To allow the use of the Freeport Sports Complex for the 4th Annual Westonwood Ranch Pro Rodeo on March 24 – 25, 2023.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye
Carried.

(Continue on next page)

d. City Manager

1. Transportation Planning Organization (TPO) Appointment

City Manager Martin told the Council members that Councilman Day was stepping down from his appointment to the TPO and the Walton County Transportation Advisory Committee. Councilman Dickey has volunteered to replace him on the committees.

Moved by: Councilwoman Haffner
Seconded by: Councilwoman Brannon

Mayor Barley called for public comment and there was none.

To appoint Councilman Tracey Dickey to the Transportation Planning Organization (TPO) and the Walton County Transportation Advisory Committee.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye

Carried.

2. Water Billing Policy

City Manager Martin explained that this involves some clarifications to the policy for the process of leak reports and adjustments. It also sets a once per year limit for credits toward customers who fill a pool or hot tub.

Moved by: Councilwoman Brannon
Seconded by: Councilman Farris

Mayor Barley called for public comment and there was none.

To approve the proposed revisions to the Water Billing Policy.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye

Carried.

(Continue on next page)

e. City Clerk

1. City Hall Electronic Display Sign Bid Results

City Manager Martin explained that City Clerk Gatewood had provided the Council Members with three bids to replace the sign in front of City Hall. The current sign is obsolete and neither parts nor technical support are available any longer for it. City Clerk Gatewood is recommending the quote from Vintage Sign and Light since it is the most inclusive even though it is not the lowest bid.

Moved by: Councilwoman Brannon

Seconded by: Councilman Farris

Mayor Barley called for public comment and there was none.

To accept the quote from Vintage Signs to replace the electronic sign in front of City Hall.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris:	aye
Councilwoman Brannon:	aye
Councilwoman Haffner:	aye
Councilman Dickey:	aye
Councilman Day:	aye

Carried

f. Finance

g. Billing

h. Planning

1. Rosemary Place Apartments Major Development Application

Senior Planner Graves presented the Development Summary. This project involves 72 apartments and is located on Business Hwy 331, west of Palm Street. The Planning Board and Staff are recommending approval with conditions as follows:

- Acceptable Protected Tree Buyout Proposal. Submittal of 3 estimates of the replacement costs of the trees proposed to be bought out prior to the pre-construction conference for development approval. The average cost will need to be paid to the City at the pre-construction conference.
- Wetland Permitting: provision of required wetland mitigation/crossing permit applications prior to issuance of the Development Order.
- Sidewalk/Crosswalk Plan: review/approval of required sidewalks and crosswalks as specified by Planning and Zoning.

(Continue on next page)

- Access/Utility Easement: 1) the provision of a deeded access/utility easement and 2) construction plan review/approval of the access/utility lines. These items must be provided prior to the issuance of the development order for the project.

Bryan Osborn of Anderson Engineering and Steward Rutledge presented representing the developer. The project will involve 3 2-story apartment buildings and a community building. The development will offer 1, 2 and 3-bedroom units.

Moved by: Councilwoman Haffner
Seconded by: Councilman Farris

Mayor Barley called for public comment and there was none.

To approve the issuance of the Rosemary Place Apartments Major Development Order with stated conditions.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris:	aye
Councilwoman Brannon:	aye
Councilwoman Haffner:	aye
Councilman Dickey:	aye
Councilman Day:	aye

Carried

2. Stowaway Storage Expansion Major Commercial Development Application

Senior Planner Graves again presented the Development Summary. This is the second phase of Stowaway Storage and includes 96,800sf of mini storage, located on Business Hwy 331. The Planning Board and Staff are recommending approval with no conditions.

Darren Capps with Southern Engineering Solutions and Shon Edwards presented representing the developer.

Moved by: Councilman Farris
Seconded by: Councilwoman Brannon

Mayor Barley called for public comment and there was none.

To approve the issuance of the Stowaway Storage Expansion Major Development Order as presented with no conditions.

A roll call vote was ordered, and the vote was as follows:

(Continue on next page)

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye

Carried

3. B & L of Destin LLC Rezoning/FLU change application

Senior Planner Samantha Graves reviewed the request for the Council. This project is located on West Bay Loop Road/CR 83A. The applicant is requesting a change from a FLU of Rural Village to Low Density Residential and a change in zoning from Rural Village to Low Density Residential. This would result in a density change from 2 units/acre to 4 units/acre. Although this would allow for 155 units the developer is currently planning only 130 units. The request is consistent with other developments in the area.

Melissa Ward of Dunlap and Shipman presented representing the developer. She explained that the developer is requesting the change not only to increase the density, but also to do away with the commercial component for the development.

Councilwoman Haffner said that she has received several phone calls from citizens and is concerned about increasing density on Bay Loop Road, and about the potential impact on the roadway.

Moved by: Councilman Farris
Seconded by: Councilman Day

Mayor Barley called for public comment and there was none.

To approve the proposed change to the FLU and zoning as presented.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: nay
Councilman Dickey: aye
Councilman Day: aye

Carried

4. The Crossings Planned Development Project (PDP) Application Request to Continue

(Continue on next page)

Senior Planner Graves explained that staff was requesting a continuance until February in order to allow time for the developer to provide some additional information at staff request.

Moved by: Councilwoman Haffner
Seconded by: Councilwoman Brannon

Mayor Barley called for public comment and there was none.

To continue the hearing of The Crossings PDP Application Request to February.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris:	aye
Councilwoman Brannon:	aye
Councilwoman Haffner:	aye
Councilman Dickey:	aye
Councilman Day:	aye

Carried

- i. Legal
- j. Engineering

10. Old Business

11. New Business

a. Mayor Barley

1. 4th of July Parade

Mayor Barley explained that because part of the parade route travels on Highway 20 the City needs approval from the FDOT. Part of the requirement to obtain approval is to provide a copy of the minutes in which the Council approved the event.

Moved by: Councilman Farris
Seconded by: Councilwoman Brannon

Mayor Barley called for public comment and there was none.

To approve the 4th of July Parade event for 2023.

A roll call vote was ordered, and the vote was as follows:

(Continue on next page)

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye

Carried

- b. Councilwoman Brannon
- c. Councilman Farris
- d. Councilwoman Haffner
- e. Councilman Dickey
- f. Councilman Day

1. Planning Board Appointment

Planning Director Latilda Hughes-Neel told the Council members that Uriah Matthews, the representative appointed by Councilman Day, had resigned because he accepted a job with Walton County. Manny Vital has volunteered as his replacement.

Manny Vital addressed the Council; he moved here 12 years ago and is glad to serve and be part of the process. He wants the City to keep moving ahead and wants to help.

Moved by: Councilman Farris
Seconded by: Councilwoman Haffner

Mayor Barley called for public comment and there was none.

To approve the appointment of Manny Vital to the Planning Development and Review Board.

A roll call vote was ordered, and the vote was as follows:

Councilman Farris: aye
Councilwoman Brannon: aye
Councilwoman Haffner: aye
Councilman Dickey: aye
Councilman Day: aye

Carried.

(Continue on next page)

12. Public Comment

Mayor Barley called for public comment and there was none.

13. Adjournment

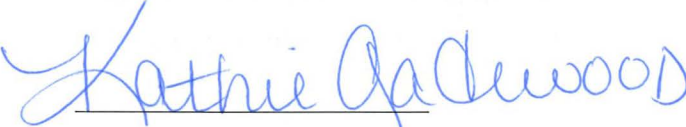
Mayor Barley motioned to adjourn. The meeting adjourned at 9:37 a.m.

Minutes were prepared by Senior Planner Graves on behalf of City Clerk Gatewood and approved by the City Council on January 26, 2023.



Russ Barley, Mayor

ATTEST:



Kathie Gatewood, City Clerk

