



CITY OF FREEPORT
REGULAR COUNCIL MEETING MINUTES

February 14, 2023, 9:00 a.m.
Council Chambers, Freeport City Hall

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

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

Senior Planner's Note: Mayor Barley was absent with notice.

1. Meeting called to order

The meeting was called to order at 9:00 a.m. by Council President Farris in the Council Chambers of Freeport City Hall.

2. Invocation and Pledge of Allegiance

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

3. Recognition of Guests

4. Consent Agenda

a. Bills

b. Regular Council Meeting Minutes – January 26, 2023

c. Workshop Meeting Minutes – January 26, 2023

d. Water and Wastewater Capacity Fees

5. Public Comment on Consent Agenda

Council President Farris called for public comment and there was none.

6. Approval of Consent Agenda

Moved by: Councilwoman Brannon
Seconded by: Councilwoman Haffner

To approve the consent agenda as presented.

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

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

Carried.

7. Consideration of Additions/Deletions to Agenda

1. City Manager – Letter of support for HB 413 (Liberty Partners)
2. Water – Truck purchase request
3. Engineering –
 - a. FDOT Municipal SCOP submittal discussion
 - b. AWS Grant

8. Approval of Agenda with Additions

Moved by: Councilwoman Haffner
Seconded by: Councilman Dickey

To approve the consent agenda additions as presented.

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

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

Carried.

9. Staff Reports

- a. Water
 1. Truck Purchase Request

Water Supervisor Larry Tuggle presented the Council members with a quote for a new pickup truck for the Water department. He said that he checked the price quoted and it is lower than the Sheriff's price. He is requesting permission to purchase the truck for the department out of Operating Budget funds.

Moved by: Councilwoman Haffner

Seconded by: Councilwoman Brannon

To approve the purchase of a 2023 Chevrolet Silverado at the purchase price of \$44,333.50.

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

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

Carried.

b. Sewer

c. Parks

1. Pickleball Courts Location

Parks Director Travis Digges showed the Council two potential locations for the new Pickleball Courts. The first location is at the site of the old basketball courts behind City Hall. The second location is at the site of the shuffleboard courts at the Regional Sports Complex.

The basketball court location would fit three courts, the shuffleboard court location would fit four. Parks Director Digges said that the Planning Board recommendation was to place the courts at the Regional Sports Complex.

Moved by: Councilwoman Haffner

Seconded by: Councilwoman Brannon

Council President Farris called for further Council discussion and public comment.

Hammock Bay Developer Jay Odom addressed the Council. He said that the pickleball courts at Hammock Bay are the most used amenity they have. He is happy to see the City installing these courts and knows they will get a lot of use.

To approve the site at the Regional Sports Complex as the location for pickleball courts.

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

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

Carried.

2. Regional Sports Complex LED lighting guidance

Parks Director Digges explained that there was \$100,000 budgeted this year for the new LED lighting. The price of the lighting is much higher than anticipated; he was hoping to be able to accomplish one phase this year, but the budgeted amount is not enough to do that.

He asked the Council for approval to spend \$30,000 of the budgeted funds to upgrade the lighting on the basketball courts and to roll the remaining amount into next year.

Moved by: Councilwoman Haffner

Seconded by: Councilman Dickey

To approve the expenditure of \$30,000 to upgrade the lighting at the basketball courts and to roll the remaining \$70,000 into the next year's budget for LED lighting upgrades.

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

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

Carried.

3. Freeport Farmers Market Special Event Permitting

Parks Director Digges told the Council that Gary Parks of the Freeport Farmers Market has submitted a proposal for use of the Regional Sports Complex on an ongoing basis and directed them to the proposal in the meeting package.

Dorothy Krupa spoke and gave a presentation about the Market. She told the Council members that the Market used to be held at Hammock Bay but had moved to the Horsepower Pavilion. Unfortunately, the Horsepower Pavilion is not well drained, and they have had trouble with cars getting

stuck in the mud there; as a result they are looking for a location for the Market that can handle the amount of traffic it generates. She emphasized that the Market brings a lot of visitors to the City, and that the proceeds are used to support several local 501(c)(3) organizations.

Parks Director Digges said that the Farmers Market is a nice event but added that the Parks Department is not staffed to support an ongoing twice-monthly event. He suggested that if the event is quarterly then current staff might be sufficient.

Councilman Day said that the Regional Sports park was built for sports. He feels that this event might interfere with kids' sports programs at the park, and that this is not the right location for this event.

Councilwoman Haffner agreed with Councilman Day.

The Council took no action.

d. City Manager

1. Letter of Support for HB 413

City Manager Martin introduced Tim Parsons from Liberty Partners.

Mr. Parsons told the Council he was seeking a letter of support from the City for HB 413, relating to Financial Assistance for Rural Areas of Opportunity by Representative Shane Abbott. This bill would do away with the reimbursement process for the City and may reduce matching dollar requirements.

Moved by: Councilwoman Haffner

Seconded by: Councilman Day

To authorize a letter of support for HB 413.

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

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

Carried.

Mr. Parsons added that the House Appropriations requests were submitted prior to yesterday's deadline for the Marquis Way Connector Road (\$7 million) and the Bay Area Septic to Sewer Phase 2 program (\$4.5 million).

e. City Clerk

f. Finance

g. Billing

h. Planning

1. 2nd Reading of Ordinance for B & L of Destin LLC FLU Change/SSA

Planning Director Hughes-Neel asked the Council for a motion to hold second reading for the above-mentioned ordinance.

Moved by: Councilwoman Brannon

Seconded by: Councilman Day

Council President Farris called for further Council discussion and public comment and there was none.

To approve second reading of Ordinance 2023-01, B & L of Destin LLC FLU Change/SSA

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

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

Carried.

Planning Director Hughes-Neel held second reading for 2023-01:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF FREEPORT, SPECIFICALLY THE FUTURE LAND USE MAP, SPECIFICALLY THE PARCELS IDENTIFIED WITH REFERENCE NUMBERS 24-1S-20-32000-017-0000 AND 19-1S-19-23000-011-0000 CONTAINING 38.8 ACRES MORE OR LESS, FROM CITY FUTURE LAND USE DESIGNATION OF RV (RURAL VILLAGE) TO THE CITY'S LDR (LOW DENSITY RESIDENTIAL) FUTURE LAND USE DESIGNATION.

2. 2nd Reading of Ordinance for B & L of Destin LLC Rezoning

Planning Director Hughes-Neel asked the Council for a motion to hold second reading for the above-mentioned ordinance.

Moved by: Councilwoman Brannon

Seconded by: Councilman Dickey

Council President Farris called for further Council discussion and public comment and there was none.

To approve second reading of Ordinance 2023-02, B & L of Destin LLC Rezoning

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

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

Carried.

Planning Director Hughes-Neel held second reading for 2023-02:

AN ORDINANCE AMENDING THE ZONING MAP SERIES INCLUDED BY REFERENCE IN ARTICLE 3 OF THE LAND DEVELOPMENT CODE OF THE CITY OF FREEPORT, SPECIFICALLY THE PARCELS IDENTIFIED WITH PROPERTY REFERENCE NUMBER 24-1S-20-32000-017-0000 AND 19-1S-19-23000-011-0000 CONTAINING APPROXIMATELY 38.8 ACRES MORE OR LESS AND DESCRIBED BY THE LEGAL DESCRIPTION CONTAINED IN SECTION 1 BELOW AMENDING THE ZONING ASSIGNMENT AND ASSIGNING ZONING FROM RURAL VILLAGE TO LOW-DENSITY RESIDENTIAL.

3. New Community Center Proposal

Senior Planner Graves presented the Council with the revised conceptual drawing of the new community center which incorporate the adopted design requirements for buildings in the Governmental complex. The Council members were agreeable with the design as presented.

Next, Planner Graves directed the Council members to a proposal from Dewberry included in the meeting packet for the architectural/electrical/mechanical design of the building, site design, surveying, environmental assessment, wetland delineation, permitting, and contract administration. These items are the next steps in the process; the amount of the quote is \$106,000.00. Graves reminded the Council that the budget for this project is \$1.4 million.

Moved by: Councilwoman Brannon

Seconded by: Councilwoman Haffner

Council President Farris called for further Council discussion and public comment and there was none.

To approve the proposal from Dewberry at an amount of \$106,000.00.

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

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

Carried.

4. Orange Data Systems Agreement Amendment

Planning Director Hughes-Neel presented a proposal from Orange Data Systems. They are requesting a change in the fees for lien searches. Director Hughes-Neel told the Council members that the amount they are requesting is in line with what other municipalities are charging.

Moved by: Councilwoman Brannon

Seconded by: Councilwoman Haffner

Council President Farris called for further Council discussion and public comment and there was none.

To approve the Orange Data Systems Agreement Amendment as presented.

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

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

Carried.

5. Reflections at Hammock Bay Final Plat

Planning Director Hughes-Neel presented the Council with the final plat for Reflections at Hammock Bay.

She requested a motion to approve the final plat. She also requested if approved that Council Members stay after the meeting to sign it.

Moved by: Councilwoman Brannon

Seconded by: Councilwoman Haffner

Council President Farris called for further Council discussion and public comment.

Dorothy Krupa addressed the Council. She is concerned about traffic in the Hammock Bay area and would like to see a light at the intersection of 83A and Hwy 20.

Planning Director Hughes-Neel gave an update on planned traffic improvements and added that Reflections is not in Hammock Bay itself but is in Hammock Bay PDP3 further south on Bay Loop. She explained that at this time DOT does not feel that a traffic light is warranted at the intersection of Hwy 20 and 83A, but it should be soon.

To approve the Reflections at Hammock Bay Final Plat

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

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

Carried.

Planning Director Hughes-Neel introduced Joe Roberts, the new Construction Inspector for the City. She explained the scope of his responsibilities and told the Council he has a vast amount of experience that will benefit the City.

i. Legal

j. Engineering

1. AWS (Alternate Water Supply) Grant

City Engineer Alex Rouchaleau explained that this grant would be for an elevated storage tank for reclaimed water. Hammock Bay can use all the reclaimed water that the City can supply. The rough estimate for this would be \$4 million. He is requesting Council authorization to apply for this grant.

Moved by: Councilwoman Haffner

Seconded by: Councilman Dickey

To authorize application for the AWS grant as requested.

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

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

Councilman Day: aye

Carried.

2. SR-20 East Sewer Extension Proposal

Engineer Cliff Knauer addressed the Council. He explained that this proposal is to extend sewer east on Hwy 20 to the Quail Run Development. Planning Director Hughes-Neel added that the 1st installment of the capacity fees per the Developers Agreement have been paid.

Moved by: Councilwoman Haffner

Seconded by: Councilman Dickey

Council President Farris called for further Council discussion and public comment and there was none.

To approve the SR-20 East Sewer Extension Proposal

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

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

Carried.

3. FDOT Municipal SCOP submittal discussion

Planning Director Hughes-Neel said that staff has been evaluating different ways to alleviate the school traffic on Business 331 and to provide better connectivity. The property at the end of Azalea Drive has been purchased. Staff would like to contact the developer regarding obtaining a 50 ft wide easement between the intersection of Highland Avenue and Old Eucheanna Road and the back corner of the School District property so that another access can be created to bleed off some of the traffic.

In anticipation of this, staff is recommending the City do some improvements to Highland Avenue and Old Eucheanna Road in preparation for creating this better traffic flow.

City Engineer Rouchaleau added that staff is requesting approval to apply for the SCOP grant for this improvement. He also requested guidance from the Council regarding what type of match they would like to propose with this application.

Moved by: Councilwoman Haffner

Seconded by: Councilman Dickey

To approve the submittal for the FDOT Municipal SCOP grant with a match of 5%.

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

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

Carried.

10. Old Business

11. New Business

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

12. Public Comment

Council President Farris called for public comment.

Developer Jody Allen addressed the Council. He requested an update on the Sewer treatment plant and available sewer capacity. He is concerned because he has several developments on hold for capacity.

City Engineer Rouchaleau said that there have been some delays; current completion is expected in November or December of this year.

Planning Director Hughes-Neel told Mr. Allen that she would like to meet with him and City Manager Martin to address his concerns. Mr. Allen agreed.

13. Adjournment

Council President Farris motioned to adjourn, and the meeting adjourned at 9:50 a.m.



Minutes were prepared by Senior Planner Graves and approved by the City Council on February 23, 2023.



Russ Barley, Mayor

ATTEST:



Kathie Gatewood, City Clerk

