



~ Draft Minutes ~

## City of Fort Walton Beach Regular Meeting of the City Council of Fort Walton Beach

Tuesday, November 14, 2017

6:00 PM

107 Miracle Strip Parkway  
Fort Walton Beach, FL 32548

### CALL TO ORDER

6:00 PM Meeting was called to order on November 14, 2017 at Council Chamber, 107 Miracle Strip Parkway SW, Fort Walton Beach, FL.

Attendee Name	Title	Status	Arrived
Dick Rynearson	Mayor	Present	
Nic Allegretto	Council Member	Present	
Mike Holmes	Council Member	Present	
Amy Jamieson	Council Member	Present	
Diane Keller	Council Member	Present	
John Mead	Council Member	Present	
David Schmidt	Council Member	Present	
Scott Smith	Council Member	Present	

### INVOCATION

Pastor Tim Black of the Emerald Coast Church Assembly of God led in the Invocation.

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

The City Manager requested that Item 10.2, Update on Lease Agreement for 17 Industrial Street NW, be moved to after the Public Comments Section due to the number of citizens present for the item.

The vote on the motion to approve the agenda as amended carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS] (AS AMENDED)</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Diane Keller, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

### PROCLAMATIONS--ACHIEVEMENT WEEK

The Mayor presented a proclamation proclaiming November 12 to 18, 2017, as Achievement Week to Danny White of the Omega Psi Phi Fraternity.

## RECOGNITIONS

The Mayor presented the Student Ace Awards to Melia Lindner of Choctawhatchee High School and to Sydnie Newberry of Fort Walton Beach High School.

## CONSENT AGENDA

The vote on the motion to approve the Consent Agenda carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Diane Keller, Council Member
<b>SECONDER:</b>	Amy Jamieson, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

### Approval of Minutes

Approval of the City Council Regular Meeting Minutes of October 17, 2017.

### Record Disposal of Fixed Assets for FY 2015-16

Records in the City Council meeting minutes the previous disposal of fixed assets from the City's accounting records in accordance with Section 274.07 of the Florida Statutes.

### Award the Purchase of FY 2017-18 Budgeted Replacement Vehicles

Recommends City Council authorization to award the purchase of replacement vehicles included in the approved FY 2017-18 budget through the use of the Florida Sheriff's Association Annual Contract and the National Joint Powers Alliance Bid to Duval Ford, Coggin Ford, Deland Nissan and Sansom Equipment.

### Award of Vehicle Repair to Ward International

Recommends City Council authorization to award a sole source engine replacement for Sanitation Truck No. 2571 to Ward International of Pensacola, Florida in a not-to-exceed cost of \$30,000.

### Third Amendment to Telecommunications Lease for 623T Anchors Street NW (T-Mobile)

Recommends City Council approval of Third Amendment to Telecommunications Lease with T-Mobile for new terms, consideration, and installation of cellular equipment on the elevated water tank located at 623T Anchors Street NW.

### Purchase of Well Point Pumps on NJPA Contract

Recommends City Council authorization to award the purchase of one (1) six-inch trailer mounted well point pump for \$38,063, and one (1) eight-inch skid mounted well point pump for \$56,254 through NJPA Contract #031014-TPM to Thompson Pump & Manufacturing Co., Inc.

### Interlocal Agreement for Heritage Park and Cultural Center

Recommends City Council authorization for the Mayor to execute an Interlocal Agreement between the City of Fort Walton Beach and Okaloosa County for advertising and marketing in the amount of \$7,650.

### Purchase of Mower for FWB Golf Club

Recommends City Council authorization to waive the bidding process and award the purchase of a mower for the FWB Golf Club, utilizing State Contract #21100000-15-1, to Westco Turf, through Jerry Pate Turf & Irrigation of Pensacola, Florida, for the total amount of \$31,472.81.

**PUBLIC COMMENTS (Please limit comments to three (3) minutes.)**

None.

**Update on Lease Agreement for 17 Industrial Street NW**

Recommends City Council authorization for NBI Properties, Inc. to continue to solicit proposals to lease City-owned property at 17 Industrial Street NW and to authorize PASARDA, Inc. to continue with their lease agreement on a month-to-month basis.

Jayne Nabors of NBI Properties, Inc., the City's real estate consultant, advised that the facility located on City-owned property at 17 Industrial Street NW became available in early 2017 when Highsteppers terminated their lease. PASARDA, Inc. had been using the facility in partnership with Highsteppers, Inc. requested to remain in the building with the option to negotiate a lease.

On August 8, 2017, City Council approved a month-to-month lease agreement with PASARDA while NBI Properties, Inc. solicited long-term lease proposals. To date, the only proposal NBI Properties received was from PASARDA with the following terms: 1) Initial lease term of twenty (20) years with an option to renew at the end of the lease term; 2) Lease fee of \$200 per year; and, 3) Lessee would take responsibility of ongoing upkeep and maintenance of the building and grounds at 17 Industrial Street NW.

Upon review of the submitted lease proposal, NBI Properties submitted a recommendation to not accept the lease proposal from PASARDA and to continue to solicit proposals while allowing PASARDA to remain under the current month-to-month lease agreement. This is because the proposed \$200 per year lease fee does not comply with City Council's direction to renegotiate lease agreements at or near market rate, which NBI believes could be approximately \$1,500 per month. There has been interest from other groups on leasing the property.

The City Manager clarified that neither the City nor Mr. Nabors have any desire to remove PASARDA from the facility. He explained the City is following the process that was adopted in 2014 to go out for RFP's on City facilities for fair-market value and bring recommendations back to Council. The City understands that the PASARDA organization is a long-term partner with the City and the City feels it is appropriate to give them an opportunity at working out a long-term lease agreement that is beneficial to both parties.

Miriam Meriwether, representing PASARDA, discussed the benefits of the PASARDA Hall to the community.

Amy Comchak, Zumba instructor at PASARDA, stated she enjoys what she does and wants to continue instructing dancing at PASARDA and encouraged Council to renew the lease.

William Faye talked about the importance of the Hall to the community.

Jackie Youngblood, Shalimar, is involved in the Center for Life Long Learning and stated the instructors are volunteers and people come from all over to dance at this facility.

Candace Tanner stated she hopes that Council will make an exception and keep the lease amount below fair-market value costs.

Gloria DeBerry expressed concern at how much should be charged for rent to community organizations.

The vote on the motion to continue to solicit proposals for a long-term lease for the use of city-owned property at 17 Industrial Street NW while allowing PASARDA, Inc. to continue with the month-to-month lease agreement while the long-term lease proposals are solicited and reviewed, carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Scott Smith, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

## ORDINANCES-FIRST READING

### 1977 Ordinance for Annexation of Property - 1900 Lewis Turner (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, ANNEXING INTO THE CITY LIMITS OF FORT WALTON BEACH, FLORIDA A PARCEL OF LAND SITUATED IN THE UNINCORPORATED AREA OF OKALOOSA COUNTY, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE WITH A PHYSICAL ADDRESS OF 1900 LEWIS TURNER BOULEVARD, IN FORT WALTON BEACH, FLORIDA; PROVIDING FOR MUNICIPAL BOUNDARY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read Ordinance 1977 by title and announced a quasi-judicial proceeding. He gave the Oath to those who planned on speaking on the ordinance and confirmed there was no ex-parte communication with the applicant.

Tim Bolduc, Public Works Director, advised the City received an application for voluntary annexation for property located at 1900 Lewis Turner Boulevard in Fort Walton Beach. Mr. Bolduc continued the successful annexation of this property will have positive future impacts for the city by ways of ad valorem revenue, development and building permit fees, and utility and stormwater usage fees.

Jay Odom of the Jay Odom Group, developer, presented background on the project and stated he is excited to be developing this property.

The vote on the motion to adopt Ordinance 1977 on first reading carried unanimously.

<b>RESULT:</b>	<b>FIRST READING [UNANIMOUS]</b>	<b>Next: 11/28/2017 5:30 PM</b>
<b>MOVER:</b>	Amy Jamieson, Council Member	
<b>SECONDER:</b>	Diane Keller, Council Member	
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith	

### 1978 Ordinance to Amend FLUM for 1900 Lewis Turner Boulevard to Mixed Use (MU) (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP FOR PROPERTY DESCRIBED AS 1900 LEWIS TURNER BOULEVARD, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO MIXED USE (MU); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City Attorney read Ordinance 1978 by title and announced a quasi-judicial proceeding and confirmed there was no ex-parte communication with the applicant.

Mr. Bolduc advised the City received an application to amend the Comprehensive Plan's Future Land Use Map (FLUM) designation to Mixed Use (MU) for property located at 1900 Lewis Turner Boulevard in Fort Walton Beach.

The total size is approximately 51.84 acres and the intended uses include multi-family residential, office, commercial and recreation. The Local Planning Agency recommended approval of the ordinance at their November 2, 2017 meeting.

Mr. Bolduc informed the Expedited State Review Process is required for all comprehensive plan amendments involving more than 10 acres; therefore, the ordinance will be forwarded to the State for a 45-day review and returned to Staff for second reading.

The vote on the motion to adopt Ordinance 1978 on first reading carried unanimously.

<b>RESULT:</b>	<b>FIRST READING [UNANIMOUS]</b>	<b>Next: 1/9/2018 6:00 PM</b>
<b>MOVER:</b>	Amy Jamieson, Council Member	
<b>SECONDER:</b>	Nic Allegretto, Council Member	
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith	

### **1979 Ordinance to Assign Zoning Designation for 1900 Lewis Turner Boulevard (Quasi-Judicial)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PROPERTY DESCRIBED AS 1900 LEWIS TURNER BOULEVARD, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED MX-2 (MIXED-USE HIGH) ZONING DISTRICT; PROVIDING FOR THE AMENDMENT OF THE AFFECTED PORTION OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read Ordinance 1978 by title and announced a quasi-judicial proceeding and confirmed there was no ex-parte communication with the applicant.

Mr. Bolduc explained this is the third step in the process to assign a zoning designation for 1900 Lewis Turner Boulevard. The proposed zoning is consistent with the proposed Future Land Use category and is compatible with uses in the adjacent zoning district, and recommends approval of the ordinance.

The vote on the motion to adopt Ordinance 1979 on first reading carried unanimously.

<b>RESULT:</b>	<b>FIRST READING [UNANIMOUS]</b>	<b>Next: 11/28/2017 5:30 PM</b>
<b>MOVER:</b>	Amy Jamieson, Council Member	
<b>SECONDER:</b>	Diane Keller, Council Member	
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith	

**ACTION-DIRECTION-DISCUSSION****Award of ITB 17-020 for the Relocation of the Gulfview Hotel Building**

The City Manager presented an overview regarding the relocation of the historic Gulf View Hotel, which was donated to the City in January of 2017. He continued that the following items were to be completed as part of the agreement between the families and the City: the Greater Fort Walton Beach Chamber of Commerce agreed to raise a minimum of \$50,000 toward the relocation and renovation expenses; the Council approved the expenditure of up to \$300,000 in CRA funds towards its relocation; the family would be recognized in fundraising materials; and, the property where the building currently resides would be fully restored once relocation is complete.

An RFP was issued for the removal, transport and placement of the Gulfview Hotel and one bid was received from Ducky Johnson House Movers. The scope of work for ITB 17-020 includes the relocation of the building and the foundation at the new site, which will be at the corner of Florida Place SE & Miracle Strip Parkway SE (old Joe & Eddie's property). Utility relocation and the setup of utilities at the new site are not included in ITB 17-020. These items are currently being coordinated between the City and the various utility companies.

The goal is to relocate the building by the end of 2017, but the actual date is dependent on the coordination with the utility companies and FDOT for the relocation of utilities.

Discussion ensued regarding the possible realignment of Florida Place by the TPO and how it would affect the placement of the hotel and future parking; how the project will fit in with the proposed Downtown Master Plan; the fundraising efforts of the Chamber; and, the timeline for the relocation to occur.

Bill Roberts discussed the importance of the Gulfview Hotel for future generations.

Ted Corcoran, President of the Chamber of Commerce, confirmed the Chamber's commitment in helping the City relocate the hotel and noted the final result will be well worth the efforts.

Council Member Jamieson moved to award the contract for Invitation to Bid No. 17-020 for the Removal, Transport & Placement of the Gulfview Hotel to Ducky Johnson House Movers, Inc. of Marianna, Florida in the amount of \$150,000 as well as authorization for the City Manager to execute all necessary contracts and agreements for the building relocation. Council Member Allegretto seconded the motion.

Council expressed concerns regarding the logistics of the project, such as maintenance and liability; that the City and the CRA are taking all the risks; the unknowns regarding future expenses; and, that the City obligated to accept the donation and to relocate the hotel before any planning was considered.

The vote on the motion carried by a vote of 6 to 1 with Schmidt opposed.

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Nic Allegretto, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Smith
<b>NAYS:</b>	David Schmidt

### **Authorization to Issue a Request for Proposals to Lease Property at 139 Brooks Street SE**

The City Manager advised the building located at 139 Brooks Street SE is now vacant and Staff would like to solicit proposals from interested individuals or groups to lease the building with a use that would enhance the Landing and the rest of the downtown area. The City Manager continued that Staff is not recommending to use the City's Real Estate Consultant, NBI Properties, Inc., due to potential conflicts of interest with existing businesses in the Downtown area.

Discussion ensued whether realtor services should be considered to ensure proper notification and it was noted having the City do an RFP is more cost effective. The City Manager assured proper channels will be used for the advertising of the RFP.

The vote on the motion to authorize the City Manager to issue a Request for Proposals to lease City-owned property at 139 Brooks Street SE and to include that it is available to the public through proper advertising channels carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Mead, Council Member
<b>SECONDER:</b>	Mike Holmes, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

### **Legislative Funding Request - Mental Health & Substance Abuse Facility**

The City Manager discussed the need to address the issues of mental health and substance abuse, which are prevalent in Okaloosa County. These issues contribute to other issues, such as homelessness, and need to be addressed. He continued that the 2017 Legislative Session authorized the Department of Children and Families to implement a Forensic Hospital Diversion Pilot Program in Okaloosa County in conjunction with the First Judicial Circuit in Okaloosa County.

For the 2018 Legislative Session, the City has an opportunity to purchase and renovate an existing facility in the south end of Okaloosa County to open a Central Receiving Facility to evaluate and treat those individuals with mental health and/or substance abuse issues.

The City Manager discussed the goals and benefits such a facility would have for the community. Partners in the project include Okaloosa County, the Mental Health Association, Fort Walton Beach Medical Center, Bridgeway Center, Lakeview Center, the Okaloosa County Jail and Court System, Big Bend Community Based Care, and other key stakeholders.

The City Manager advised this is an information and discussion item with the intent to inform the City Council of the ongoing issues related to mental health and substance abuse in the community.

### **City of Fort Walton Beach Triumph Gulf Coast Projects**

The City Manager discussed the Triumph Gulf Coast, Inc. whose purpose is to oversee the expenditure of funds recovered as a result of the 2010 Deepwater Horizon spill. In 2017, the Governor signed legislation that appropriated funds to Triumph Gulf Coast, Inc., which allowed for the transfer and acceptance of the first \$300 million from the oil spill settlement to investment accounts under the control of Triumph Gulf Coast, Inc.

Eight counties, including Okaloosa County, will receive a minimum of five percent (5%) of the initial appropriation of funds.

The City Manager informed that Staff has developed a Triumph project list based on different timelines since the initial \$300 million must be spent within the first two (2) years. The City's project list includes the City of FWB Municipal Marina, the City of FWB Landing Ferry System & Dock Expansion, and the City of FWB Landing Upland Improvements. For each project submitted, the City will be required to have some matching investment for each project.

The vote on the motion to authorize the City Manager to proceed with completing the Pre-Applications for each of the listed projects for submittal to the Triumph Gulf Coast, Inc. Board for consideration for funding carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Diane Keller, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

## CITY MANAGER REPORTS

The City Manager advised the Monthly City Manager Report for November 2017 was available for Council's review. He advised a Special Council Meeting on November 28, 2017 at 5:30 pm to discuss the annexation of 1900 Lewis Turner Boulevard and other City business; the Florida League of Cities Conference December 6-8, 2017 in Orlando; a CRA Meeting on Tuesday, December 12, 2017 at 5:00 pm (before the regular Council meeting at 6 pm); and the Northwest Florida League of Cities Holiday meeting on December 19, 2017 in DeFuniak.

## CITY ATTORNEY REPORTS

The City Attorney advised he has met with the City Manager to discuss hiring a firm that deals with eminent domain issues because of at-risk properties when the new bridge is laid out. The City Attorney stated he plans to bring a potential contract with a firm to the Council in the near future for their consideration.

## MAYOR/COUNCIL COMMENTS

### **Council Member Nic Allegretto**

Council Member Allegretto recognized Athletic Coordinator Bobby Carmichael and the employees at the Recreation Center for their great coaching abilities.

### **Council Member Mike Holmes**

None.

### **Council Member Amy Jamieson**

Council Member Jamieson encouraged everyone to visit their local library. She thanked Tim Bolduc for his off-time volunteer service; assisted at the Silver Sands Fall Festival; the Lazarus Project at the City's cemetery was very moving; and she attended the last Art Walk for the Year. Council Member Jamieson also attended the transportation symposium, the Veteran's Day ceremony, and advised One Hopeful Place is now under the Continuum of Care.

### **Council Member Diane Keller**

None.



**Council Member John Mead**

None.

**Council Member David Schmidt**

Council Member Schmidt noted the exciting issues that were voted on this evening for the future of the City.

**Council Member Scott Smith**

Council Member Smith noted the great job that is being done on the City's Facebook pages.

**Mayor Dick Rynearson**

The Mayor noted this was a monumental night for the future of the City.

**ADJOURNMENT: 8:14 pm**