

Regular Meeting
January 27, 2022
Milton, Florida

The Board of County Commissioners of Santa Rosa County, Florida, met in Regular Session on the above date with the following members present: Chairman Robert “Bob” Cole, David C. Piech, James Calkins, and Colten Wright. Sam Parker attended virtually. Also present were the County Administrator (DeVann Cook), Assistant County Administrator (Brad Baker), County Attorney (Tom Dannheisser), Budget Director (Jayne Nicholas), Clerk of Court (Donald Spencer), County Engineer (Rebecca Jones) and Interim Public Works Director (James Cook). Cole called the meeting to order at 9:00 a.m. at the Santa Rosa County Administrative Complex. The meeting was opened in prayer by Pastor Bruce Chambers with Bagdad First Assembly of God. Those present joined in the pledge of allegiance to the flag.

Agenda Approval

Piech said there are two add on items for Navarre Park. He said the map included for the Manta Ray pavilion request shows the area that will be blocked off.

Cole said there is an add-on for Teramore Development for the Dollar General.

County Administrator - County Attorney

None

Commissioner Items

None

Public Forum

Sherry Chapman said over a year ago it was passed that heritage trees and trees of certain diameter below the Yellow River “would be a fine”. She said the fine was supposed to be “whenever we go online” and it has been over a year of not “going online”.

Cole said when the LDC was adopted that should have happened. Chapman asked if fines are currently being charged. Baker said the fee schedule and fines were approved based on the implementation of the new program which is probably a month away.

Chapman said builder bonding needs to be done away with in the county. She said the bond money does not cover the problems being left behind. Chapman said on social media people are complaining about flooding in subdivisions.

Kerry Smith said he has been following social media and there is a problem regarding the power company Florida Power and Light. He said Dannheisser told him the franchise agreement only covers right of way. Smith said there are a lot of people with double the power bill. He said there are people on limited and fixed incomes that will not be able to pay their power bill. Smith said the Board needs to have someone answer for this.

Cole said he has already reached out to the local representative of Gulf Power to discuss this. He said he will be following up on this in the next few days.

Debra Harsher said she read about the ruling regarding the education impact fees. She said she does not understand why after a year of knowing what the problems were, when it was struck down why would there not be two ordinances ready to go with the mistakes fixed. Harsher said she does not want impact fees to be restrictive but there needs to be help with infrastructure.

Dannheisser said that litigation deals with the school impact fee which is controlled by the School Board. He said they will be deciding whether the study will be re-done or appealed.

CONSENT AGENDA

Cole moved approval without objection.

1) Special Event Application for Battle on the Coast
Approval of the Special Event Application from the Pensacola Comps for Battle on the Coast event.

2) Special Event Application for 2022 Summer Tunes by The Dunes
Approval of the Special Event Application for 2022 Summer Tunes by The Dunes

Piech said the map was included in the backup with the parking plan.

3) Special Event Application for 2022 Spring Tunes by The Dunes
Approval of the Special Event Application for the 2022 Spring Tunes by The Dunes event.

- 4) Special Event Application for 2022 Military Appreciation Picnic
Approval of the Special Event Application for the 2022 Military Appreciation Picnic event.
- 5) Special Event Application for 2022 Shamrocks and Shenanigans Festival
Approval of the Special Event Application for the 2022 Shamrocks and Shenanigans Festival event.
- 6) Special Event Application for Hometown 4th of July Parade & Celebration on Navarre Beach
Approval of the Special Event Application from the Navarre Beach Area Chamber of Commerce for the Hometown 4th of July Parade & Celebration on Navarre Beach.
- 7) FY22/23 Local Event Marketing Grant, Local Event Sponsorship and Tax Capital Projects Grant Cycle
Approval of the upcoming timeline regarding the FY 2023 Local Event Marketing Grant, Local Event Sponsorship and Tax Capital Projects Grant Cycle.
- 8) RESTORE Oyster Habitat Restoration Project Agreement Extension
Approval to extend the project period end date of the subrecipient agreement between Santa Rosa County and The Nature Conservancy from February 28, 2022 to March 31, 2022.
- 9) Minutes for Approval:
Approval of the minutes for the Regular Meeting November 9, 2021.
- 10) Event Request
Approval of the following event requests:
1. Tiger Point Village HOA's request to utilize the Tiger Point Community Center for their monthly meetings scheduled for the third Thursday of each month from 6:00 p.m. to 8:00 p.m. This request includes a reduced rental fee of \$50 for a 2-hour slot to \$50 for a 3-hour slot.
 2. Santa Rosa Sound Ducks Unlimited's request to utilize the Tiger Point Community Center for a banquet and fundraiser scheduled for March 25, 2022, from 4:00 p.m. to 11:00 p.m.
 3. Santa Rosa Arts and Culture Foundation's request to utilize the Bagdad Community Center for an art show scheduled for April 1-3, 2022, from 8:00 a.m. to 6:00 p.m. This request includes a \$575 fee waiver.
- 11) County Administrator Employment Contract
Approval to hire DeVann Cook as the County Administrator at an annual salary of \$155,000 effective January 20, 2022.
- 12) Assistant County Administrator Employment Contract
Approval to hire Brad Baker as the Assistant County Administrator at an annual salary of \$135,000 effective January 20, 2022.
- 13) Hurricane Sally Disaster Recovery- Task Order SR2020-1 Amendment 2 Tidal Basin
Approval of Task Order SR2020-1 Amendment 2 for (FEMA) Public Assistance Grant Administration and other Professional Services to Assist in all Matters Pertaining to FEMA PA Hurricane Sally Recovery.
- 14) MOU with the Long Leaf Alliance
Approval of the memorandum of understanding with The Longleaf Alliance for cogongrass management.
- 15) CareerSource Escarosa Board of Directors Appointment- Michele Kelson
Approval of the appointment of Michele Kelson to the CareerSource Escarosa Board of Directors as the apprenticeship program representative.
- 16) Engineering - Parkwood Commons Phase II Acceptance and Maintenance of Infrastructure
Approval of the acceptance and maintenance of infrastructure and release of bond of Parkwood Commons Phase II, a 158-lot public subdivision located in District 3.
- 17) Engineering - Auburn Pkwy, Penn State Ct & Rutgers Rd. Acceptance and Maintenance of Infrastructure
Approval of the acceptance and maintenance of infrastructure of Auburn Pkwy, Penn State Ct & Rutgers Rd. located in District 5. A bond is being held to cover the punch list items.
- 18) Engineering - Forest Bay Phase 3 Acceptance of Maintenance and Infrastructure
Approval of the acceptance and maintenance of infrastructure and release of bond of Forest Bay Estates Phase 3, a 56-lot public subdivision located in District 5.
- 19) Engineering - Pea Ridge Connector Change Order No. 06
Approval of Change Order No. 06 for Pea Ridge Connector in the deductive amount of -\$210,175.28 and for the chairman to sign all related documents.

- 20) Environmental - Central Landfill Entrance Road Improvements & Scale Addition Change Order No. 1
Approval of Change Order No. 1 to the agreement with Panhandle Grading and Paving (PGP) for additional days and costs associated with the Central Landfill Entrance Road Improvements and Scale Addition Project.
- 21) Environmental - Navarre Beach re-nourishment Cultural Resource Investigation
Approval of Scope of Work and Fee Schedule from Coastal Tech for the Navarre Beach re-nourishment Cultural Resource Investigation in the amount of \$4,028.
- 22) Environmental - Clean Concrete/Masonry Crushing Services Contract Extension
Approval of an extension of the county's existing contract with Panhandle Grading and Paving to continue to provide Clean Concrete/Masonry Crushing services for the Central Landfill for a term of one year.
- 23) Environmental - FDEP Grant Agreement No. 18SR1 for the Navarre Beach Re-nourishment Project
Approval of Florida Department of Environmental Protection (FDEP) Amendment No. 2 Grant Agreement No. 18SR1 for the Navarre Beach re-nourishment Project in the amount of \$389,844.04 and authorize Chairmen to sign all related documents.
- 24) Environmental - Central Landfill Stormwater Engineering Support Task Order
Approval of task order #GEO21-04 for Geosyntec Consultants, Inc. to provide professional engineering support services, specifically related to stormwater management, in support of on-going discharge monitoring observations and requirements of the Central Landfill's MSGP/NPDES/ERP permits.
- 25) Environmental - Central Landfill Recycling Offices Interior Repair Change Order No. 1
Approval of Change Order No. 1 to the agreement with Joy Gordon Construction for additional days and costs associated with the Central Landfill Recycling Offices Interior Repair Construction Project.
- 26) Environmental - FDEP Grant Agreement No. 21SR1 for the Navarre Beach Re-nourishment Project
Approval of the Florida Department of Environmental Protection (FDEP) Grant Agreement No. 21SR1 for the Navarre Beach re-nourishment Project in the amount of \$20,000 and authorize Chairmen to sign all related documents.
- 27) Environmental - FDEP Grant Agreement No. 22SR1 for the Navarre Beach Re-nourishment Project
Approval of the Florida Department of Environmental Protection (FDEP) Grant Agreement No. 22SR1 for the Navarre Beach re-nourishment Project in the amount of \$189,758.50 and authorization Chairmen to sign all related documents.
- 28) Public Works - Small County Outreach Program Application Request
Approval of candidate projects Red Rock Road and CR182 for Florida Department of Transportation (FDOT) FY24-28 Small County Outreach Program application period.
- 29) Public Works - Bridge Small County Outreach Program Application Request
Approval of candidate project Navarre Beach Causeway Bridge for FDOT FY23-28 Bridge Small County Outreach Program (SCOP) application period.
- 30) Budget Amendment 2022-065 State Homeland Security Grant Program
Approval of Budget Amendment 2022 - 065 in the amount of \$ 47,472 to accept the State Homeland Security Grant Program (SHSGP) agreement that is awarded to Santa Rosa County through the State of Florida DEM as approved at the January 13, 2022, meeting.
- 31) Budget Amendment 2022-066 Santa Rosa Judicial Center CCF and Change Order #6
Approval of Budget Amendment 2022 - 066 in the amount of \$ 3,824,668 to carryforward authorized but unspent funds (\$3,580,141) and funds for Change Order #6 (\$244,527) for the Santa Rosa County Courthouse project as approved at the January 13, 2022, meeting.
- 32) Budget Amendment 2022 - 067 Chumuckla Hwy Feasibility Study
Approval of Budget Amendment 2022 - 067 in the amount of \$ 300,000 for a Joint Participation Agreement (JPA) with FDOT for the Chumuckla Hwy Feasibility Study. This FDOT project requires a 50% match from the County and was approved at the March 23, 2021, meeting.
- 33) Budget Amendment 2022 - 068 Pea Ridge Connector CCF and Change Order #5
Approval of Budget Amendment 2022 - 068 in the amount of \$ 6,955,382 to carryforward authorized but unspent funds for the Pea Ridge Connector (\$6,941,402) and for Change Order #5 (\$13,980) as approved at the January 13, 2022, meeting.
- 34) Budget Amendment 2022 - 069 Quintette Road EWP Change Order #1
Approval of Budget Amendment 2022 - 069 in the amount of \$ 17,822 for Change Order #1 for the Quintette Road EWP (Emergency Watershed Protection Program) Drainage Project as approved at the

January 13, 2022, meeting. This is a 75%/25% match program. National Resource Conservation Service (NRCS) - \$13,367 and Santa Rosa County - \$ 4,455.

35) Budget Amendment 2022-070 District 3 Discretionary Funds- Radar Trailer
Approval of Budget Amendment 2022-070 in the amount of \$17,160.00 to purchase a radar trailer from district 3 discretionary funds.

36) Budget Amendment 2022 - 071 Cove Road EWP
Approval of Budget Amendment 2022 - 071 in the amount of \$ 227,500 to award Chavers Construction for the Cove Road EWP (Emergency Watershed Protection Program) Drainage Improvements as approved at the January 13, 2022, meeting. This is a 75%/25% match program. National Resource Conservation Service (NRCS) - \$ 170,625 and Santa Rosa County - \$ 56,875.

37) Budget Amendment 2022 - 072 Caterpillar Landfill Compactor End of Lease Purchase
Approval of Budget Amendment 2022 - 072 in the amount of \$ 216,380 to purchase the existing leased Caterpillar 826K Landfill Compactor from CAT Financial (Thompson Tractor Co.) as approved at the January 13, 2022, meeting.

38) Budget Amendment 2022-073 District 1 Discretionary Funds- Radar Trailer
Approval of Budget Amendment 2022-073 in the amount of \$ 17,160.00 to purchase a radar trailer from district 1 discretionary funds.

39) Gulf Power Contract for Lighting
Approval of a contract with Gulf Power to install lights for the Holley Cliff Subdivision located in District 3.

40) Check Register from 01/08/2022 to 01/19/2022
Approval of the check register from 01/08/2022 to 01/19/2022.

REGULAR AGENDA

Economic & Tourist Development Committee - Piech & Cole
No items.

Administrative Committee - Cole & Calkins
No items.

Services & Development Committee - Calkins & Parker
1) Add-on Request- Public Works- Encroachment Agreement, Milton Dollar General
Discussion to approve an encroachment agreement with Teramore Development LLC for improvements inside a county utility easement. **Calkins moved approval without objection.**

Calkins said Teramore Development is developing a Dollar General and they discovered the site plan had improvements inside a county utility easement. He said the encroachment is minor and will not significantly impact the current or future use.

Operations & Safety Committee - Parker & Wright
1) Add-on Request- Navarre Park Change Order #6
Discussion of change order #6 in the amount of \$14,313 and 14 additional days to Green-Simmons for the Navarre Park project and authorize Chairman to execute all related documents. **Piech moved approval without objection.**

Piech said this is outside of the project limits. He said this is a paver walkway that was damaged in the hurricane. Piech said this is on the FEMA list, but with the pending opening of the park he felt it best to get this paver sidewalk repaired and to grade for access to the park. He said “we” will seek reimbursement from FEMA.

2) Add-on Request- Navarre Park Change Order #7
Discussion of change order #7 in the amount of \$69,390 and 35 additional days to Green-Simmons for the Navarre Park project and authorize Chairman to execute all related documents. **Piech moved approval without objection.**

Piech said staff has found at other splash pads that a textured concrete pad is not ideal. He said staff proposed putting a rubberized coating that will provide a safer environment.

3) Discussion of the Construction Plans of Pace Commons Phase One, an 868-lot private subdivision located in District 1.

The developer has requested approval for three drainage crossings (one previously approved) from private development to open-cut across Bell Lane and Sterling Way, both publicly maintained roadways (see map). The first open-cut crossing is on Sterling Way between Sandcliff Road (proposed) and Pace Commons Way (proposed). This crossing is to install a private 96-inch concrete storm pipe. This crossing had a previously approved easement without an open cut. The second open-cut crossing is just north of the intersection of Bell Lane and Sterling Way and is to install a private 72-inch concrete pipe. The third open-cut crossing is between Peach Drive and Red Cedar Road and is to install a 60-inch Plastic Pipe (HP-Storm). Due to the size and depth of the open cuts, these roadways will likely be closed during construction.

Parker said what is in front of the Board today is approving the open cuts to Bell Land and Sterling Way.

Cole said he visited the location, and the properties are integral to the ownership of one developer, so water is staying on his property. He said the construction will follow standard traffic flow and safety protocol.

Piech said the plan has been that this water will be moved across the road to a large borrow pit. He said it will take water from the surrounding area as a regional stormwater pond. Piech said the pond will be privately owned and maintained. He said he believes the plan for traffic is to keep one lane always open.

Jones said the plan is night work from 9:00 p.m. to 6:00 a.m. and keeping one lane open during construction.

Tom Hammond (Hammond Engineering) said Pace Commons will be a multi-phase project. He discussed details of the project.

Cole said there is no holding pond in that area. He said he assumes this project will have to take county water. Hammond said yes.

Calkins said he supports the request.

Kerry Smith said he heard Cole state the water is being kept on the owner's property, but it is going under the county's road. He said he is glad there was a compromise where this can be done at night. Smith asked if there are any guarantees there will be no issues where the road will be shut down.

Cook said there will be a county inspector on site during construction.

Sherry Chapman said she has provided the Board her social media post. She said there are over 53 people who disagree with this project. Chapman said these constituents want the Board to vote against this. She said the land that is south of Sterling Fibers is a bio-diversity hotspot. Chapman said there is no way this water can be maintained on this property. She said either put in a waterpower plant or disapprove this. Chapman said the citizens are not willing to take on the responsibility or expense.

Susan Lawrence said there are many issues regarding this site. She said the infrastructure is not able to accommodate the traffic. Lawrence said waterways have been adversely affected because filtration has not been done at the beginning of a project for water that may go into the bay. She said this should not be considered unless a filtration and treatment plant is in place before any water runs into the bay.

Cole said there will probably not be a filtration plant, but holding ponds are designed for that purpose.

Chris Curb (Flood Defenders) said the positive side of this is that a regional pond is awesome. He asked if there is a master plan. Curb asked if there will be a hold harmless agreement. He said he was told there was an ESA report done. Curb said he thinks there should be a plan and agreement before this is done.

Cole said Piech stated this was part of the master plan several years ago.

Chapman said she wants to see a plan in writing.

Parker moved approval without objection with the contingency that any lane closures will occur during the night hours, and "they" will continue to work with the Engineering Department.

Budget & Financial Management Committee - Wright & Calkins

1) No items.

Engineering - Informational Only Subdivisions

1) Information only - On behalf of the Board of County Commissioners, the County Engineer has approved the following Preliminary Plats and Construction Plans:

District 1, District 3, District 4 and District 5 No new approvals

District 2 Austin Run Preliminary Plat and Construction Plans, 140 lots, Approved January 13, 2022

Meeting List

All Board of County Commission Meetings and other county department meetings are held in the County Administrative Center Board Room, 6495 Caroline Street, Milton, Florida, unless otherwise indicated.

MEETING	DATE	TIME
Bagdad Architectural Advisory Board Housing Conference Room, 6051 Old Bagdad Hwy., Milton	January 26	8:30 a.m.
Parks and Recreation	January 26	5:30 p.m.
Commission Regular	January 27	9:00 a.m.
Commission Special Rezoning Meeting	January 27	5:00 p.m.
Law Library Board Meeting Santa Rosa County Courthouse, Video Hearing Room- 6865 Caroline St., Milton	February 1	8:30 a.m.
Tourist Development Council Board Meeting Tiger Point Community Center, 1370 Tiger Park Ln, Gulf Breeze	February 3	8:30 a.m.
Commissioner Committee	February 7	4:30 p.m.

Cook said he would like to plan a workshop on February 21 at 1:00 p.m. to discuss American Rescue Plan Act funding and capital programs and projects.

Baker said “Kirchinger” took over contractor licensing in the middle of 2020 and has done a good job. He said the report was submitted for NFIP which allows for a reduced rate on flood insurance. Baker said there is a lot of sickness, and the landfill will be adjusted. He said he asks for patience. Baker said there are over 73 vacancies, and he will continue to work on a plan for that.

Susan Lawrence asked when the citizens will receive documentation because there is conflicting information regarding the status of the soil. She said the public offered to have a soil test and were refused the opportunity.

Dannheisser said records request are processed quickly.

Adjourn

There being no further business to come before the Board at this time, the meeting adjourned.

BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA

By: Robert “Bob” Cole, Chairman

Attest: Donald C. Spencer, Clerk of Court