

MARCH 11, 2004- JOINT WORKSHOP

The Board of County Commissioners, Walton County, Florida, held a Joint Workshop with the Impact Fee Committee on Wednesday, March 11, 2004 at 9:00 a.m. at the Coastal Branch Library.

The following Board members were present: Larry Jones, Chairman, Tim Pauls, Vice-Chairman, Commissioner Lane Rees, and Commissioner Kenneth Pridgen. Mr. Ronnie Bell, Interim County Administrator, and Attorney Gary Vorbeck, Legal Services Director were also present.

The following Impact Fee Committee Members were also present: Mr. Ron Pugh, Mr. Maurice Gilbert, Mr. Albert Butler, Mr. Gus Andrews, Chairman, Mr. Jimmy Burgess, Mr. Butch Lawrence, Mr. Malcolm Patterson, Ms. Pam Tedesco, Mr. Jim Anders, Mr. Ricky Rookis, Vice-Chairman, Arthur "Pete" Petrie, Mr. Ronnie Brannon, Mr. Rod Wilson, Mr. Mike Flynt, and Mr. Tom McGee.

Mr. Bill Imfeld, Financial Director, reviewed a report titled "Walton County Future Needs Projections, Ad Valorem Taxes, and Impact Fees", which had been prepared and submitted to each member of the BCC and the Impact Fee Committee. He then turned the presentation over to Dr. James Nicholas, Impact Fee Coordinator. Dr. Nicholas spoke briefly about the draft recommendations contained in the report and then turned the presentation over to Ms. Latilda Henninger.

Ms. Henninger read several specific motions made by the Impact Fee Committee prior to meeting with the Board:

1. Create a MSBU for storm water utilities in south Walton County only. The reason that this language is so specific is because there is language currently in

the Comprehensive Plan that addresses storm water in south Walton. This is something that can take place immediately without amending the Comprehensive Plan.

2. To ask the commissioners to amend the Comp Plan to enable the creation of MSBUs for the remainder of Walton County and to create storm water utilities for the remainder of Walton County.
3. To recommend to the BCC to adopt enabling legislation to create impact fees for specific purposes in the Comprehensive Plan in conformance with the Nexus Theory for the specific uses to make these impact fee functions county wide. Also to recommend that the Board create a Task Force to oversee each impact fee, to provide recommendations to the BCC on the necessity of set impact fee, to recommend specific projects for the impact fees, and to establish rate structures.
4. Ask the BCC to consider reallocating portions of funds already collected from south Walton County for south Walton infrastructure need projects. This is based on meeting needs where growth has taken place and to create funding for those projects. Specific types of structures recommended would be MSTU or implemented budget policies.
5. For the BCC to strongly encourage the School Board to allow joint use of school facilities for recreational and educational needs.

Mr. Gus Andrews, Chairman of the Impact Fee Committee, stated that there were two additional items that had been discussed, but had not been made as motions:

6. To clean up the recreational impact fee in the south Walton County area, because it is confusing to some individuals.
7. Consideration of changing the definition of the “south County”, for storm water purposes, to south of Highway 20 instead of south of bay. This would require an amendment to the language of the Comprehensive Plan and Land Development Code.

Further discussion was held regarding storm water utilities and funding sources for storm water issues. Mr. Russ Barry, Public Works Director, described the phases of a national program called NPDES (National Pollution Discharge Elimination System), an attempt from the federal government to set standards for storm water issues.

Ms. Nancy James, representing the Scenic Corridors Association and the South Walton Community Council, spoke in favor of the recommendations made by the Impact Fee Committee.

Motion by Commissioner Pauls, second by Commissioner Rees, to approve items 1-4. Commissioner Rees stated that he had listed the storm water issue as a future needs projection because he feels that it is a compelling issue for Walton County.

The Board expressed their appreciation to the members of the Impact Fee Committee for their time and effort put into the issue. A vote was called for the motion on the floor. Ayes 4, Nays 0. Jones Aye, Rees Aye, Pauls Aye, and Pridgen Aye.

Commissioner Pauls addressed items #5 and #6. He spoke strongly in favor of “cleaning up” the impact fee. He felt that it is important to have a dedicated source of funds for recreation and a process in terms of how those monies are spent.

Motion by Commissioner Pauls, second by Commissioner Rees, to approve combining items #5 & #6. Ayes 4, Nays 0. Jones Aye, Rees Aye, Pauls Aye, and Pridgen Aye.

Commissioner Pauls then addressed item #7-the definition of the term “South Walton”. He suggested that the county look at definitions that emphasize cooperation instead of separation as the Comp Plan and LDC are rewritten. Further discussion was held regarding disbanding this particular Impact Fee Committee.

Mr. Andrews asked if the Board would be willing to purchase land to designate for recreational facilities or if the Board would agree to put the infrastructure on the land if it was donated. Chairman Jones stated that it was important to have a specific plan in place before the Board was asked to commit to either of these requests. Commissioner Rees felt that it was important to work with the school system regarding this matter. Further discussion was held. The Board requested that the members of the Impact Fee Committee notify the Board if they did not wish to continue serving on the committee.

There being no further business, the meeting was adjourned at 10:00 a.m.

APPROVED: _____
Larry D. Jones, Chair

ATTEST: _____
Martha Ingle, Clerk of Court