

WORKSHOP

MAY 8, 1995

The Board of County Commissioners, Walton County, Florida held a Workshop on Monday, May 8, 1995 at 8:30 A.M., in the Commission Boardroom of the Walton County Courthouse.

The following Board members were present: Chairman Gordon Porter, Vice-Chairman Sam Pridgen, Commissioner Charles C. Harris, Commissioner Johnnie Moore, and Commissioner Rosier E. Cuchens, Jr. The Board's Administrative Supervisor, Ronnie E. Bell, was also present.

Chairman Porter opened the Workshop for discussion.

Lou Marino, representing the Public Employees Benefit Services Corporation (PEBSCO), presented a resolution introducing the National Association of Counties Deferred Compensation Program. The Board agreed to adopt a resolution supporting the program and offering it to Walton County employees. This item will be placed on the consent agenda.

Hilton Lawson, resident of South Walton County, addressed the Board regarding the postal service in South Walton County. Mr. Al White, postmaster in Santa Rosa Beach, voiced his support in one South Walton delivery office. The Board agreed to adopt a resolution supporting the consolidation of postal offices in South Walton County. This item will be placed on the consent agenda.

Jim Thomas, Administrator of Walton Regional Hospital, appeared before the Board and advised that Healthmark has bought the Nemours Clinic in Walton County. Mr. Thomas stated that March was a profitable month for the hospital. Mr. Thomas introduced Thomas Lawrence as a new general surgeon at the hospital.

Bill Bixby representing Tractor and Equipment Company appeared before the Board seeking answers as to why Tractor and Equipment Company has not been awarded a bid in four years. Chairman Porter stated that the lowest bid price is not always the best bid. The equipment, warranty and maintenance life must be considered as well as the price.

Mike Barker, Public Safety Director, presenting the calls for service for April. The number of 911 calls in April totals 604 calls.

Shirl Williams, Assistant Administrative Supervisor, presented a resolution stating that the Walton County Board of County Commissioners is not interested in purchasing 30 acres in South Walton so that the School

Board can purchase the property to build a school. This item will be placed on the consent agenda.

Mrs. Williams requested two Public Hearing dates to consider a small-scale amendment to the Comprehensive Plan as requested by CPR Inc. and Paul and Marie Nibert. The Board agreed to schedule the Public Hearing on June 12, 1995 at 5:30 and 6:00 P.M. This item will be placed on the consent agenda.

The Board agreed to release the letter of credit for Phase II of Gulf Place. This item will be placed on the consent agenda.

Mrs. Williams advised the Board that she received three telephone quotes for a Pentium 90 and Laser Printer for the Planning Department. Marsh Carr was the lowest bidder with a bid of \$3,787.00. Commissioner Harris suggested that Mrs. Williams check on the service contract with Marsh Carr. The Board agreed to award Marsh Carr the bid, this item will be placed on the consent agenda.

Mrs. Williams advised the Board that Darcy Chaney, City of Destin's Fire Inspector, has contracted with Walton County to perform fire inspections until Walton County can hire a full-time Fire Inspector. Mrs. Williams stated that Mr. Chaney does not have liability insurance and asked if he could be added to Walton County's insurance. Martha Ingle, Chief Deputy Clerk, stated that she would call our insurance company and check.

Ronnie Bell, County Administrator, opened the bids as advertised.

Bid WC95-3 - District 1 and County Wide equipment:

International Tractor Company	
BCC 1262	\$94,000.00

ADCO Equipment Corporation	
BCC 887	\$ 495.00
BCC 929	500.00
BCC 1119	600.00
BCC 1228	700.00
BCC 601	19,995.00
BCC 886	36,000.00

Okaloosa-Walton Counties Habitat for Humanity, Inc.	
BCC 1228	\$ 3,001.00

MR Tractor Sales, Inc.	
BCC 1262	\$91,000.00

A. Montano Company, Inc.	
BCC 886	\$48,775.00

Don Bullard	
BCC 307	\$ 1,800.00
BCC 887	3,300.00
BCC 929	2,700.00
BCC 1119	3,500.00
BCC 1228	4,800.00
BCC 1477	500.00
BCC 1262	93,501.00

BCC 1662	65,001.00(for one)
BCC 1663	130,002.00(for both)
BCC 1860	131,500.00
BCC 601	18,501.00
BCC 886	38,501.00

## Thompson Tractor Company

BCC 886	\$32,500.00
BCC 1262	91,202.00

## International Tractor Company, Inc.

BCC 1262	\$94,000.00
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## Bid WC95-4 - District 5 equipment

## Treadwell Ford

BCC 1492	\$49,950.00
BCC 1615	53,650.00
BCC 1616	53,650.00
BCC 1855	53,650.00
BCC 1856	53,650.00
BCC 1857	53,650.00

## David Piercy Plumbing

BCC 1492	\$ 8,000.00
BCC 1615	9,000.00
BCC 1616	9,000.00
BCC 1855	12,000.00
BCC 1856	12,000.00
BCC 1857	12,000.00

## Wholesale Trucks and Equipment Sales, Inc.

BCC 1492	\$41,500.00
BCC 1615	46,000.00
BCC 1616	46,000.00
BCC 1856	48,000.00
BCC 1857	48,000.00

## Fontaine Truck Equipment Company

NO BID

## Roger McLaughlin

BCC 1492	\$ 4,888.88
BCC 1615	4,888.88
BCC 1616	4,888.88
BCC 1855	5,888.88
BCC 1856	5,888.88
BCC 1857	5,888.88

## Don Bullard

BCC 1492	\$55,501.00
BCC 1615	59,501.00
BCC 1616	59,501.00
BCC 1855	48,100.00
BCC 1856	48,100.00
BCC 1857	48,100.00

## Bid 95-111 - District 5 diesel track type tractor

## Thompson Tractor Company

\$67,148.00  
\$63,548.00 (alternate bid)

## Beard Equipment Company

\$77,168.56

## Tractor and Equipment Company

No Bid

## Coastal Machinery Company

No Bid

## Cowin Equipment Company, Inc.

No Bid

Bid 95-112 - District 5 diesel powered motor grader

Cowin Equipment Company, Inc.  
No Bid

Beard Equipment Company  
\$121,005.66

Coastal Machinery Company  
No Bid

Tractor and Equipment Company  
No Bid

Thompson Tractor Company  
\$117,210.00

The Board recessed briefly.

Ben Hammitt discussed the Sea Turtle Ordinance. Commissioner Cuchens suggested to wait until after turtle nesting season before adopting an ordinance due to the lack of documentation and information needed at this time.

Patricia Douglass Lott, bond attorney, discussed the legal framework of the D/H Gas and Oil proposal. Mrs. Lott suggested to utilize diesel taxes generated to pay the cost in building the facility.

Wayne Montgomery, Comptroller for D/H Gas and Oil, presented a feasibility study and information on the proposed truck stop. Mr. Montgomery stated that D/H Oil and Gas Company, Inc. is making a request to the Walton County Commissioners to issue \$1,500,000.00 in taxable transportation facility revenue obligations to partially finance the construction of the truck stop facility and to pledge certain revenue levied upon special fuels pursuant to Chapter 206 Florida Statutes, which is \$.04 per gallon and from rentals of the transportation facility, to secure payment of the principal and interest of the obligations. D/H will lease to Walton County the truck stop facility and the county will sub-lease the facility back to D/H. D/H will pay to Walton County lease payments in an amount equal to the payment required to amortize the obligations. D/H's lease obligation will be offset by the special fuel revenue (\$.04 per gallon) attributable to the truck stop facility. The special fuel tax will be deposited in the revenue fund created and established under resolution by Walton County. To secure its obligation, D/H agree to a first mortgage to Ready Bank of Fort Walton Beach, Florida, a guaranty of D/H Oil and Gas Company, Inc. and the personal guaranty of Roger H. Wright. Walton County will not be obligated on the taxable truck stop facility obligations. When the facility obligations are paid off, the lease,

sublease agreement will terminate, and Walton County will begin retaining the special fuel tax of \$.04 per gallon. During the first seven years of operation, the \$.04 will be collected by the Department of Revenue, State of Florida and remitted to the county. Providing there is a difference (shortfall) D/H will pay to Walton County the difference as lease payments. Any excess above the lease payment will be applied toward the obligations. Local Option Taxes are subject to certain Interlocal agreements with municipalities in Walton County, and directly benefits the cities involved. During the first seven years of operation, the county will directly benefit \$4,636,232.00 from special fuel alone. The total benefit from motor fuel and special fuel is \$5,456,724.00. After seven years, the obligations will be paid off and the county will receive \$1,100,000.00 annually in revenue. The \$.04 special fuel tax the county is pledging to the reduction in lease payments and obligations. This project will not be costing the county or its citizens because the county is not now receiving this projected revenue and this is only possible if the truck stop facility is built. This new revenue is equivalent to 10% of the total Ad Valorem Tax now being collected by the county. Under the Community Development Block Grant (CDBG) a minimum of 28 low to medium income individuals must be hired. At least 40 positions will be available. Based on the feasibility schedule, the total projected investment for the project is \$3,135,000.00.

Commissioner Harris requested to declare a trailer (BCC 1610) from District 1 as surplus property and donate to the Red Bay Volunteer Fire Department. This item will be placed on the consent agenda.

Commissioner Harris advised that he and Mr. Bell attended a meeting with the Department of Community Affairs (DCA) in Tallahassee last week regarding flood funds. It seems that Walton County will not be receiving funds for flood victims. This matter will be discussed further at tomorrow's regular meeting.

The Board agreed to adopt a resolution extending the date to prepay the Driftwood Estates MSBU assessment from May 16 to May 19, 1995. This item will be placed on the consent agenda.

The Board agreed to allow the Building Department to bid and purchase a truck with funds within their budget. This item will be placed on the consent agenda.

Mr. Bell read a letter from Jack Perkins of Isola, Mississippi, requesting a beach permit variance for one week in June so that his

paraplegic son can drive his Polaris four-wheeler on the beach behind Sea Winds. The Board agreed to grant the variance at no cost. This item will be placed on the consent agenda.

Mr. Bell read a letter regarding the procedures for someone disposing of biomedical waste generated in the home.

Mr. Bell advised the Board that the Property Appraiser will be relocating this weekend. A and A Transfer Storage will be performing the move at a cost of \$1,623.75 to the Board. The Board agreed to place this item on the consent agenda.

Mr. Bell presented a letter from Judy Roulis, Vice President of William R. Hough and Company, regarding the Driftwood Estates Special Benefit Unit. Ms. Roulis stated that the District is ready to make selections of Paying Agent/Registrar, Bond Printer and Official Statement Printer. The Board agreed to review the RFP's for these services.

Martha Ingle, Chief Deputy Clerk, advised that the damage to the Farmer's Market caused by a truck is estimated at \$24,448.16. The Board agreed to pay Ponderosa Builders to repair the damage. Florida League of Cities, Walton County's insurance company, will reimburse the Board for the cost. The Board agreed to place this item on the consent agenda.

There being no further business, Chairman Porter adjourned the Workshop.

APPROVED: \_\_\_\_\_

Gordon Porter, Chairman

ATTEST: \_\_\_\_\_

Catherine King, Clerk