

JANUARY 8, 2018-SPECIAL MEETING

The Board of County Commissioners, Walton County, Florida held a Special Meeting on January 8, 2018 at 1:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander, Commissioner Cecilia Jones, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Heather Christman, Assistant County Attorney; were also present.

Chairman Chapman called the Special Meeting to order to consider the Structured Parking Mobility Proposal.

Mr. Jay Tusa, TDC Director, gave an overview of the parking solutions. Structured Parking Solutions was the firm selected from the RFQ's submitted. A number of workshops and meetings have been held to discuss the challenges with parking mobility. The presentation will cover managed parking, wayfinding application, and transportation.

Mr. Greg Darden, Director of Business Development, Structured Parking Solutions, spoke briefly about his company and team members. He spoke about the many aspects of mobility and the need to improve transportation. All elements of transportation need to be considered. Structured Parking Solutions uses a holistic approach by providing consulting and master planning. He spoke about their concepts and goals and transitioning into Park and Ride as quickly as possible. Mr. Darden stated they have put countless hours into this project. He presented a handout listing all of the local entities they have met with to discuss the issues and goals. Since their initial selection they have been operating under the footprint of TDC from the bay south. Mr. Darden

stated they are laying the groundwork for various mobility routes. They are working to strengthen the group to create one voice when asking for State and Federal funding.

Mr. Darden presented their Long-term Masterplan Goals and Objectives. They want to create a county-wide mobility team. He requested the board's consideration to allow them to work with county staff/departments to develop the final scope of services for three items: managed parking system; beginning development of shuttle system; wayfinding system to guide the public on how to use the system.

Mr. Darden presented proposed parking rates and suggested, in order to create a sense of value, to add an annual citizen parking pass for \$35.00 which provides free parking. Time is of the essence and they would like to move forward. He said they do not have all of the cost analysis needed at the present time and spoke about the various sites they would like to start looking at to begin creating parking. As sites are reviewed site improvements will be considered. They are not trying to promote or discourage golf carts, but considering restriping spots for better use of parking. He showed various possible parking locations for the county and changes that could be made for improvements.

Commissioner Jones questioned if fees for citizens was discussed at the meetings and what the responses were. Mr. Darden felt comments were more positive than negative; overall there was interest. Most comments overall were that the fees were low, but most people were happy to be moving forward.

Commissioner Jones questioned who would pay the costs in the event of a disaster. Mr. Darden suggested allowing any excess fees to be retained in a specific fund and in the event of a disaster, there would be a surplus of funds that would cover the costs. She also questioned who

would operate the program. Mr. Darden stated their team has expressed a desire to operate the system, but would have to make that decision with the county.

Commissioner Anderson questioned if they would operate on a fixed rate. Mr. Darden stated they are developing the final scope of services including who installs the equipment, develops the software, and who operates the daily operation. He stated they would love to do all three for a fixed rate contract.

Chairman Chapman questioned who would be responsible for the enforcement to ensure parking was being paid for. Mr. Darden stated that would be part of the operational aspect of the contract and depends who is awarded the contract.

Commissioner Anderson questioned if every public space would be charged. Mr. Darden stated some parking spaces would be designated for citizens. There will be spaces in each community for citizen use only. Mr. Darden stated he would provide a listing of the proposed locations.

Commissioner Nipper asked if the fees are comparable to other beach areas. Mr. Darden stated the fees are lower, but comparable.

Commissioner Nipper asked if consideration is given for off-season. Mr. Darden stated in order to keep the information consistent, there should be some graduating fees for off season.

Commissioner Anderson asked for a list of references for other communities they currently manage. Mr. Darden stated the information was provided in the original RFQ.

Commissioner Jones asked if their firm will start charging when they begin working with TDC and the county. Mr. Darden stated they would not start charging at that point.

Chairman Chapman opened the floor for public comments.

Ms. Coy Bowman asked if current parking is being mismanaged.

Ms. Leigh Moore, Scenic Corridor Foundation, spoke in support of Mr. Darden's proposal and his request to move forward. She commented on the future growth of tourism and encouraged the board to move forward.

Ms. Lori Reichenbach, Mr. Reynolds Henderson, Ms. Melissa Ward, and Mr. Bob Brooke all spoke in favor of the parking system and encouraged the board to move forward. Ms. Reichenbach stated she didn't mind paying a fee as a citizen while Mr. Brooke was opposed to charging residents a fee. Mr. Brooke also questioned the fee neutral aspect and maintenance fees of the project. Mr. Darden spoke about the projected gross revenues and stated the citizen fee is for the purpose of creating value and forces those using the parking into putting forth effort in applying for a pass. It would not impact the budget if the citizen fee were to go away.

Commissioner Anderson asked Mr. Darden to provide the projected numbers.

Commissioner Nipper spoke about being veteran friendly and asked about a pass for veterans. Mr. Darden stated he would look into that and provide additional information.

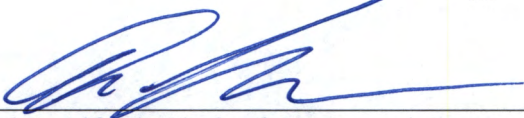
Motion by Commissioner Comander, second by Commissioner Nipper, to approve Mr. Darden's request to move forward to contract development of initial mobility system improvements. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Darden stated he will meet with Mr. Jones and staff next week and would possibly have a working document to bring back to the board in 3-4 weeks.

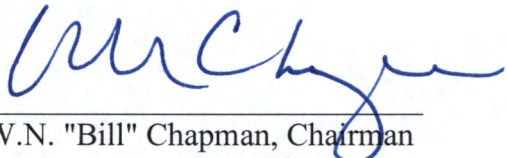
Brief discussion was held regarding the proposed fees. Mr. Darden said he would run a report on the projected fees and the amounts can be adjusted accordingly. Chairman Chapman does not feel local residents should be charged a parking fee.

There being no further discussion, the meeting was adjourned at 2:03 p.m.

Attest:


Alex Alford, Clerk of Courts and County Comptroller

Approved:


W.N. "Bill" Chapman, Chairman