

TOWN OF CINCO BAYOU  
COUNCIL AS COMMITTEE MEETING  
JANUARY 13, 1986

The Town Council as Committee Meeting of the Town of Cinco Bayou was called to order by Mayor Perry at 6 P.M.

SILENT PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Perry requested the Clerk call the roll.

ROLL CALL

Present: Mayor Perry  
Councilwoman Balsley  
Councilman Davis  
Councilman Gage  
Councilman Laginess  
Councilman Plaster

Also Present: Attorney Gontarek      Bob Wood  
Sadie Robblee                      Bernie Bagley  
Aaron Talley                        Hazel Spain  
Robert Hook                         Helen Wren  
Larry Patrick                        Clerk Borchik  
Betty Gage                            Secretary Knox

MINUTES - Mayor Perry asked the Council to review the minutes of the December 9, and December 16, 1985 Town Council Meetings for approval at the next council meeting.

FINANCIAL REPORT - Mayor Perry asked the Council to review the financial report for December, 1985 for approval at the next council meeting.

REGULAR BUSINESS

1. Security Patrol Contract - Mr. Robert Hook, American Security and Mr. Bob Wood, Guardian Security, were present to answer any questions regarding their proposals for the Town's security patrol. Following a discussion on the cost of the security patrol, Mayor Perry advised that this matter would be voted on at next week's council meeting.

2. Laguna Landing Status - Mr. A. Talley - Mr. Talley was present and indicated that he would require a variance for the parking at Laguna Landing in order to save 14 trees. Following a discussion concerning parking, Mr. Talley was advised that a request for a variance should be presented to the Board of Adjustment. Mr. Talley advised the Council that the final plans for the remaining buildings would be available for next week's meeting.

3. Patio Homes - Mrs. Spain - Mrs. Spain advised the Council that she planned to build on Opp Boulevard and requested that the Council define Patio Homes in respect to setbacks and square footage requirements on the lots. Following a discussion concerning the definition of Patio Homes and setbacks, Mrs. Spain was advised that a plat showing locations of the units with setbacks is necessary before the Council will vote on the matter.

4. Utilities Commission Resolution - Councilwoman Balsley advised the Council that the next meeting of the Utilities Authority formation committee is scheduled for Wednesday, January 22 in the Conference Room of the Fort Walton Beach City Hall at 5:00 p.m. Councilwoman Balsley requested that a resolution be passed in support of the formation of a Utilities Authority so she can present it at the meeting. Following a discussion, Mayor Perry advised that this matter would be decided at next week's meeting.

5. Fire Inspection Discrepancies - Mayor Perry advised the Council that there had been numerous discrepancies noted during the fire inspections of Town businesses. A discussion followed concerning what action the Town Council should take when a business has repeat or excessive fire inspection discrepancies. The Attorney recommended considering drafting an ordinance dealing with fire safety violations. The Clerk was asked to send a letter to the four businesses in Town with uncorrected discrepancies and urging them to correct the discrepancies.

6. Amend Resolution on Glenwood Park - The Clerk advised the Council that the Department of Natural Resources requested that Resolution No. 85-9 pertaining to the Glenwood Park grant be amended for clarity. The proposed amendment will delete the last sentence of paragraph 1 concerning the total cost of the project and changing the funding ratio from 1:1 to 2:1 in the second paragraph. This matter will be voted on at next week's meeting.

PUBLIC REQUESTS WILL BE HEARD AT THIS TIME.

Mr. Larry Patrick, State Farm Insurance, requested that the Town Council allow him to continue using the trailer now located on his property as an office without water and sewer being connected. When the old building is demolished, water and sewer will be connected. Following a discussion concerning building inspection and codes, the Council agreed to allow Mr. Patrick to continue to use the trailer.

COMMITTEE REPORTS

Standing Committees

1. Streets & Sidewalks - Councilman Davis, Chairman Councilman Davis advised the Council that the sidewalks on Hughes and Kidd Streets are completed. A discussion

followed concerning the need for a sidewalk on the south side of Kelly Avenue. This project will be considered for 1987.

2. Parks - Councilman Gage, Chairman - No report
3. Finance & Budget - Councilwoman Balsley, Chairman  
No report
4. Waterfront - Boat Dock - Councilman Laginess,  
Chairman - No report
5. Civil Defense - Councilman Plaster, Chairman  
No report
6. Neighborhood Watch - Councilman Laginess,  
Chairman - No report

Special Committees

1. Bicycle Path - Councilwoman Balsley, Chairman  
No report
2. Building Codes - Councilman Plaster, Chairman  
No report
3. Comprehensive Plan - Councilman Gage, Chairman  
No report
4. Code of Ordinances - Councilmen Gage & Laginess  
No report

ATTORNEY'S REPORT

Attorney Gontarek advised the Council that he has accepted a position with the Public Defenders Office and would resign his position as Town Attorney, to be effective as soon as another attorney can be hired to represent the Town.

CORRESPONDENCE

1. Letter - City of Fort Walton Beach - January 2, 1986  
This item was covered under Regular Business #4.
2. Letter - Home Builders Association - January 3, 1986  
Mayor Perry advised the Council that a letter had been received from the Home Builders Association concerning reciprocal licensing in Okaloosa County, and asking for a copy of the Town's current licensing ordinance and/or fee schedule.
3. Letter - Florida Department of Transportation - January 6, 1986 - Mayor Perry advised the Council that a pre-construction

conference concerning Eglin Parkway will be held on Friday, January 17, 1986 at 9:00 a.m. in the Fort Walton Beach City Hall. Councilman Davis will attend this meeting.

CLERK'S REPORT. None

MAYOR'S ANNOUNCEMENTS. None

At this time Councilwoman Balsley advised the Council that on December 17, she had backed into the dumpster located in the parking lot of the Town Hall. Councilwoman Balsley submitted a bill for the damages and requested that the Town reimburse her. The Council questioned whether the Town's insurance would cover this and directed the Clerk to notify the Town's insurance carrier. The dumpster will be moved to a new location, possibly one of the parks.

There being no further business, the meeting was adjourned at 7:17 P.M.

  
MAYOR

Attest:

  
TOWN CLERK

NOTE: A mechanical recording has been made of the foregoing proceedings of which these minutes are a part, and is on file in the office of the Town Clerk.

**GUARDIAN**  
**CORPORATION**  
**(904) 243-6860**

Charles E. McDaniels  
President  
Florida State Lic 385-B

Guard  
Patrol  
Alarms

January 13, 1986

Town of Cinco Bayou  
35 Kelly Avenue  
Cinco Bayou, FL. 32548

RE: Proposal for Security Services to the  
Town of Cinco Bayou

Guardian Corporation welcomes the opportunity to provide you with this revised proposal relating to Security Patrol Service for the Town of Cinco Bayou.

Guardian Corporation agrees to provide Security Patrol Service to the Town of Cinco Bayou at the rate of \$900.00 per month. Services will include, but not be limited to, the following:

- (Item 1) Patrols will operate seven days per week.
- (Item 2) Patrols will make a minimum of four (4) patrol checks per night. Each patrol will last approximately one (1) hour.
- (Item 3) Patrols will close Cinco Bayou parks between the hours of 8:00 - 9:00 PM, and open the parks not earlier than 5:30 AM.
- (Item 4) Guardian Control will provide written reports of any incidents to the Town of Cinco Bayou Town Clerk within 24 hours.
- (Item 5) Guardian will provide all residents of the Town of Cinco Bayou with Vacation Security Check forms. These forms, properly filled out and forwarded to Guardian, will entitle the home owner to a special rate of \$3.00 per day for physical checks of their residence during periods of absences (i.e., vacation, emergency trips, etc.). See Attachment #2.
- (Item 6) Guardian will provide all commercial establishments in the Town of Cinco Bayou with Emergency Contact Cards for display on the front door of their premises. Guardian Control Center will maintain an emergency contact listing on all commercial establishments, and provide, after proper verification this information to Law Enforcement, Fire Departments, and similar agencies. This system will preclude a would-be robber or extortionist from luring a store owner to the premises under false pretenses, etc.
- (Item 7) Guardian Corporation will provide a \$200.00 minimum discount on any complete alarm system purchased by a resident or commercial business.

- (Item 8) Guardian Corporation will provide alarm monitoring at a special discount rate of \$20.00 per month subscriber.
- (Item 9) Town Administrators will receive a 10% discount from Rainbow Signs Catalog provided with this proposal.

All Guardian Security Officers are licensed by the State of Florida. Patrolmen assigned to Patrol Service for the Town of Cinco Bayou will be certified to administer first aid and CPR where necessary. All Guardian Patrol vehicles are equipped with first aid emergency equipment.

The Guardian Control Center is located at 17 Miracle Strip Parkway; Fort Walton Beach, Florida, and is staffed twenty-four hours daily with highly trained Security Personnel. The Control Center is equipped with the most modern alarm monitoring and communications equipment.

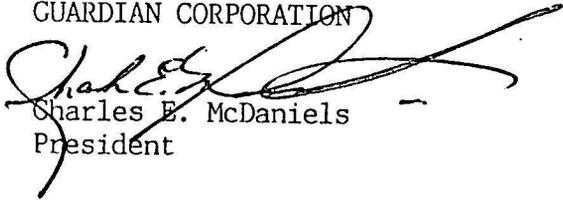
All Guardian Security Patrolmen assigned to the Town of Cinco Bayou will receive continual indoctrination and training peculiar to the Town of Cinco bayou. All Security Patrolmen will dedicate themselves to fulfilling the desires and objectives of the Administrators of the Town of Cinco Bayou. Special emphasis will be placed on personal and property protection, public relations, first aid to the injured, crime and fire prevention.

Guardian Corporation is capable of responding to your request to implement service within twenty-four hours of notification of award of contract.

Thank you for permitting Guardian Corporation the opportunity to submit this proposal. We sincerely believe that if our proposal is accepted, you will find our services to be wholly reliable, professionally competent and operationally effective.

Respectfully Submitted,

GUARDIAN CORPORATION

  
Charles E. McDaniels  
President

AMERICAN SECURITY

**AMSEC, INC.**

P.O. BOX 1357 • FORT WALTON BEACH, FLORIDA 32549

Phone (904) 244-2415 or 243-8614



ROBERT D. HOOK  
PRESIDENT

August 29, 1985

CINCO BAYOU  
35 Kelly Avenue  
Fort Walton Beach, FL 32548

Dear Sir:

Effective 1 October 1985 your patrol rate will increase significantly. This raise is primarily due to the upheaval in the insurance industry.

I know you are well aware of the predicament the insurance industry is in. (Please see the attached extract from an article in the Playground Daily News.) As a result, I have spent considerable time and effort in buying the best insurance package for our mutual protection. The bottom line is that our insurance costs have gone up \$28,000 over and above what we paid last year for liability coverage. In addition our vehicle insurance increased \$8,400 over the year before making the total insurance increase over \$36,400 for our company this year. These increases have nothing to do with our Company's losses which have been very minimal.

In the past, we have incurred and absorbed several increases in our operational costs to provide you better patrol service. We raised the starting wage rates of our guards during March of this year and consequently all pay ranks in order to hire and keep a higher caliber workforce. We have incurred added expenses in printing, telephone, uniforms, automobiles, and on and on, which were absorbed by the Company.

The new insurance rates went into effect in August and we must now pass the cost of this expense to the client--there is no way that we can maintain the same rates we have charged in the past and continue to stay in business.

If you will review the history of our association, you will find minimal price increases. Your current rate per month for patrol is \$912.00 which has been in effect since January 1, 1985.

GUARD AND PATROL SERVICES

Effective 1 October 1985 our patrol rate per month will be \$1050.00. This rate is guaranteed for one year. We realize that this appears to be a big jump, however, this just meets the added cost of insurance. Taking everything into consideration, you must agree that \$1050.00 per month for patrol service is a very reasonable labor cost in today's market.

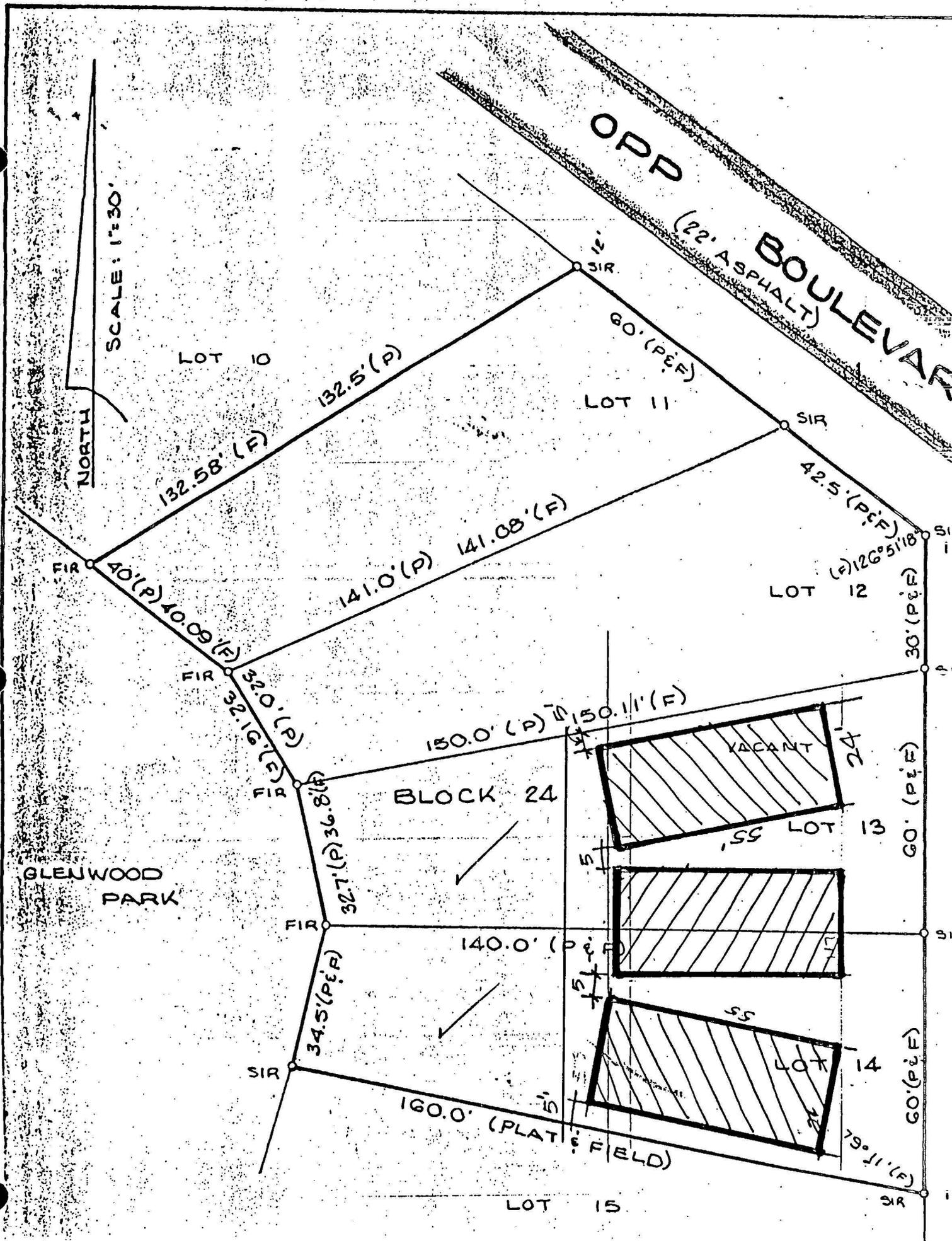
You are familiar with our Company and our reputation. I also realize that you, too, must shop around for the best service for your dollar. I firmly believe that even with the increase, you will be receiving the best security package available in the area. I'm looking forward to serving you and should the insurance rates decrease, we will adjust our rates accordingly next year.

Sincerely,



Robert D. Hood  
President

RDH:ldg



FLOOD STATEMENT: This is to certify that I have checked the National Flood Insurance Rate Map (Community Panel No. 120596 0001 A) dated July 3, 1985 and find the above property to be in Zone C.

**Gustin,  
Cothern,  
Tucker &  
Assoc.**

**LAND SURVEYORS/ENGINEERS**  
224 Seminole Avenue  
Valparaiso, FL 32580  
904-678-5141

DESCRIPTION: LOTS 11, 12, 13 & 14;  
BLOCK 24. --

CINCO BAYOU

OKALOOSA County, Florida.  
Plat Book 1 Page 27A

I HEREBY CERTIFY THE SURVEY HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 461.07, FLA. STATUTES.

*[Signature]*

BEN E. COTHERN, JR.  
R.L.S. - 3243 or  
JOHN C. GUSTIN, III

NOT VALID UN  
SEALED WITH  
EMBOSS

AMENDMENT TO RESOLUTION 85-9

The Department of Natural Resources, as a result of reviewing our application for a Grant has requested the following changes.

1. Delete the last sentence of Paragraph 1.
2. Paragraph 2 - funding ratio changed to 2 to 1.

A RESOLUTION OF THE TOWN OF CINCO BAYOU AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR DEVELOPMENT OF GLENWOOD PARK NATURE TRAIL PROJECT.

WHEREAS, the Cinco Bayou Town Council deem it to be in the public interest to complete the development of the Glenwood Park Nature Trail project; and

WHEREAS, the Glenwood Park Nature Trails will be used by not only the citizens of the Town but by the citizens of the surrounding municipalities and counties; and

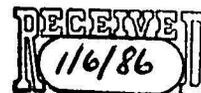
WHEREAS, the Town is financially unable to complete the Glenwood Park Nature Trail project

NOW, THEREFORE, upon a motion duly made, seconded and carried, the following resolution was adopted by the Town Council of the Town of Cinco Bayou, Florida

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CINCO BAYOU, FLORIDA, THAT THE FOLLOWING ACTIONS BE TAKEN:

1. That the Town of Cinco Bayou formally apply for a grant in the amount of \$27,500.00 for the completion of the completion of the project. ~~The total cost of the project being \$52,000.00 (not including the cost of the land.)~~
2. A funding ratio of 2:1/State to Local is requested with the Town's share being the value of the land used for the project.
3. The Town Clerk will be the Liaison Agent for the grant application and the project.
4. The Town has an officially adopted local comprehensive plan including a recreation and open space element pursuant to the Local Government Comprehensive Planning Act of 1975 (Chapter 163.3161, F.S.), and all segments of the public were offered an opportunity to participate in the planning process leading to adoption of the document.
5. The Town has an on-going program of public participation which encourages involvement by all segments of the population within its jurisdiction, including minority and disadvantaged citizens, in the planning for and selection of recreation projects.

# City of Fort Walton Beach



ASB

P. O. Box 4009 • Fort Walton Beach, Florida 32549

Telephone (904) 243-3141

*jas*

DATE: JANUARY 2, 1986

TO: CITIES OF DESTIN, NICEVILLE, VALPARAISO,  
CRESTVIEW, TOWNS OF CINCO BAYOU, MARY ESTHER,  
SHALIMAR & COUNTY COMMISSIONERS

FROM: HELEN SPENCER *HS*  
CITY CLERK

SUBJECT: UTILITIES AUTHORITY

=====  
The next meeting of the Utilities Authority formation is scheduled for Wednesday, January 22, 1986, in the Conference Room of the City of Fort Walton Beach City Hall at 5:00PM.

Please have your appointed representative provide a copy of your resolution, which will serve as your notice of intent, to begin the formation procedure.

Enclosed is a list of points for consideration from Don Whitman, UWF, which will serve as the agenda for the meeting to begin drafting a Charter.

Please give me a call if you have any questions or need assistance in this effort.

/s

*RJP*



HOME OF THE

*Janie Boom*

## Points for Consideration

In order to draft a charter for a Utilities Commission, agreement must be reached on the following points. Once drafted and accepted by the governing bodies, the Charter will serve as the basis for the enabling legislation. This is probably not all inclusive, but it is a start.

1. What is the intent for the establishment of the Commission as an independent authority?

Example: To enhance the health, welfare and safety of the inhabitants of the affected area by the consolidation of certain utility systems and services; that such consolidation will serve a public purpose; that the consolidated systems will be able to utilize economies of scale and thereby achieve cost savings to the public; that the increased size of a combined system will enhance the possibility of more favorable financing than currently available; that the consolidated system will be better able to plan for and meet the growth needs of the affected area; that the consolidated system will be more effective and efficient than the several existing systems.

2. What is the purpose of the proposed commission?

Example: To acquire, construct, finance, own, manage, provide, promote, improve, expand, maintain, operate, regulate, franchise and to otherwise have plenary authority with respect to certain utility systems within the affected area.

3. What services are to be provided?

Water, Sewer, Garbage, other?

4. What area is to be covered?

How is it to be defined?

5. Are all services to be provided to all residents through the area?

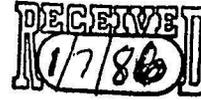
If not, what to whom?

6. How is the commission to be governed?
  - Elected? On what basis?
  - Appointed? On what basis?
    - From what groups? (Citizen or Elected Officials)
  - Mixed? Elected and Appointed Members
    - Elected Officials and Appointed Citizen Members
  - Number?
  - Compensation? Salary and expenses?
  - Officers and Terms there-of?
  - Citizen's Advisory Committee?
  
7. What fiscal authority should the commission be given?
  - a. Borrowing
  - b. Bonding
  - c. Other forms of indebtedness
  - d. Assumption of indebtedness from other entities
  - e. Grants
  - f. Leases/Contracts
  - g. Other?
  
8. How will the Commission acquire the assets of existing utilities systems, public and private?
  - a. Phased transfer?
  - b. Existing franchises?
  
9. Other powers/considerations:
  - a. Taxation
  - b. Rate setting/revision
  - c. Mandatory sewer taps/sewer utilization
  - d. Eminent domain
  - e. Impact fees
  - f. Additional charges for "Unreasonable burden"
  - g. Implied powers
  - h. Immunity from personal liability of members
  - i. Operate a personnel system
    - (1) Transfer of personnel from existing systems
    - (2) Benefits of transferred employees
    - (3) Retirement system for transferred employees
  - j. Payment of franchise fees



# HOME BUILDERS ASSOCIATION

Okaloosa-Walton Counties, Inc.



January 3, 1986

**President**

Robert D. Donovan

**1st Vice President**

Joseph A. Michetti, Sr.

**2nd Vice President**

Michael Gorham

**Secretary/Treasurer**

Betty F. Buck

**Board Members**

A. R. "Al" Brown  
Jimmy Parish  
Max Mathews  
Tyrone Cosson  
Flo Smith  
Dewey Elmore  
Dave Weaver  
Jim Branum

**National Directors**

Johnnie Shoda  
Gary Miller  
O. O. Scroggin, III

**Alt. Natl. Directors**

Susan Shoda  
Joseph A. Michetti, Sr.  
Jack Langille

**Life State Directors**

H. H. "Hul" Carnathan

**State Directors**

Gary Miller  
Johnnie Shoda  
George "Buddy" Smith  
Jack Langille  
Jimmy Parish

**Alt. State Directors**

Frank Rabell  
Max Mathews  
Al Brown  
Russell F. Scott  
Robert McElroy

**Assoc. State Directors**

Steve Burch  
Jack Williams  
Carlton Edge

**Alt. Assoc. State Directors**

Pat Terrell  
Don Riedel, Sr.  
Billy McLean

**Immediate Past President**

Johnnie Shoda

**Executive Director**

Marilyn J. Cameron

Mr. Mike Plaster  
Town of Cinco Bayou  
#35 Kelly Avenue  
Fort Walton Beach, FL 32548

Re: Reciprocal Licensing in Okaloosa County

Dear Mr. Plaster,

For some time now, the Home Builders Association has been looking into the reciprocal licensing practices of Okaloosa County municipalities. There seems to be a very wide range of procedures and fees from one municipality to another.

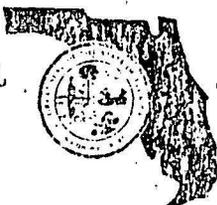
Please submit, by return mail, a copy of your current licensing ordinance and/or fee schedule. Also, the name of the person to contact regarding any questions.

Best Regards,

Marilyn J. Cameron  
Certified Executive Officer

MJC/bmp

Florida Department of Transportation



Thomas E. Drawdy  
Secretary

RECEIVED  
1/7/86  
M&D

BOB GRAHAM  
GOVERNOR

1955 South Ferdon Blvd.  
Crestview, Florida 32536  
January 6, 1986

Okaloosa Asphalt Enterprises, Inc.  
P.O. Box 284  
Shalimar, Florida 32579

RE: PRE-CONSTRUCTION CONFERENCE  
State Project No: 57040-3558  
FAP No: N/A  
BI No: 3117340  
County: Okaloosa  
Contract No: 16,057  
Description: From approximately 600 Ft. East of the Inter-  
section of SR-30 (US 98) and SR-85 and from  
the Intersection of SR-20 (US 98) and SR-85  
North to Approx. 300 Ft. North of 12th Avenue  
in Shalimar.

Dear Sir:

This is to inform you a preconstruction conference will be held on the above referenced project at the following location:

City of Ft. Walton Beach, City Hall  
at the following address: 107 Mircle Strip Parkway S.W.  
Ft. Walton Beach, Fla., On: Friday, Jan.17, 1986, Time:  
9:00 A.M. Central Standard Time.

This conference is scheduled in accordance with Article 8-3.5 of the General Specifications.

Additional Remarks:

Respectfully,

T.F. Turbeville  
T.F. Turbeville, Asst. Resident Engineer

RJP

TFT/cc

cc: (Central Office - Bob Buser, EEO Coordinator, Rebecca Walker)  
(District Office - H.E. Prescott, Charles Dunn, Charles Andrews,  
Alaxon Pitts, Ron Pscion, Dave Fierro, Gordon Warren, Jr., T.S.  
Spangenburg, Larry Kelly) Tim Bustos DER, Pensacola, P.W. Powell  
Ft. Walton Maintenance, W.L. Ray, Resident Engineer, (Utilities -  
Warner Cable Communications, Central Telephone Co., Gulf Power Co.,  
Okaloosa Gas District, City of Ft. Walton Beach, Town of Cinco Bayou,  
Town of Shalimar) Okaloosa County-Water & Sewer, Commissioners,  
County Engineer.