



South Walton County Mosquito Control District

2023-2024 Regular Board Meeting

Thursday, March 21, 2024 – 10:00 AM

Minutes of Meeting

The Board of Commissioners of the South Walton County Mosquito Control District held its Regular Board Meeting at the District Office at 774 North Highway 393, Santa Rosa Beach, Florida on March 21, 2024, at 10:00 AM.

Chairman Kristine Faulk called the meeting to order on March 21st at 10:01 AM and opened with a Prayer and Pledge of Allegiance to the American Flag.

The Commissioners attending the meeting were Doug Liles, Steve Young, and Kristine Faulk. Attorney Hayward Dykes was present.

Staff Present: Darrin Dunwald, Director
Cammie Henderson, Office Manager
Gerry Williams, Operations Manager
Joe Deel, Environmental Operations

Public: Adrienne Campbell
AJ Brown & Group, Wharton-Smith Construction Group
Steven Nicholson, DAG

APPROVAL OF MINUTES

February 15, 2024, Regular Board Meeting

Request for a motion to accept the board minutes for February.

Motioned by: Commissioner Steve Young

Seconded by: Commissioner Doug Liles

Motion approved: Unanimously.

PUBLIC COMMENT - NON-AGENDA ITEMS – None

OPERATIONS

DAG/Wharton Smith Update

GMP (Motion Resolution 24-003) – Discussion ensued.

Commissioner Steve Young questioned section 3 No cost for building systems commissioning is included in this proposal. Steve thinks this sounds like a punch list item, is a punch list not included? Wharton-Smith indicated that a punch list is included, a punch list is any work not up to qualification/specifications. Building commissions are the functionality of a business system, like telecommunications, mechanical, electronic, etc. normally handled by the owner. We make sure it works; any fine-tuning is up to the owner. Commissioner Steve Young understood the fine-tuning of items that they were not qualified to do.

Commissioner Doug Liles questioned the Clarifications & Assumptions. Commissioner Doug Liles wanted to know who the architect for DAG was. Steven Nicholson stated he was the architect on the project for DAG. Commissioner Liles asked if he signs off when they request payments. Steven Nicholson stated that they (DAG) would sign off on all payments. Commissioner Liles stated there were a lot of items on the exclusion list, so the GMP is not the real cost. Wharton-Smith stated that most of the items are design elements and have already been discussed. It's a



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wording issue but it has been accounted for and is part of the contingency. Like the pedestrian bridge handrail, downspouts, etc. they are accounted for in the contingencies. We don't have final approval of that design, but they accounted for it. AJ Brown stated that some of these items don't have a cost yet and will request approval from the owner. AJ stated this is why they have a contingency fund. Commissioner Liles asked if we would have the architect's approval on the contingency items. Steven Nicholson stated he would approve any of the contingency items.

Commissioner Liles wants to know why we didn't include dewatering in the cost. Where do you think we will hit groundwater and why would we not dewater? Wharton-Smith stated that dewatering is a term that can go different ways. They do expect groundwater when trenching and backfilling. It's when it goes beyond that we do not include seawater. Commissioner Liles asked if we have anything from the engineer signed off that we won't have to do that. Discussion ensued. Commissioner Liles would like something in writing from the engineer about dewatering. Discussion ensued. Wharton-Smith indicates that it's the engineer's responsibility to indicate dewatering. The design of the building and ponds does not indicate we will have groundwater issues. Based on the information given to Wharton-Smith. Discussion ensued.

Commissioner Liles asked about the roof plan issue. Steven Nicholson stated that it had already been discussed and sent to the manufacturer. Discussion ensued. Commissioner Liles would like to have it more defined. Steven Nicholson from DAG will have 100% of the design needs to Wharton-Smith by April 14th. Discussion ensued.

Commissioner Liles asked about the utility connections not defined. Joe Deel stated that there are a lot of little details that need to be defined and they will work with Wharton-Smith to define it. It is all included in the GMP through the contingencies. Discussion ensued.

Commissioner Liles wants to know the breakdown of the infrastructure vs the building. Wharton-Smith stated there is 1.6 million dollars in site work and the building is \$6.4 million. This is a 16% increase from the last building estimate, which is under the average 38.6% increase nationally. Wharton-Smith is seeing an average of 16% increase locally. Discussion ensued.

Commissioner Liles stated that he feels these prices are high and there are a lot of question marks. Commissioner Liles feels we have more work to do. Commissioner Steve Young asked Commissioner Liles to quantify the issues that he was not comfortable with. Commissioner Liles stated the first thing is the architect didn't know the engineer worked under him and the engineer isn't here to answer the questions. Attorney Hayward Dykes stated that they would need to rewrite the resolution. This is either a green light or a red light to move forward with these numbers. It sounds like there are no changes to the dollar amount. Discussion ensued. Joe Deel and Darrin Dunwald both agree they are comfortable with the current GMP and working with Wharton-Smith. Darrin Dunwald wants to move forward. Discussion ensued.

Request for a motion to approve Resolution 24-003 as presented.

Motioned by: Commissioner Steve Young

Seconded by: Chairman Kristine Faulk

Motion approved: 2 to 1.



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ADMINISTRATION'S REPORT

Bernadette, PIO, presentation on Mosquito Fest – 60th Anniversary. – Discussion ensued.

Financial Report for February – Discussion ensued.

Commissioner Doug Liles asked where we would get the additional dollars for the administration building. Cammie Henderson stated we currently have \$6 million in the administration building. We can move additional funds from future expansion. Additionally, Cammie Henderson stated that we will need to understand the new homestead exemption before budgeting next year. Discussion ensued.

April Board Meeting – moved to the 25th of April due to the absence of Darrin Dunwald to Lee County Mosquito District Aerial Workshop.

Request motion to move April Board Meeting to April 25th.

Motioned by: Commissioner Steve Young

Seconded by: Commissioner Doug Liles

Motion approved: Unanimously.

February Expenditures. Discussion ensued.

Request for a motion to approve February expenditures as presented for CPA to review.

Motioned by: Commissioner Doug Liles

Seconded by: Commissioner Steve Young

Motion approved: Unanimously.

LEGAL - None

OPERATIONS (Con't)

February Summary – Discussion ensued.

Received mapping drone X-10. Discussion ensued.

Old Town Stormwater Facility Workshop was held at the District Headquarters on 2/26/24.

Discussion ensued. Meetings every Thursday to discuss progress. 90% done with Nellie Drive extension. 60% are done with stormwater management.

Code Compliance workshop was held at the District Headquarters on 2/28/24.

Discussion ensued. 15 to 20 code compliance officers attended. Discussion ensued.

Land Development Code meeting at Freeport. Firm EPZ did a presentation and Darrin let them know we need to be involved in this process. EPZ stated they would be contacting him during the process. Discussion ensued.

Strategic plan. Discussion ensued.

Lease – Meet with County, lease is ready to be approved by BCC. Discussion ensued.

COMMISSIONERS

Seat – 1 Doug Liles

Doug asked for an update on Robert Nelson. Discussion ensued.

PFAS update – doing a study on catfish livers and sending them off. Doug will update us when he gets more information. Independent work outside of Mosquito Control.

Discussion ensued.

Seat – 2 Steve Young – Enjoyed his first AMCA.

Seat – 3 Kristine Faulk – None



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ADDITIONAL NON-AGENDA ITEMS

OLD BUSINESS

1. List of problematic breeding areas through poor percolation and/or draining. **Still in process**
2. Dump truck with driver rental. Possible RFP to have a list of approved companies. **Still in process**
3. Disclaimer – we are not responsible for stormwater through our ditches. **Still in process**
4. Make a recommendation to the Board for sign company by value. **Still in process.**
5. Dump truck with driver rental. Possible RFP to have a list of approved companies.
 - a. Send purchasing procedures to Amy Myers. **Still in process.**
6. Update Educational Reimbursement Plan. **Still in process**
 - a. Pre-approval for education reimbursement.
 - b. Florida schools
7. Commissioner Steve Young would like a meeting with Robert, IT, regarding: **Still in process.**
 - a. VPN?
 - b. 2-Step Authenticity?
 - c. Is our data secure? How secure?
 - d. Update on Best Practices
 - e. Recommendations
8. Commissioner Doug Liles requested an ICPR model update. – Additional information needed. Kevin is asking what type of update we are looking for. Doug will send Darrin the recording of the meeting that Doug and Darrin had with Kevin. Doug indicates it's the new impermeable ground.
9. Commissioner Steve Young's request to Start a Strategic Plan: Goals, Objectives & Metrics. **DONE**
10. Amy Myers to write a letter regarding the use of the commissioner title in letters for Commissioner Doug Liles. **Still in process.**

NEW BUSINESS

COMMENTS BY COMMISSION AND PUBLIC

Request for motion to Adjourn by Chairperson Kristine Faulk

Motioned by: Commissioner Doug Liles

Seconded by: Commissioner Steve Young

Motion approved: Unanimously.

The meeting was adjourned by Chairperson Kristine Faulk at 12:10 PM.

Chairperson Kristine Faulk: 

Commissioner Steve Young: 

Commissioner Doug Liles: 