

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
MARCH 7, 2017
9:00 AM
MINUTES**

Commissioners Present: Joseph Parrish – Chairman, Noah Lockley-Vice-Chairman, Cheryl Sanders, William Massey, Ricky Jones

Others Present: Alan Pierce-Director of Administrative Services, Michael Moron-County Coordinator, Michael Shuler – County Attorney, Lori P. Hines-Deputy Clerk to the Board.

Call to Order

Chairman Parrish called the meeting to Order.

Prayer and Pledge

There was a prayer followed by the Pledge of Allegiance.

Approval of Minutes

There were no minutes presented for approval.

Payment of County Bills

On motion by Commissioner Lockley, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve payment of the County's bills.

Mr. Pierce announced Mrs. Roxie Allen, Planning & Building Department, is present and planning to retire. He thanked Mrs. Allen for her work and said a retirement party was held with staff and family. Mr. Pierce read a poem he wrote for Mrs. Allen. Mrs. Allen thanked everyone and said she enjoyed working for the County.

Department Directors Report

Howard Nabors - Superintendent of Public Works

Mr. Nabors appeared before the Board. Mr. Nabors said hopefully they will have Alligator Point finished this week as the signs had to be ordered. Mr. Pierce read the following item from his report:

3- Regarding traffic control for Alligator Drive. Inform the Board that I asked Michael Moron to ask the Sheriff to see if he can obtain some signals through the Florida Sheriff's Association. Pam Brownell has contacted the Florida DEM for options. FDOT does not have any of the devices in their inventory anywhere in the state, and the devices are not on the state bid list. I have not found a paving contractor who has them available. On the advice of FDOT, I contacted Duke Energy to see who they use. I did find 3 vendors- Acme Barricades, Bob's Barricades, and AWP Traffic Control, who rent portable traffic control signals, and I have obtained quotes, and to my knowledge these are the only three vendors in the state. I did talk to Ms. Joyce Watters, FEMA consultant, who thought the cost of traffic control would be reimbursed through the PW we have written, once the PW is obligated. If we obtain traffic control signs before the PW is obligated the county might be responsible for that time. However, I believe we need to move forward with the devices because we are coming into the spring/summer traffic pattern. Board discussion.

Mr. Pierce stated these two traffic control devices are needed on the 1,000 feet of road between George Vause Road and Tom Roberts Road. He explained the road cannot be expanded to two lanes as the right-of-way is already as far as it can go to the north without being on private property. He reported when the County receives the FEMA money, they are planning to move the road back toward the water so later there will be two lanes. Mr. Pierce said the Sheriff was not able to obtain traffic signals. Mr. Pierce stated DOT informed Mrs. Brownell that they had traffic control signals and then told him they did not have them. Mr. Pierce pointed out FEMA rules require 3 quotes. He stated the County may need to take money from the Bald Point Trust Fund for the cost of the traffic control devices. He advised the Board the quotes for 2 devices are, as follows:

ACME Barricades	\$6,000.00 per month
Bob's Barricades	\$4,560.00 per month

Mr. Pierce reported he will get a third quote from Roberts & Roberts. He said the decision about the traffic control devices is up to the Board. Commissioner Sanders agreed the County needs to place these devices in this location. She said her concern is these devices usually have to be monitored on a 24 hour basis. She questioned who will be monitoring the devices. Mr. Pierce was not sure about the maintenance in the lease agreement. He explained the timing of the devices has to be addressed and they must find the appropriate traffic pattern. **Commissioner Sanders made a motion to instruct Mr. Pierce and staff to follow through and get these traffic control devices set up and keep the Board informed. Commissioner Lockley seconded the motion.** Commissioner Jones asked about the difference in the bid amounts and if the devices

are the same. Mr. Pierce said all the quotes were verbal but he feels like the devices are comparable. He stated the Acme bid provided a month by month rental and the bid from Bob's Barricades is for a 3 month minimum. Mr. Pierce pointed out the County will be responsible for the units until a contractor is on site and then it will be their responsibility to keep the road open and safe while the road is being rebuilt. He estimated it could take 6 months for a contractor to be on site. Mr. Pierce explained FEMA has to authorize the money and then the County has to request a permit from the state. Attorney Shuler stated if a permit challenge is filed then it could add 6-8 months of litigation time. Commissioner Lockley said the County is dealing with a public safety issue so the devices need to be set up and running as there will be a lot of extra traffic when children are out of school and during vacation time. Commissioner Sanders agreed during spring break it will be very busy as there is always a lot of traffic in this area. Mr. Pierce highlighted the work that has been completed by the County in this area. He explained the curve on Tom Roberts Road will be easier as there will be a divided route. **Motion carried; 5-0.**

Commissioner Sanders reported she attended the Tates Hell Liaison meeting as she is the County representative and Ms. Leslie Cox, a resident of Carrabelle, brought up the rutting and ditches on Highway 67. She said she tried to explain there is no more mowing until late May but Ms. Cox was upset about the rutting. Commissioner Sanders stated she explained the rutting was caused by mud bogging in the ditches. She reported the County has an Ordinance and it was sent to the Sheriff to enforce. Commissioner Sanders said Ms. Cox requested some signs alerting people that this road is a scenic byway and wildflower area. She stated the Road Department was directed to make some signs and Mr. Nabors will present one of the signs next time for the Board to see. Commissioner Sanders made a motion to write a letter to Sheriff A.J. Smith and ask them to enforce the mud bogging ordinance. Mr. Moron said an email was sent to the Sheriff and they responded that Mr. Carl Whaley, Sheriff's Office, is enforcing this ordinance. Commissioner Sanders reported she advised Ms. Cox it was not the County tractors doing this damage and the County does not like it either. Chairman Parrish said this mud bogging is happening across the county. Mr. Moron agreed to let the Sheriff know about the other areas where this is happening. Ms. Nita Molsbee, St. George Island Water Company, said she was told the pond on West Gulf Beach Drive on St. George Island would come up during the Road Department's report. Mr. Nabors described the location and said when it rains water stands in this area. Ms. Molsbee said the problem occurred when the County paved West Gulf Beach Drive. She said anyone trying to enter these businesses has to walk down to the corner and come back through B.J. Pizza's parking. Ms. Molsbee stated she has been trying to get an answer to this problem for over a year. She reported the business owners cannot park and walk into their businesses because of the water. Mr. Moron stated he met last week on site with Mr. Nabors and talked about this issue. He discussed options for this project. He reported they do not want to cut the road and there is also a bike path involved. Mr. Moron said they are waiting for the "no cut" company to flag the lines. Mr. Nabors said

they may be able to place a pipe and divert the water to the west but they need to wait until the lines are flagged. Mr. Moron stated there should be a plan shortly and they will discuss it with Mrs. Molsbee and the tenants of that building. Commissioner Jones said apparently what they discussed before is not going to work. Mr. Moron said they want to be careful not to cut any lines. Mr. Nabors pointed out there is asphalt all around this area. Commissioner Lockley asked if they can bore under the road. Mr. Nabors stated they may be able to cut a portion of the asphalt and run a pipe. Commissioner Sanders reported this was her concern with paving this road because there is nowhere for the water to go. Mr. Nabors said they may be able to build the area up to make the water drain off the property. Mr. Moron reported the road is higher than the parking area and creates a bowl which holds the water. Commissioner Massey stated he looked at the area and they may be able to build up the parking lot with some 57 rock and they would not need to cut the road. Mr. Nabors said Mr. Clay Smallwood, Preble-Rish, is going to look at this area. Chairman Parrish asked Mr. Nabors to keep the Board informed on what kind of solution they find for this problem.

Attorney Shuler asked Mr. Pierce to comment on the golf cart ordinance issue at Alligator Point while Mr. Nabors is still present. He explained Commissioner Sanders asked the County Attorney and County staff to look at the issue of enacting a golf cart ordinance at Alligator Point. He said he met with Mr. Pierce and Mr. Mark Curenton, County Planner, and they are not in favor of a golf cart ordinance. Commissioner Sanders reported numerous emails have been received about this issue and some language has been suggested. She said she told everyone staff would come back with a recommendation on how they can move forward. Mr. Pierce reported he has not seen any proposal from the community. Attorney Shuler stated the proposal is a rewrite of the Eastpoint Golf Cart Ordinance. Mr. Pierce reported the dilemma is that other areas have a network of roads that are less heavily traveled and Alligator Point does not have a network of roads. He explained they have Alligator Drive and everything leads to Alligator Drive and everything dead ends off of Alligator Drive. He said people want to use Alligator Drive as a golf cart path. He reported golf carts are not allowed on Gulf Beach Drive or Highway 98 and he does not think it is a good idea to put golf carts on Alligator Drive. Mr. Pierce stated the speed on Alligator Drive is 35 mph and golf carts have no protection against a car in an accident. He suggested either lowering the speeds limit so cars and golf carts are going the same speed or making a determination that golf carts pose too high a risk on Alligator Drive. He stated golf carts on the side roads are no problem but people cannot get anywhere on the side roads at Alligator Point. Attorney Shuler reported in reviewing the state statute, it would require the County to make a finding, as a matter of fact, that there is a safety determination that the road would be safe for golf cart travel. He explained after talking with Mr. Curenton and Mr. Pierce, he would be of the opinion that the County not make a safety determination based on the road at its current configuration, speed limits and amount of traffic as it does create a danger and liability to the County. Commissioner Sanders asked if there is a representative from Alligator Point who would like to address this

matter. Commissioner Massey asked if there have been any accidents with golf carts at Alligator Point. Attorney Shuler said they are not supposed to be legally operating golf carts in this area. Mr. Ray Pierce, a resident of Alligator Point, explained the Sheriff has told them he is going to enforce the law and there are many residents here today about the golf carts. He stated they cannot legally drive the golf carts on the road but have driven them there forever. He explained they cannot get to the marina down Alligator Drive without using their golf carts. He said this is a tough situation for the Sheriff and the residents. He advised the Board the residents want their golf carts. Ms. Bonnie Stelzenmuller, a resident of Alligator Point, stated she has a petition with over 120 signatures of people who want to continue to use the golf carts on Alligator Drive. She explained Alligator Point has mostly homes and does not have bars, restaurants or motels like St. George Island. Mr. Jerry Metz, a resident of Alligator Point, thanked the Board for allowing the citizens to be part of the discussion. He said they are not asking for a change but would like the Board to approve what has been going on for a long time. He referenced a sign at Alligator Point that has an ATV/golf cart emblem and says "Share the Road". He reported there are 71 golf carts and ATV's housed openly in this area that have been used for all these years. He pointed out the water department uses one to check the meters and Bald Point State Park has one they use in the park but they also use it on a county road. He stated the turtle patrol also uses one during nesting season. He reported he found no record of any accidents involving golf carts. He said this will also affect the 4th of July and Christmas parades. He stated Alligator Point increased their tax base more than any other area last year. He said 6 new buildings are being constructed now and will bring in about \$5,000 per unit. Mr. Metz reported there are applications for 6 more buildings. Mr. Metz stated there are 90 lots from the fire station to the marina that are buildable. Mr. Metz discussed the accesses and secondary roads on Alligator Point. Mr. Pierce said some of these vehicles may meet road requirements and are not illegal. Chairman Parrish stated the Sheriff's Office is also writing tickets on St. George Island for ATV's because they are not included in the golf cart ordinance. He said if the vehicles are not specifically mentioned in the ordinance then the Sheriff is writing tickets. Mr. Steve Fling, a resident of Alligator Point, reported the main objection of Mr. Pierce and the County Attorney seems to be the speed of the vehicles. He stated no one would be opposed to lowering the speed to rectify the safety concern. He reported he has an ATV that is used to bring people on and off the beach in emergency situations. Commissioner Sanders discussed Alligator Point Road and said the road starts at 55 mph then drops to 45 mph, 35mph and then 15mph. She said the only way to fix the problem is to make the speed uniform for all vehicles and she is not sure how they could do this. She asked Attorney Shuler to comment about the law on this matter. Attorney Shuler reported there is only one statement in the state statutes about golf carts on public roads and that addresses the speed of golf carts in state parks. He stated the burden has been placed on the County Commission without any guidance on how to determine if it is safe or not safe for golf carts to be on a county road. Attorney Shuler said if the Board is interested in reducing the speed limit then the County Engineer could be directed to look at the road and give

a report about the safety. He said on Gulf Beach Drive the speed is set at 35 mph but individuals are driving at higher speeds. He stated in other areas side streets are used for golf carts but Alligator Drive is the only road to use in this area. He reported it will not be safe with the current volume and speeds. Attorney Shuler advised the Board there is no factual basis to make a determination at this time and they are not in a public hearing setting to make any decisions at this time. He said at this time the Board is just exploring whether or not to consider a golf cart ordinance. He recommended sending this issue to the County Engineer to complete a traffic study and make a determination on whether or not there is a safe speed. He reminded everyone if the determination is a 25 mph speed limit then this is a long stretch of road for that speed. He said enforcement will also be an issue. Chairman Parrish said the residents want the golf carts but they have to look at the safety and liability to the County. He stated if the speed limit is reduced then the Sheriff is also going to enforce the speed limits. He reported there is no network of secondary roads so he understands the concerns. Chairman Parrish expressed concern about the County's liability in this issue. He suggested Attorney Shuler look into this matter and see what can be done.

Commissioner Massey made a motion to direct Attorney Shuler to look into the golf cart issue and see what can be done. Commissioner Jones seconded the motion.

Commissioner Lockley said the local people may be okay but he is worried about the day trippers coming in for the day and speeding in this area. Chairman Parrish reported ATV's need to be looked at also because if they are not included then the Sheriff will enforce the ordinance. He stated they need to also look at including ATV's in the Ordinance for St. George Island. Commissioner Massey asked if some ATV's have tags, lights and insurance. Attorney Shuler was not aware of any of these vehicles that have tags, lights and insurance. Chairman Parrish reported mules may meet these requirements. Commissioner Jones agreed this has become an issue on St. George Island and the Board may need to address this issue. Chairman Parrish stated if the speed is lowered for golf carts, it will also be lowered for cars and the Sheriff will enforce the speed limit so the people need to take this into consideration. Mr. Franklin Jacobs, a resident of Alligator Point, explained there is a big different between golf carts and ATV's. He said they would like to drive their golf carts on Pine Street and the speed limit could be lowered from 45mph to 35 mph. Commissioner Sanders stated the speed limit was lowered on part of C.R. 370 because people were going fast and then tickets were issued. She agreed the Sheriff is going to enforce the speed limit so if the speed limit is lowered then people will receive tickets. She stated this issue will come down to safety for the people. Chairman Parrish reported the speed limit will need to be lower than 35 mph if golf carts are traveling on the road. **Motion carried; 5-0.** Attorney Shuler stated the current ordinance has been on the books for some time and bans ATV's on the roads but there is limited authorization for people that are licensed on the shoulder of the road. He explained the only exception is on Alligator Point for permit holders and they are allowed to drive on the road surface. He said everywhere else in the County is banned for ATV's. Chairman Parrish asked Attorney Shuler to come back with a recommendation on what is compatible and what is not compatible. Attorney

Shuler said the statutory language refers to the local government so they are the responsible County making the safety determination on whether or not golf carts are allowed on County roads. Chairman Parrish stated this opens the County up for the liability. Commissioner Jones pointed out that some of the vehicles are utility vehicles (UTV's). He explained some entities on St. George Island rent UTV's but they are not allowed by the ordinance so it does need to be addressed. Chairman Parrish agreed and said the Sheriff will enforce the ordinance.

Fonda Davis – Solid Waste Director

Mr. Davis requested permission to advertise for part time help to enforce the Leave No Trace Ordinance. **On motion by Commissioner Lockley, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize Mr. Davis to advertise for part time help.**

Mr. Davis said the day of ball will be held on March 31st and April 1st at Kendrick Field.

Mr. Davis presented the following item from his report:

SUBJECT:

Championship Signs at County Line.

FOR BOARD INFORMATION:

I have spoken with Glenn Davis, Permits Coordinator with Department of Transportation about the Championship signs being placed at the County line and he has advised me that DOT will not allow the placement of the signs at those locations. Another option is to place them on County property at the entrance of each Sports Complex.

REQUESTED ACTION: Direction on placement of Championship signs

Commissioner Sanders described the location of the poles where the sign was already approved by DOT . She reported the sign was taken and a new sign just needs to be put up in this location as it was already permitted.

Pam Brownell – Emergency Management Director

Mrs. Brownell presented the following report:

Action Items:

1. Approve and sign Resolution for Flood Mitigation Assistance Plan.

Mrs. Brownell said this Plan will be annexed into the Local Mitigation Strategy (LMS). She reported this plan has been approved by the State but needs to be adopted the Board.

On motion by Commissioner Sanders, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to adopt the Resolution for the Flood Mitigation Assistance Plan.

2. Approve and sign contracts for Residential Construction Mitigation Program (RCMP) Contractors.

Mrs. Brownell said Florida Retrofits will be the contractor and the shutter contract will be with J.P. Roberts. **Commissioner Massey made a motion to approve and sign the contracts for the Residential Construction Mitigation Program. Commissioner Sanders seconded the motion.** Commissioner Lockley declared a conflict. **Motion carried; 4-0. Commissioner Lockley abstained from voting.**

Mrs. Brownell explained the application has been submitted for another round of RCMP. Chairman Parrish asked if they received additional funds and can do additional projects. Mrs. Brownell answered yes; they have some extra money this year. She stated last year they had already picked the houses for the additional funds and then only received \$6,000. She reported they have asked to do two extra houses this year but they will not do anything until it is awarded and they bring the amended contract back to the Board.

Mr. Moron read the following item from his report:

3. Inform the Board, as requested by the Chairman, a link to the WeatherStem page with Franklin County's weather information is on the County's website. On the website's homepage click on the Resources tab, then on the WeatherStem link. 2kWebGroup, the County's Webmaster, configured the link so it opens with the current temperature, weather conditions, and other key weather information. There is a WeatherStem app for you iPhone and Android devices.

Chairman Parrish said this will provide valuable information especially during hurricane season.

Mrs. Brownell submitted the following items in her report:

Information Items:

1. EOC Staff continue to promote our Re-Entry Tag program and encourage all residents to apply for their Re-Entry Tag. Staff are also encouraging all residents to sign up for the Nixle Notification System by going to www.nixle.com
2. EOC Staff attended the Everbridge Configuration Conference call on 03/01/17.
3. Franklin County EOC hosted and attended a PIO Class on 02/28/17-03/01/17.
4. Attended the Web EOC Conference Call on 03/01/17 & 02/22/17.
5. Attended the HMGP Statewide Applicant Webinar on 02/27/17.
6. EOC Staff will attend the Region 2 Quarterly Meeting on 03/16/17.

7. EOC Staff will attend the School Health and Safety Council Meeting on 03/15/17.
8. EOC Staff will be participating in the Kids & Cops Day on 03/17/17.
9. Uploading Alert Florida/Everbridge Mass notification system from 03/06/17 to 03/07/17.

Erik Lovstrand – Extension Office Director

Mr. Lovstrand presented his report, as follows:

Franklin County Extension Activities February 22 – March 7, 2017

General Extension Activities:

- Extension Staff assisted local citizens regarding plant disease diagnosis, pesticide licensing requirements, soil tests, and injured wildlife.
- Extension Director attended a citrus health forum hosted by the NF Research and Education Center. Topics included disease and pest issues for citrus in N Florida.
- Extension Director is participating in a County Ext. Director Leadership class online over a 6 week period.
- Facility needs discussion has been taking place with the City of Apalachicola as will be outlined in Alan's notes for the Board.

Sea Grant Extension:

- Extension Director participated in weekly planning calls regarding Dark Skies turtle lighting grant.
- Met with other Natural Resources and Agriculture agents at a 3 day in-service training held at Wakulla Springs on topics of invasive species, watershed issues, septic systems, nuisance wildlife, ocean acidification, and more.

4-H Youth Development:

- Extension staff participated in pre-camp planning for this summer's 4-H camp.
- Franklin County's Making Strides 4-H club continues to meet.
- 11 Franklin County youth have been registered for 4-H Day at the Capitol in March.
- 8 Franklin County youth participated in the weekend "Teen Retreat" at the 4-H camp in Niceville. They participated in a service-learning project to assemble "chemo-kits" that will be distributed to cancer patients around the 4-H district.

Family Consumer Sciences:

- Family Nutrition Program Assistant is conducting health and nutrition programs with 2nd and pre-K grades at this time in the local schools.

Agriculture/Horticulture:

- Citrus greening disease has now been confirmed in backyard trees in Carrabelle and Apalachicola from samples sent in to the diagnostics laboratory.
- Wakulla County Extension Director provided a program in a local 4th grade classroom

Mr. Pierce read the following item from his report:

1-Board direction on the utilization of the remaining legislative appropriation for a county extension office. As the Board is aware, the 2016 Legislature allocated \$250,000 of state funds to improve the Franklin County IFAS Extension Office. At the time of the request, the Univ. of Florida was going to provide additional funds with the goal of a complete renovation of the old DEP building at Scipio Creek into a large IFAS Extension Office. The legislative funds were sent to DACS as DACS was going to hold the money until UF finished its evaluation and entered into a contract with DACS. By the time the UF Building Department was through with the evaluating the project, the cost had ballooned to more than \$1M and the UF decided they could not commit that much money to the project.

During the time UF was evaluating the building, the county paved the road and parking areas in anticipation of UF moving ahead with renovations. The UF and DACS agreed that the county acted in good faith, so the \$70K worth of road paving for the building was paid to the contractor out of the \$250,000. This leaves some \$180K of funds to complete the legislative intent of providing the county extension office with a new space.

I have spoken to and received an email from Mr. Craig Christ, DACS, confirming that DACS will enter into a contract with Franklin County if the Board wants to move forward with developing a building for the extension office. According to Mr. Christ, some action needs to be taken to encumber the funds by Dec. 31, and then if there is any action at all DACS can grant an extension until June 30, 2018 to complete the project. Michael Moron and I have met several times with Mr. Erik Lovestrand, County Extension agent, to determine the best place for his office.

At this time I would like Board action to authorize up to \$500 for Mr. Doug Shuler, architect, to give Michael and I some professional advice on some options we have looked at. Board action.

On motion by Commissioner Lockley, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize the expenditure of \$500 for Mr. Doug Shuler to review the options.

Mr. Moron presented the following item from his report:

1. At the February 7th meeting the Board tabled, until today's meeting, Mr. George Floyd's variance request to allow for a Commercial Dredge, Fill and Spoil site placement on property located at the northwest corner of Franklin Blvd. and West Bayshore Drive, also known as 41 West Bayshore Drive on St. George Island. Mr. Dan Garlick is here this morning to discuss this request.

Mr. Dan Garlick, agent for the Apalachicola Maritime Museum, said they are working with Mr. Curenton and may have found another site for the spoil disposal. He stated they need more time and he requested an extension until the second meeting in April. Commissioner Sanders questioned the legality of extending the time frame as the Board was supposed to make a decision on February 7th. Attorney Shuler explained if both parties are in agreement to extend the deadlines then the applicant cannot come back later and say the County did not make a timely decision. He commented as this request is on the applicant's part then there is not much risk to the County. **Commissioner Massey made a motion to extend the time until the second meeting in April. Commissioner Sanders seconded the motion.** Commissioner Sanders reported this matter cannot keep going on and the applicant needs to make a decision so the Board can vote. **Motion carried; 5-0.**

Deborah R Belcher – CDBG – Report

Mrs. Belcher presented the following report:

The CDBG Mobile Home Replacement Package #1 included removal of the existing mobile homes, new Wind Zone 3 homes with appropriate specifications, such as energy efficiency features, handicap accessibility features where needed, ductwork in ceilings, heavy duty skirting, and set-up features such as a 5'x5' pressure treated landing and steps, sewer connections where required, all necessary tasks such as tree removal, and **sales tax.**

I published a request for manufactured/modular homes proposals in the 1/31/2017 edition of the *Panama City News Herald* and the 2/1/2017 edition of the *Apalachicola Times*. I also verified that there are no certified minority/woman-owned businesses to solicit.

An on-site pre-bid meeting was held 2/6/2017, attended by representatives of: CC's Homes (Panama City), Titan Factory Direct (Panama City), and Clayton Homes of Panama City. A representative of Wayne Frier Homes of Tallahassee/Midway requested a walk-through on 2/7/2017 but did not follow through. Afterwards, with Board approval, I obtained a benchmark letter with spot elevations for 323 Patton Drive, the only home located in a floodplain, and sent the letter to the potential bidders.

Bids were due at 2:00 p.m. on February 27, 2017. I called each of the 3 pre-bid attendees early that morning to remind them to submit bids by 2:00 **Eastern** time, and each said they would do so. At the 2:00 deadline, the only proposals received were from Clayton Homes. Titan Factory Direct delivered proposals at approximately 2:25 p.m. but the proposals were not accepted due to missing the published deadline for submission. County Planner Mark Curenton and I opened the Clayton Homes proposals, which were as follows:

Owner/Address	Model	Price	Type
Frances Hunnings 323 Patton Dr., Eastpoint	Southern Estates, Belle NRG-2010	\$128,361 (\$138,461 modular)	Exposure D doublewide, elevated 7' up, engineered foundation, ramp, tree removal, handicap
Ronnie & Vicky Segree 66 Brian St., Eastpoint	Southern Estates, Belle NRG-2010	\$108,361 (\$118,461 modular)	Exposure D doublewide, handicap
Sally Moses 63 Shuler St., Eastpoint	Southern Estates, Belle NRG-2010	\$108,561 (\$118,461 modular)	Exposure D doublewide
Shelia Shiver 768 Ridge Rd., Eastpoint	Southern Performance Model PRF16763C or Model PRF16763A	\$82,275	Singlewide, sewer, tree removal, replacement porch
Josh/Angie Polous 753 Ridge Rd., Eastpoint	Southern Performance Model PRF16763C or Model PRF16763A	\$76,275	Singlewide, sewer connection

Recommendations for Awards, CDBG Mobile Home Replacement Package #1

In an effort to verify the competitiveness of these prices, I called the Titan Factor Direct representative. He indicated that the prices they had prepared to submit were higher than the Clayton Homes quotes.

Clayton Homes provided specification sheets for each home. I noticed a few items that were of concern, and negotiated upgrades at no additional cost if all 5 homes are to be awarded. These items included the following for the singlewide homes: changing from 30 gallon water heaters to 50 gallon (these will be for larger families), shelves in the kitchen base cabinets and a cabinet over the refrigerator, ceiling fans in the living room and master bedroom, and more durable features on the replacement porch for Shelia Shiver. The original spec sheet stated that the singlewides had an additional 2' (from 76' to 78'), but the submitted floorplan did not reflect that, so we got the corrected version. For the doublewides, the upgrade was adding a ceiling fan in the master bedroom.

Reference check phone calls for Clayton Homes of Panama City:

1. Franklin County resident Savannah Putnal recently bought a new single-wide home from Clayton Homes. She is completely satisfied with the home, said her minor service request was handled promptly, and she has recommended Clayton Homes to two of her friends who intend to purchase from this dealer.
2. Lisa Claus, Jackson County, purchased a doublewide home, is completely satisfied with it, and said minor complaints were handled promptly.

All of the homeowners reviewed the plans for the model proposed for their site. Each homeowner was enthusiastic about the proposal. The mobile home replacement contracts will be between the owners and the dealer, with the County providing the funding.

I recommend the following actions by the Board:

1. Waive the limit for CDBG assistance for mobile home replacements for each of the homes in Mobile Home Replacement Package #1,
2. Authorize CDBG funding for home replacement to Frances Hunnings in the amount of \$128,361, plus costs of loan recording and documentary stamps,
3. Authorize CDBG funding for home replacement to Ronnie and Vicky Segree in the amount of \$108,361, plus costs of loan recording and documentary stamps,
4. Authorize CDBG funding for home replacement to Sally Moses in the amount of \$108,561, plus costs of loan recording and documentary stamps,
5. Authorize CDBG funding for home replacement to Shelia Shiver in the amount of \$82,275, plus costs of loan recording and documentary stamps, and
6. Authorize CDBG funding for home replacement to Josh and Angela Polous in the amount of \$76,275, plus costs of loan recording and documentary stamps.

Mrs. Belcher presented an additional report and a budget status and projection. She explained the mobile home replacement bids are higher than expected but there is not a lot of options for exposure d mobile homes. She reported most of the dealers wanted to do a modular home. She said one dealer asked his factory to turn the modular home into a manufactured home and that is what they ended up with. She explained one bid is especially high because it is in the flood plain and has to be elevated. She said the applicant is disabled and also needs an ADA (Americans with Disabilities) ramp. She reported these are doublewide mobile homes. Mrs. Belcher said they have not found anyone who can provide a single wide exposure d mobile homes but they can get wind zone 3 mobile homes. Commissioner Lockley asked if they could get houses for this amount of money. Mrs. Belcher stated they can build homes but she does not think they would get them for less. Commissioner Lockley reported in the past the SHIP Program built 4 houses. He said some of the houses only cost \$87,000. Mrs. Belcher stated they received pricing on modular houses and these homes are built to building code instead of the HUD code. She explained the Board directed her to work on mobile homes. Chairman Parrish stated he advocated for mobile homes because they were trying to reach as many people as possible but they did not know it would cost this much. Mrs. Belcher reported the prices also include demolition of the existing structures, connection of utilities and sales tax. She reported if homes were constructed then they would not have to pay sales tax. Mr. Moron inquired if mobile homes have to be replaced with mobile homes. Mrs. Belcher said there is no state requirement but it was the direction of the Board. Mr. Moron stated the homes are smaller so they would need to look at the square footage. Chairman Parrish said the expense of displacing the individuals during construction will also need to be addressed. He stated the Board thought they could rehabilitate some of these mobile homes but most of them have to be replaced. Mrs. Belcher advised the Board to move forward with this project as the grant must be closed out in November. She said other options can be considered in the next grant

cycle. **Commissioner Massey made a motion to proceed with this project. Commissioner Jones seconded the motion.** Commissioner Sanders inquired about the tree removal costs. Mrs. Belcher reported there was a limb issue on Patton Drive. She said the driveway clearance was not enough. Commissioner Sanders asked if this is an allowable expense. Mrs. Belcher answered yes. Mrs. Belcher said septic tank abandonments and connections to sewer lines are also included. She reported this is a turnkey project. Chairman Parrish asked about the loan documents. Mrs. Belcher said it is the County's deferred loan program but there will be no payments. She explained it is a conditional grant prorated over 10 years. Mr. Moron stated they pay with time so it gets reduced over 10 years. Mrs. Belcher reported there is a lien on the property for 10 years. Chairman Parrish stated so the property owners cannot sell for a certain time. Mrs. Belcher answered the amount of time is based on the amount of money the applicant received. Chairman Parrish asked if the County has applied for another grant. Mrs. Belcher said the County cannot apply again until the current grant is closed out. Chairman Parrish said he would like to see some changes when they apply for the next grant. **Motion carried; 5-0.** Mrs. Belcher asked to waive the assistance limit of \$75,000 for these five applicants. **Commissioner Lockley made a motion to waive the assistance limit of \$75,000 for these 5 applicants. Commissioner Jones seconded the motion.** Chairman Parrish said he would like to stay at the \$75,000 limit for the next applicants and complete rehabilitations. Mrs. Belcher said the problem is the majority of the mobile homes are not candidates for rehabilitation. She reported this is only an estimate of the budget as they are not sure of the exact costs. **Motion carried; 5-0.** Mrs. Belcher asked for approval for Danny and Dana Rose subject to the environmental clearance and final eligibility. Chairman Parrish asked if the \$41,809.35 left is for this mobile home. Mrs. Belcher said she can address maybe one or two more mobile homes with the remaining funds. She reported this one will be rehabilitation and estimated the cost to be \$15,000. She stated they have septic tank issues that need to be taken care of. **Commissioner Sanders made a motion to approve the application of Danny and Dana Rose subject to the environmental clearance and final eligibility. Commissioner Lockley seconded the motion.** Commissioner Lockley asked if the contractors have already been selected. Mrs. Belcher reported there will be bids. Commissioner Lockley stated the SHIP program was having problems with some of the contractors. Mrs. Belcher explained one rehabilitation was done and the owner was very satisfied. **Motion carried; 5-0.** Mrs. Belcher said there are other applicants that they will not be able to assist with this grant as they are going to need mobile home replacements. She reported they are keeping a log so hopefully if the County applies for another housing grant, there will be a log of applicants.

The meeting was recessed at 10:25 a.m.

The meeting reconvened at 10:30 a.m.

Jason Puckett – Airport Manager - Report

Mr. Puckett said the Airfield Lighting contract has been awarded and the contractor is starting to stage at the airport. He explained it will take 90-120 days to substantially complete this project.

Mr. Puckett reported the Airport Drainage Improvement Project design is 90% complete and they hope to start construction by April. He said the project will be completed in 3-4 months.

Mr. Puckett stated FDOT has funding available to restripe the runways.

Mr. Puckett said he is working on an advertisement to submit to the Airport Advisory Committee (AAC) for a Request for Proposals (RFP) for a fixed base operator. He stated then the RFP will be presented to the Board for review.

Mr. Puckett reported the AAC will meet next Monday at 5:30 p.m. He stated many of the AAC members have met with Ms. Beth Kirkland who is conducting the Economic Development Study. He explained some of the AAC members have asked to look at the old work camp so they will tour the facility at 4:00 p.m. on Monday. Commissioner Lockley asked what they are doing to get jobs. Mr. Puckett reported they are anticipating the Economic Development study so they can identify areas to attract industry and bring jobs to the County.

Marcia M. Johnson – Clerk of Courts – Report

Clerk Johnson did not have a report.

Alan Pierce – RESTORE Coordinator – Report

Mr. Pierce presented the following report:

1-This item was handled earlier in the meeting.

2- Inform Board I submitted the request to the Governor's Office on Feb. 28 for a waiver from Hurricane Hermine local match. The county had some \$4.43M in damages, so the local share would be \$555,000. I asked for a waiver for the whole amount. I spoke with Ms. Sherie Carrington who will be reviewing the packet, and she said it could be weeks before they respond because of the impending legislative session. The confirmation from Ms. Carrington that they have received the waiver request is in the Board packet.

3- This item was addressed earlier in the meeting.

4- Inform Board that the Environmental Assessment is still going forward for the relocation of Gulf Shore Blvd. The time for its completion now appears to be September. In the next 30 days the property owners on Gulf Shore Blvd, including some 30 property owners on the original road will be getting letters from FEMA about the relocation process.

5- Inform the Board the Consortium Board of Directors has sent a request to Senator Rubio and Nelson seeking congressional authorization to allow the Consortium to bond funds coming to the Consortium. US Treasury has determined that the RESTORE Act does not allow for bonding. Without another act of Congress then the Consortium is going to be forced to prioritize among its 23 members on the order of projects, as the Consortium funds, like the county's, are going to come in over a 15 year period.

Mr. Pierce stated the Consortium consultants are coming down next week to talk about projects. He reported he informed them the County would still like to see an oyster recovery project. He stated the consultants are trying to get an update to provide at the Consortium meeting in April.

6- Inform Board there appears to some negotiating going on with TRIUMPH as the Legislative committee that is supposed to decide how TRIUMPH funds are going to flow has cancelled one meeting, and the another meeting is not yet scheduled.

Mr. Pierce reported Mrs. Brownell sent him a notice about a proposed change FEMA is looking at. He said the change is about the criteria for a Presidential Declaration and a change to the match requirement. He reported if these changes happen then FEMA will make it more difficult for Presidential Declarations to occur and it will change the match requirements so the federal share goes down. He stated either change will cost the local government more money. Mr. Pierce explained FEMA tried to change the insurance rules but the public outcry stopped that change.

Michael Morón – County Coordinator – Report

Mr. Moron presented the following report:

1. This item was handled earlier in the meeting.
2. Inform the Board that Area Agency on Aging has set the locations and times for their public meeting on March 8th. The Carrabelle meeting will be at the Franklin County Senior Center at 10:00 am. The Eastpoint meeting will be at the Eastpoint Public Library Branch at 11:30 am. The Apalachicola meeting will be at the Holy Family Center at 2:00 pm. The purpose of these meetings is to gather input from the County's senior adults about what services and programs are most needed in the community.
3. The matter was addressed earlier in the meeting.
4. Board action to approve the attached revised Retiree Health Insurance Subsidy Policy. The attached policy extends the vesting period for the retiree health insurance subsidy from six years of service to ten years, clarifies the benefit, and provides for a transitional

sunset period for the policy. It was tabled at the last meeting but has since been revised.

On motion by Commissioner Jones, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to approve the Retiree Health Insurance Subsidy Policy.

5. Chris Doolin, of the Small County Coalition, has asked the Board to adopt a Resolution Opposing House Bill 17 and Senate Bill 1158. These two Bills, although not identical, preempts local government from adopting regulations relating to commerce, businesses, occupations, and professions unless expressly authorized in general law. "The Resolution urges the members of the Florida Legislature to oppose both Bills which preempt the Home Rule power of local governments to take certain actions that are deemed by local officials to be the best interest of the residents of the local community unless expressly authorized by the Florida Legislature." A copy of HB 17, SB 1158, and a draft Resolution is included in your packet. Board action.

Mr. Moron stated Attorney Shuler reviewed the Resolution. Chairman Parrish said the part about a charter county needs to be changed. Commissioner Sanders stated Wakulla County is also firmly against these bills but they are a charter county. **On motion by Commissioner Sanders, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to adopt the Resolution with the suggested change.**

6. Inform the Board that Mr. Mark Curenton is in Chipley today attending a FDOT training on SCOP, SCRAP, and CIGP. As a reminder, the County was recently notified of its eligibility for SCRAP grants. However, with a March 24th deadline, staff needs to know by the end of this week, or sooner, if the County would like to submit any projects (roads) for this funding. Board discussion.

Chairman Parrish said the Board should ask the engineers to look over this information and see if there are any eligible roads in the County that need to be addressed under SCRAP. Mr. Pierce said it will benefit to the County to switch the Creamer Street Project to SCRAP as it may have a better chance of being funded. He explained if there is not a third road then they may move some of the projects around. **On motion by Commissioner Sanders, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to direct the County Engineer to work with staff on this project and bring recommendations back at the next Board meeting so they can be submitted by March 24th.**

7. Inform the Board that the Transportation Disadvantage Local Coordinating Board is seeking a member to serve as an elderly representative. The Franklin County candidate must be 60 or older and do not have to be a transportation rider. There are 4 quarterly meetings (February, June, September, and November) that are held here in the

Commission Meeting room and last about an hour. Let me know if you have any interested candidates.

Chairman Parrish said they need to place someone on this Board so the County has participation and is represented. He stated this matter will be addressed again at the next meeting.

8. Mr. Chad Caudill, of Mobilitie, has asked the Board to consider scheduling a workshop so that he is given the opportunity to make a presentation and answer any questions the Board may have about placing his communication tower in the County's right-of-way. Board discussion.

Mr. Moron said Mr. Caudill met with Mr. Curenton and wants to meet with the Board. Commissioner Sanders stated he does not need to meet with the Board as Attorney Shuler has already given them the legal questions and answers they needed. Chairman Parrish reported there is a bill pending before the Legislature that will address these towers. Commissioner Sanders said it is the Telecommunications Act. Chairman Parrish stated the poles in the county right-of-way could cause accidents and bring liability to the County. Attorney Shuler said a workshop seems premature as they received a written response and were given specific instructions to make the application complete. He explained after they provide the information then they may want to meet with the Planning & Zoning staff or Planning & Zoning Commission. **On motion by Commissioner Sanders, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to direct Attorney Shuler to send a letter to Mr. Caudill about the process to follow.**

9. Inform the Board that the Northwest Florida Water Management District has submitted its March 1, 2017 Consolidated Annual Report. It is a 150-page report that includes the Strategic Water Management Plan Annual Work Plan Report, Minimum Flows and Minimum Water Levels Annual Priority List, Annual Five-Year Capital Improvement Plan, and more. Due to the size of the report I uploaded it as a separate file on your tablets.

Mr. Pierce said he received a telephone call from the NFWFMD about a SWIM (Surface Water Improvement and Management) Plan for Apalachicola Bay. He explained they have done a plan for improving the water quality for every other body of water except Apalachicola Bay and were waiting until the litigation with the Corps of Engineers and Georgia was over. He said the SWIM update is scheduled for April 20th and someone from the County will attend. He stated in the past 28 years even though Apalachicola Bay has been the number one priority of the NFWFMD, there have not been many activities from the SWIM Plan to improve the water quality in the Bay. He explained projects are completed in Tate's Hell and his goal is to try and get improvements in the Bay. Chairman Parrish reported they are making changes in Tate's Hell that affect the drainage basin to clean up the water coming to Apalachicola Bay. Mr. Pierce reported he does not know if there is any opportunity to change the classification of the oyster harvesting areas in Apalachicola Bay but if there is the SWIM Plan may be a vehicle to

use in making improvements to the water quality and creating some additional harvesting areas.

10. Inform the Board that by unanimous vote the Executive Committee of the Florida Association of Counties nominated Ginger Delegal, FAC's current General Counsel and Deputy Executive Director, to serve as the Association's Executive Director. Ms. Delegal has been serving as Interim Executive Director since February 9, 2017.
11. Remind the Board that the Camp Gordon Johnston Day event is Saturday March 11th. The parade, of which you Commissioners will be participants, begins at 10:45 am. However, parade lineup is at 10am. Also on Saturday March 11th is the Carrabelle Airport Fly-In event. This family fun day event will start at 9am, is free of charge, have planes on display, and helicopter rides for a fee.
12. Remind the Board that the Eastpoint Fire House Annual Charity Rib Cook-Off will be on Saturday March 18th. Gates open at 9am and there is no admission fee. There will be a Rib cook-off contest, a silent auction, a liar's contest, live entertainment, and rides and face paintings for the kids. BBQ dinners will be served from 11am until all the food is gone.
13. Attached to your agenda packet is the information provided at the Thursday February 23rd Weems Board of Directors meeting. The most recent financial report is included.

Public Hearing – Ordinance on Public Nudity

Attorney Shuler presented the proposed Ordinance Banning Public Nudity. Attorney Shuler asked if the Board had any questions. There were no questions from the Board. Attorney Shuler asked for public comment. There were no public comments. He explained the Board has a current Ordinance Banning Public Nudity. He explained he had planned to present the Ordinance Banning Public Nudity and the Ordinance Regulating Adult Entertainment but the newspaper did not publish the ad for the Ordinance Regulating Adult Entertainment. He said the only difference in the previous Ordinance and the proposed Ordinance is the public nudity ban and the regulation of adult entertainment was combined in one ordinance and now will be separated into two ordinances. Attorney Shuler stated the outside consultant, Dr. Eric Damian Kelly, who is a first amendment expert, has reviewed the Ordinance. He said this is a final draft for consideration for adoption. He reported they believe this Ordinance would survive any constitutional attack based on the current state of the law as they understand it. He recommended a motion to approve this Ordinance. **On motion by Commissioner Massey, seconded by Commissioner Sanders, and by unanimous vote of the Board present, it was agreed to approve the Ordinance Banning Public Nudity.**

Michael Shuler – County Attorney – Report

Attorney Shuler stated a public hearing will be scheduled to consider the Ordinance regulating Adult Entertainment the first meeting in April unless he can get it advertised earlier. Chairman Parrish said there is a bill pending about regulating businesses and asked if it would affect this Ordinance. Attorney Shuler reported the bill and ordinance will not necessarily intersect improperly but he will need to review the final bill. He said his understanding of the super preemption bill is it would not deny the Board the ability to regulate the local morality and values of the community regardless of whether it is a business or not.

Attorney Shuler presented another personnel policy for the Board to consider. He explained in the latest version of the personnel rules there are references to a position that no longer exists. He reported certain duties that were once the responsibility of the Clerk were turned over to the Director of Administrative Services and that position ended with the retirement of Mr. Pierce. He explained these duties are now fulfilled by Mr. Michael Moron as the County Coordinator. **On motion by Commissioner Sanders, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve the personnel policy.**

Attorney Shuler reported in early December, 2016, the Board renewed a lease with the U.S. Air Force for 5 years for a portion of property at the Apalachicola Airport. He explained a further communication was received from the U.S. Air Force that there was a gap in the lease from 2008 until it was renewed and the air force would like to close that gap and extend the lease for another 5 years. He stated they are asking for further action from the County Commission authorizing the extension of the lease from 2008 until an additional five years from this date in 2022. He stated if the Board approves the concept of extending the lease then the U.S. Air Force will prepare a lease and send it to him. He explained he will then review the lease and bring it to the Board for their consideration. Chairman Parrish asked what portion of the property this is at the airport. Mr. Moron said this lease is for a microwave tower. Attorney Shuler reported they did not send a description of the property. He stated if the Board agrees to the concept then they will prepare a lease and legal description for the Board to consider. **On motion by Commissioner Lockley, seconded by Commissioner Sanders, and by unanimous vote of the Board present, it was agreed to approve the concept.**

Attorney Shuler stated a mediation conference has been scheduled for April 6th in the last pending lawsuit by Capital City Bank against Franklin County. He said he will report back to the Board members individually on this matter.

Attorney Shuler said after the last meeting he made some additional final amendments to the Ordinance to reduce the maximum penalty from \$5,000 to \$1,000 and to take out the reference to collecting the Tourist Development Council (TDC) tax.

2nd Public Hearing – Ordinance to Amend the C-2 Commercial Business District

At this time the Board conducted the second public hearing for the Ordinance addressing the C-2 Commercial Business District. Attorney Shuler reported this is the second and final hearing. He explained the Board had to conduct two public hearings because they were adding an additional land use category to the C-2 zoning. He reported the Board by a supermajority vote authorized conducting the second public hearing at a time other than after 5:00 p.m. Attorney Shuler said the Board is in a procedural position to adopt the Ordinance with the change to remove the requirement to collect the TDC tax and to reduce the annual maximum penalty from up to \$5,000 to up to \$1,000. Attorney Shuler asked if the Board has any questions. The Board did not have any questions. Attorney Shuler asked if there were any public comments. Ms. Kelly Sowell, a representative from the Bungalows by the Gulf Homeowners' Association, read a statement thanking the Board for their work on this matter and encouraging them to adopt the Ordinance. **On motion by Commissioner Sanders, seconded by Commissioner Massey, and by the following vote of the Board present, it was agreed to approve as written the Ordinance recommended by Attorney Shuler:**

AYE: SANDERS, MASSEY, LOCKLEY, JONES

NAY: PARRISH

Commissioners & Public Comments

Chairman Parrish called for public comments. There were no public comments. Chairman Parrish asked for Commissioner comments. There were no Commissioner comments.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 11:16 a.m.

Joseph A. Parrish - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts