

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
DECEMBER 19, 2000**

**OFFICIALS IN ATTENDANCE:** Eddie Creamer, Chairman; Bevin Putnal, Clarence Williams, Cheryl Sanders, and Jimmy Mosconis, Commissioners; Kendall Wade, Clerk; Amelia Varnes, Deputy Clerk.

**9:00 A.M.** Chairman Creamer called the meeting to order.

(Tape 1-36) Commissioner Sanders made a **motion approving the minutes of the meeting held on December 5, 2000.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-42) Commissioner Putnal made a **motion to pay the County bills.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

**JOHN JAMES, JR.-PROPERTY APPRAISER**

(Tape 1-46) Mr. James brought in two very large books. He said they were two years of tax rolls, one the previous year and the other one this years. He stated next year the tax roll will not fit into one book it will require two. He explained he attended a meeting in Destin, Florida, and was informed by the new Executive Director of the Department of Revenue that they would be changing the methodology for tax roll approval. He stated he thought the property they will be targeting would be in small counties because they don't think small counties have the funds to fight the State. He said they went to the Governor and Cabinet and \$2 to \$3 million dollars was allocated to fight these lawsuits. He said the new Property Appraiser, Doris Pendleton, has to have a fighting chance to prepare the tax roll. He informed the Board their workload has increased so much until she will have to have a fulltime field person. Mr. James stated there would be no other alternative. He said he was asking the Board to fund this position. He explained they needed \$30,000.00 added to the Property Appraiser Budget for this position. He said this includes matching funds, etc. He explained a quarter of the present budget year had already past so they would only need enough money to carry them through the rest of the Fiscal Year and asked the Board to place \$22,500.00 into his budget. Mr. James said he had two part time people; one to check sales-new construction and the other one conducts random audits. He said the County must have another person, full time, to go out and do the fieldwork. He explained every person in the office is busy and cannot leave the office to do the fieldwork. Commissioner Mosconis asked several questions of Mr. James. After discussion Commissioner Mosconis made a **motion approving a Budget Transfer of \$22,500.00 to the Property Appraiser's Budget to fund a new Field Person position.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.** Ms. Pendleton promised the Board if she had any funds left over at the end of this budget year then she would gladly refund them to the Board.

**BILL MAHAN-COUNTY EXTENSION DIRECTOR**

(Tape 1-483) Mr. Mahan presented the new issue of FDACS Florida Aquaculture newsletter. He said the newsletter address invasive species and some of the regulations they are implementing to try and reduce the number of exotic species brought into the State of Florida.

(Tape 1-501) He said he informed the Board, at a previous meeting, of the scheduled Coast Guard Vessel Safety Drill Instructor Courses at the Apalachicola Fire Station on December 1<sup>st</sup> and 2<sup>nd</sup>. He stated the courses were held and 30 people pre-registered for the training however, only 10 people showed up. He said one of the topics discussed was how people are getting around current laws, which have been on the books since 1994, and the need to put new regulatory "teeth" in the laws.

(Tape 1-530) He stated on December 11<sup>th</sup> the FDACS held a public workshop to discuss the proposed plan to develop a high-density clam aquaculture lease in Alligator Harbor. He said there were approximately 25 people in attendance that support the plan. He explained the main concerns that FDACS has is how people are going to get in and out of Alligator Harbor. He said the closest boat ramp is unimproved and located on the FDOT right-of-way along US 98. He said other topics discussed included setting up an application window in which potential applicants can apply for a lease and/or setting up a lease lottery, getting a site survey and taking the proposed aquaculture plan to the Governor and Cabinet for their approval. He stated he attached an information fact sheet written by Leslie Sturmer, UF Extension Aquaculture Agent, on hard clams and a map of the proposed aquaculture site in Alligator Harbor, which were distributed at the workshop. Commissioner Sanders told Mr. Mahan she and Alan Pierce, Director of Administrative Services, are working on the boat ramp problem. Commissioner Sanders said this is the Leonard's Landing Boat Ramp. She stated she didn't know if the County or FDOT owned it. Mr. Mahan said FDACS did a title search and they think it belongs to FDOT. Mr. Pierce agreed. Commissioner Putnal asked Mr. Mahan and Mr. Pierce to see if the County could get possession of the boat ramp. Mr. Mahan said he would work with Mr. Pierce to see what they could do. Commissioner Sanders stated she was also concerned about the parking situation around the boat ramp. Mr. Mahan and Mr. Pierce said they would look into the parking problems too. Commissioner Putnal asked Mr. Mahan to check into loans for these citizens to begin their aquaculture project. Mr. Mahan said he would check with the Small Business Administration about low interest rate loans.

(Tape 1-670) He presented the draft Florida Vv. Illness Reduction Plan released by FDACS to the public on December 11, 2000 to the Commissioners for their review. He informed the Board FDACS has scheduled 4 public workshops around the state to receive comments from the public on the draft plan. He said the public workshop schedule is as follows: Milton, January 8<sup>th</sup>; Apalachicola, January 16<sup>th</sup>; Cedar Key, January 17<sup>th</sup>; and Marineland, January 18<sup>th</sup>. He explained copies of the draft plan could be requested from either David Heil, FDACS, at (850) 488-5471, or his office 653-9337.

(Tape 1-720) He said the FDACS held a public workshop on December 12, 2000 to receive comments on their proposed fine and fee structure for oyster processors. He explained under legislation passed last year, FDACS was given the authority to develop and adopt fee and fine schedules for shellfish processing facilities. He said the local industry representatives who attended the workshop were against the proposed fines. Commissioner Mosconis asked Mr. Mahan to see if he couldn't get FDACS to be more proactive in the oyster industry and reduce all of the negativity coming from the Legislature. He said he felt they were causing hardships on the oyster industry.

(Tape 1-827) Mr. Mahan reminded the Board about the scheduled workshop for January 9, 2000 at the Courthouse. He said the matter to be discussed is reducing the minimum size limits for oysters from 3 inches to 2 ½ inches. He said the workshop is from 4:00 p.m. until 6:00 p.m.

**HUBERT CHIPMAN-SUPERINTENDENT OF PUBLIC WORKS**

(Tape 1-845) Mr. Chipman said he didn't have anything to report to the Board this morning. He informed the Board the Road Department would be closed on Thursday, Monday, and Tuesday for the holidays.

**BIDS-ONE (1) 2001 RD 688 MACK LOWBOY OR EQUIVALENT**

(Tape 1-879) Chairman Creamer announced the opening of bids for one 2001 RD 688 Mack Lowboy or equivalent. Kendall Wade, the Clerk, opened the bids as follows: Action Truck in the amount of \$66,112.00; Tallahassee Mack-North Florida International in the amount of \$71,995.00. Commissioner Mosconis made a **motion directing Mr. Chipman to review the bids and return to the Board with a recommendation.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

**ALAN PIERCE-DIRECTOR OF ADMINISTRATIVE SERVICES**

(Tape 1-964) He asked for Board authorization to spend up to \$20,000.00 of Emergency Management Grant funds to upgrade the EOC's communication equipment to be compatible with the new communications systems being installed at the local hospital. He said Tim Turner, Emergency Management Director, carried these state funds over from last years budget for this purpose. He explained Mr. Turner needs to be able to communicate directly with EMS during emergencies. Commissioner Mosconis made a **motion authorizing the expenditure of up to \$20,000.00 of Emergency Management Grant funds to upgrade the EOC's communication equipment to become compatible with the new communication system being installed at the local hospital.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1012) He asked for Board authorization to allow Preble-Rish to prepare a funding application for Lanark Village stormwater improvements. He said Greg Preble, Preble-Rish, suggests the Board request \$50,000.00 for the planning and engineering study which would then determine how much money it would take to rebuild the Lanark Village system. He stated Mr. Preble does not suggest the County tackle Eastpoint and St. George Island until the County has some idea how much Lanark's improvements are going to cost. He reminded the Board the money will come from a 3.3% loan, which

would not be paid until after construction is complete, unless the Board wanted to pay it off early. Commissioner Sanders made a **motion authorizing Preble-Rish to prepare a funding application, requesting \$50,000.00 for the planning and engineering study for Lanark Village stormwater improvements.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Commissioner Putnal said he thought a lot of the stormwater problems were caused by poor maintenance of the FDOT outfall ditches. Mr. Pierce said there is no FDOT outfall ditches in Lanark Village. Commissioner Putnal stated he still thought FDOT does not maintain the outfall ditches in the County like they should.

(Tape 1-1186) Mr. Pierce said he would interrupt his report to allow Mr. Chipman to inform the Board of his bid award recommendation.

#### **HUBERT CHIPMAN-SUPERINTENDENT OF PUBLIC WORKS**

(Tape 1-1190) Mr. Chipman said he, along with the Road Department Mechanic, Raymond Hall, reviewed the bids. He stated he and Mr. Hall would recommend the Board award the bid to Tallahassee Mack in the amount of \$71,995.00. He said the other bid did not meet the bid specifications. He asked Mr. Alfred Shuler, the County Attorney, if it would be proper to award the bid to Tallahassee Mack even though it was higher than Action Truck Center's bid. Mr. Shuler replied if the bid did not meet the specifications it would be permissible for the bid to be awarded to Tallahassee Mack. Mr. Chipman informed the Board the Tallahassee Mack bid was exactly what he wanted since it met all of the specifications. Commissioner Mosconis asked Mr. Chipman how much he had budgeted for the item. Mr. Chipman replied he thought \$80,000.00. Mr. Wade said they had enough budgeted for the truck. Commissioner Putnal made a **motion accepting Mr. Chipman's recommendation and awarding the bid for the 2001 RD 688 Mack Lowboy tractor or equivalent to Tallahassee Mack.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1236) Mr. Wade said the developers of the new St. James Bay project informed him there was some metal shelving at the Old Annawakee facility. He said the developers asked him if the County would be interested in the shelves and if they were then the County would have to go over and remove them. He asked Mr. Chipman to send a Road Department crew over to remove the shelving. He stated it could be used by the County for storage. Mr. Chipman replied he would take care of the matter when Mr. Wade called him to give him a specific date to pick up the shelves.

#### **ALAN PIERCE-CONTINUED**

(Tape 1-1275) He presented a copy of a letter from FDOT reflecting the County's estimated share for paving CR67. He said the total amount will be \$215,625.00. He explained the FDOT will submit a Joint Participation Agreement to the County in the spring and at that time the County will direct the County Engineer to design and supervise reconstruction of CR67, and any other road the County might want re-surfaced. Commissioner Putnal said he wanted Mr. Pierce to contact FDOT and inform them the County has already spent \$200,000.00 on the road. Mr. Pierce replied the County actually spent more than that. He said FDOT would provide \$646,875.00 for the re-

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surfacing project. After further discussion Mr. Pierce said he would ask David Kennedy, County Engineer, to begin the process of establishing a reasonable paving program for the County. He said then he would bring the recommendations back to the Commissioners for review, etc. He stated there is no hurry and he would probably report back at the second meeting in January with more information.

(Tape 1-1471) He submitted a letter from William M. Bishop, Consulting Engineers, Inc., informing the County of their intentions to cut CR370 to install the new water main on Alligator Point. He stated the side roads to be cut are Chip Morrison, Gulf Shore Boulevard, Mariner Circle, Surf Drive, Dunes Boulevard and Trout Street. Commissioner Mosconis said he wanted assurances from this firm they would repave the road to it's original state. He asked who would be overseeing the repair of the areas where they jack and bore under the new pavement and jet lines. Mr. Pierce answered he thought the engineers would since they are the agent for this project. Commissioner Mosconis said he wanted written assurances these areas would be repaired to their original state. Mr. Pierce said he would ask for a letter assuring the County the road would be returned to County standards when the project is finished.

(Tape 1-1544) He presented a copy of the FDOT Final Report on Levels of Service (LOS) for state roads in the City of Apalachicola and Franklin County. He said the City of Carrabelle LOS will be sent later. He said the report was prepared by the Apalachee Regional Planning Council.

(Tape 1-1568) He submitted a list of the FEMA projects for reimbursement from damages caused by Tropical Storm Helene. He said the list is not totaled because FEMA must review and approve several of the projects, so he does not know what the County will actually receive. He added that the 2 blanks are for large projects FEMA must write up. He informed the Board he estimates reimbursement in excess of \$500,000.00. Mr. Pierce said he does not like FEMA's new program at all because of the time constraints and complications. He explained Tim Turner compiled this list and amounts with FEMA's assistance.

(Tape 1-1605) He informed the Board that Mr. George Mahr has asked him to inform the Board his development Case Del Mar Phase II would be submitted to the Board for approval as agreed in the Ninth Amendment to the SGI DO. He explained Phase II allows for 26 lots and the DO directs the subdivision plats be presented directly to the Board. He presented a copy of the Ninth Amendment to each Commissioner. Dan Garlick, Garlick Environmental, asked if this project is in the final plat approval phase. Mr. Pierce said it appears so according to the DO. He stated the lots were designed and approved in 1993 when the DO was approved. Mr. Garlick said he just wanted the record to be clear that Mr. Mahr was in the last phase for approval.

(Tape 1-1692) He said Ms. Shirley Walker, SHIP Administrator, had written a letter to the Board regarding the complaints made to the Board about the SHIP program. He stated he was placing a copy of the letter into the Board file. He said the letter basically

states that Ms. Walker feels she is doing her job and doing it well. He stated this matter would be further discussed later in the meeting as scheduled on the agenda.

(Tape 1-1700) Mr. Pierce reminded the Commissioners they tabled approval for a dock request submitted by Margaret McCranie on Dog Island. He explained he was instructed to check to see if the dock is within the Dog Island Conservation District. He said, after researching the matter, the dock is not with the DICD and therefore permitted. Commissioner Sanders made a **motion approving a dock for Margaret McCranie on Dog Island.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1715) He asked the Board to approve the appointment of Mr. Erwin O'Conner to the Lanark Village Building Permit Review Committee. Commissioner Sanders made a **motion appointing Mr. Erwin O'Conner to the Lanark Village Building Permit Review Committee.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1740) He said he had been trying to reach a resolution to complaints against 3 residents in Lanark Village. He stated he received a letter from the LV Association listing the 3 individuals and their violations. He stated the residents are Juno Beattie, Randy Harrelson, and John Swenning. He said there are boats and other items stored on the courtyards not consistent with the LV Ordinance. He reported he has sent certified letters to the violators and they have not corrected the violations. He asked the Board to direct Mr. Shuler to investigate the problems and begin legal proceedings if necessary. He stated Mr. Shuler could probably start by sending them a legal letter threatening legal proceedings if the violations are not corrected. Commissioner Sanders made a **motion directing Mr. Shuler to address these violations in Lanark Village and begin legal proceedings against the violators if necessary.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1801) Mr. Pierce said Mr. John Collins, Collins Construction, called him yesterday and informed him he was stopped on Friday by DEP Law Enforcement from operating in, their definition, illegal Landfill on his property. He explained Mr. Collins was hauling sand out of a 72-acre site he owns and bringing debris such as tree stumps, etc. in to burn. He said DEP informed Mr. Collins he could not do this and they were going to cite other sand haulers doing the same thing throughout the County. Mr. Pierce said he talked to a representative from DEP yesterday and they informed him these contractors can comply with state law, meaning they can burn the debris in an incinerator or chip the material up or haul to the Landfill. He said these contractors could get permitted by DEP to use an incinerator. He stated after speaking to Mr. Collins about bringing the material to the Landfill and being informed by him it was cost prohibitive to him he called Van Johnson, Solid Waste Director, to see if he had any suggestions. He reported Mr. Johnson is on vacation, but informed him he would look into the matter when he returned to work in January. Commissioner Sanders said there is a lot of contractors in the County doing this so if any leeway is given one then they all will have to be treated the same. Mr. Pierce said he thought it would be in the best interest of the

County to have these contractors bring the material to the Landfill. Mr. Pierce assured the Board Mr. Johnson would still charge for the material, but he would consider lowering the fee and charging according to volume. Commissioner Mosconis said someone was paying them to haul the material off and so they should pay for using the Landfill to dispose of the material.

(Tape 1-1899) Mr. Pierce said something had been brought to his attention and he felt the matter should be brought before the Board for discussion. He explained he had went to Eastpoint to investigate the matter as well as consulted with Mr. Shuler. He said the situation is Arthur Hollenbeck, along with his mother, owns some property in Eastpoint directly on Highway 98. He presented a copy of the layout of the property to the Commissioners. He said there are 2 parcels of land, 1 a narrow parcel going back known as Hollenbeck's Trailer Park and the other is a parcel fronting Highway 98 where Ms. Hollenbeck has a mobile home. He said Ms. Hollenbeck's property is homesteaded, but the parcel the trailer park is on is not. He stated the Health Department's records were not absolutely clear as to where the trailer park was and they didn't acknowledge the property line between these 2 parcels. He said Mr. Hollenbeck put another trailer on the parcel Ms. Hollenbeck's trailer is on as permitted by the Health Department representative Larry Witt. He stated by County standards he has 2 trailers on 1 lot, which is a violation of County regulations. Mr. Pierce said if the trailer had been placed in the trailer park then there would not have been a problem, but with the trailer on the same parcel of land Ms. Hollenbeck's trailer is caused a violation. He said he can't help what the Health Department did. He stated the permit or authorization was granted over the telephone without anyone from the Health Department actually going out to inspect the area. Mr. Hollenbeck appeared before the Board and presented an estimate of \$4,700.00 to move the trailer some 16 to 32 feet into the trailer park. Mr. Hollenbeck said the trailer is almost completely set-up and cannot see why he has to pay to have the trailer moved. Mr. Pierce asked the Board for direction in this matter. Mr. Hollenbeck reiterated he placed the trailer where it is with permission from Larry Witt of the Health Department. He stated he should not have to pay for miscommunication. He said now his trailer is set up and it is going to cost him about \$4,700.00 to move it. Commissioner Mosconis asked how long the trailer had been there. Mr. Hollenbeck replied about 2 weeks. Chairman Creamer asked Mr. Shuler to give the Board some direction. Mr. Shuler replied the situation, unfortunately, is a non-conforming use, which is pretty open and shut. He said the trailer is not supposed to be where it is. He stated he is sorry it occurred, but it is a violation of the County's Zoning Regulations. Mr. Pierce said the problem is one parcel is the trailer park and the other parcel is a single-family parcel, which is homesteaded. He stated if Mr. Hollenbeck had put the trailer in the park then this discussion wouldn't even be happening. Chairman Creamer said Mr. Witt shouldn't have given Mr. Hollenbeck permission to violate a County Zoning Regulation over the telephone since he never even visited the property. Mr. Pierce stated if Mr. Hollenbeck didn't want to claim homestead exemption on the parcel his mother's trailer is on then that would alleviate the problem as well, but it would cost Mr. Hollenbeck a lot more money in the long run since his taxes would go up tremendously. Commissioner Sanders asked why Mr. Hollenbeck didn't have to apply for a mobile home permit from the Planning and Zoning Office. Mr. Hollenbeck replied he didn't have to have one because the trailer was

being placed in what was considered Hollenbeck's Trailer Park. Mr. Pierce said the County does not issue permits for trailer parks because they are already licensed by the Health Department. Hank Garrett, a resident of Eastpoint, asked if the County couldn't grant Mr. Hollenbeck a variance and count this as one of his spaces in the trailer park. Mr. Pierce replied if the County did then the threshold would have to set so high otherwise the County would be inundated with people applying for a variance. Mr. Hollenbeck said there are numerous instances of this same type of violation in Eastpoint. Commissioner Creamer said he realized this and he and Mr. Pierce are discussing what can be done about those situations. Mr. Hollenbeck said he needed some time to at least save the money to move the trailer or move it himself. He stated he expects all of these other violations in Eastpoint to be corrected to. Commissioner Mosconis asked if a variance allowing him to leave the trailer there until some happens to his mother or a lifetime estate could be granted. Commissioner Creamer said who is going to then tell Mr. Hollenbeck to move the trailer when something happens to his mother. Mr. Hollenbeck said he lives here 6 months out of the year, but his future wife will live there year round. Commissioner Mosconis asked Mr. Hollenbeck why he didn't go to the Health Department for the money since they were the ones who made the mistake. Mr. Hollenbeck said the Health Department feels there should not be a problem with the location of the trailer. Commissioner Mosconis said he thought the Board should send Mr. Hollenbeck directly to the Health Department since they created this mess. Commissioner Mosconis said he would make a **motion directing Mr. Pierce to send a letter, signed by the Chairman, to the Health Department asking them how they plan to solve this problem.** He stated the man had a problem the County did not create. Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.** Mr. Shuler said this was truly an unfortunate situation, but the County had to enforce this code or either change it. Commissioner Putnal asked Mr. Shuler if the Board could allow Mr. Hollenbeck some flexibility in moving the trailer. Mr. Shuler replied the Board could give him a set amount of time to move the trailer. He said there is some flexibility in enforcing the code, however what is done for 1 person has to be done for another in the same situation. He stated a year is too long to allow this trailer to remain on this property. Mr. Pierce said he felt 6 months was as long as the County should go. He stated temporary facilities, by FEMA Flood Standards, for campers, trailers, etc. are considered as 6 months or less. Mr. Pierce said he would interrupt his report again since Ms. Cherry Rankin, President, Franklin County Senior Citizens Executive Board was here to discuss SHIP issues.

**CHERRY RANKIN-PRESIDENT-FC SENIOR CITIZENS EXECUTIVE BOARD**

(Tape 1-2673) Ms. Rankin introduced herself to the Board. She said she was asked to attend this meeting this morning to discuss some issues and concerns both the Commissioners and some citizens had with the operation of the SHIP Program. She stated she met with Commissioner Creamer, Ms. Walker, SHIP Administrator, and several other people to discuss several problems the Commission has mentioned in their previous meetings. She said she wanted each and every one of the Commissioners to understand that whenever they receive complaints about the SHIP Program they should be referred back to her group so they can handle the questions or problems. She stated she is Ms. Walker's immediate supervisor and everyone reports to her then she will

report back to the Executive Board; then they will report at the regular board meeting. She said an evaluation is done on Ms. Walker as well. Commissioner Creamer said he attended the meeting Ms. Rankin referenced. He stated he was sure everything was going to be worked out. He said he definitely had a better understanding of how the program works. He stated every Commissioner really needs to visit with Ms. Rankin and Ms. Walker. He said they agreed the present applications need to be totally removed and then maybe a new group of applications can be accepted. Ms. Rankin said there is a waiting list. Commissioner Creamer said no new applications needed to be accepted until the waiting list is completed and then if new applications are accepted spend the amount budgeted and no more. Ms. Walker appeared before the Board and said she felt she did a fabulous job. She said some of the Commissioners are still sending citizens over to apply for the SHIP program when there is already a 2-year waiting period. She said she agreed with Commissioner Creamer a decision needs to be made about accepting applications. Commissioner Creamer asked Ms. Walker if she was accepting applications now. Ms. Walker said there will be an announcement in the newspaper that as of this date they will no longer be accepting applications for the SHIP program. Ms. Rankin said they also had to deal with the SHIP Advisory Board and she felt they should not be excluded in any decisions that are made. Mr. Pierce said the biggest problem, according to his experience, is with the rehabilitation projects. He said it is a no win situation, either the applications are not accepted and people get mad or applications are accepted and put on a 2 year waiting list and people get mad. He stated most of the time with rehabilitation projects when one problem is found it usually leads to another one and the money is spent before any real cosmetic rehabilitation is done. He informed the Board the SHIP program can continue to accept and dispense down payment assistance monies. He said again the rehabilitation is the real problem. He said up to \$25,000.00 can be spent on rehabilitation projects and anything over that can mean the house is un-repairable. He stated the problem is most projects take the whole \$25,000.00. Commissioner Creamer said he still wanted applications for emergency repairs to be accepted. Ms. Walker said most people don't realize the program can give emergency repair funds in the amount of \$7,000.00 providing a lien is placed on the property and \$3,000.00 without a lien being placed on the property. She said most people do not want a lien placed on their property. Commissioner Creamer asked Ms. Walker to prepare a list reflecting the criteria for an emergency repair using SHIP funds. Mr. Pierce said there is a great need for this program, but the problem is the houses needing improvements need so many that the owners don't appreciate how much things cost these days. Mr. Pierce said Merribeth Bohanan, Legal Services of North Florida, Inc., will be at the meeting. He stated he thought she would be here by now. He said he would let the Board know when she came in. He stated this legal service will and can provide technical assistance for this program. Ms. Bohanan did come to the meeting late and informed the Board she witnessed a bad car accident. She apologized for being late.

**ALAN PIERCE-CONTINUED**

(Tape 1-3131) Mr. Pierce said he would like to begin the discussion on Clustering Development on SGI. He reminded the Board this was the matter the Board tabled several meetings ago regarding Tract 34, East End, SGI. Commissioner Mosconis said he wanted to delay this discussion until later in the meeting and asked the Chairman to

allow the Clerk and the County Attorney to present their reports first. Mr. Pierce agreed and discontinued his discussion until later in the meeting.

**KENDALL WADE-CLERK**

(Tape 1-3155) Mr. Wade reported he had 2 out-of-date Unisys Computers that he would ask the Board to remove from the County Inventory and allow him to donate them to the Franklin County School Board for training aids. Commissioner Putnal made a **motion authorizing the removal of 2 Unisys Computers, Property #A003526 and A003527, from the County Inventory List and authorizing them to be donated to the Franklin County School Board.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-3176) He said he is presently Chairperson of the Apalachee Regional Planning Council. He stated it is time to either reappoint him or appoint someone else to serve on this Council. Commissioner Putnal said he wanted Mr. Wade to continue serving as Chairman of the ARPC and made a **motion reappointing Mr. Wade as Chairperson of the Apalachee Regional Planning Council.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-3195) He said, in addition, he is also Chairperson of the Transportation Disadvantaged Coordinating Board and asked the Board to either reappoint him to this position or appoint someone else. Commissioner Putnal made a **motion reappointing Mr. Wade as Chairperson of the Transportation Disadvantaged Coordinating Board.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-3209) Mr. Wade explained that he had a lot of past due traffic tickets. He said some of them were over a year old and even after the licenses were suspended the people still did not pay them. He stated, since this was taxpayers money, the first of October he submitted these past due traffic fines to a collection agency. He reported they have collected approximately \$3,356.00 since then. He said several counties are doing this and it has proved to be very worthwhile. He stated he just wanted the Board to know he is collecting taxpayer's money.

(Tape 1-3266) Commissioner Sanders said several months ago some representatives from Lanark Village approached the Board about helping them with their bus repairs, etc. She stated Mr. Wade was supposed to check with ARPC to see if they could help them with a new bus or the repairs on that bus. She asked Mr. Wade if he had heard anything about that request. Mr. Wade replied he mentioned it at the last Transportation Disadvantaged Board meeting. He said ARPC staff was working with a Mr. Campbell, FDOT, and presently with the administration in Tallahassee being so tight with the funds it has been difficult to get any help. He stated they are trying to see if a bus can't be found for them. He said he would bring the matter up again at the meeting in January.

**ALFRED SHULER-COUNTY ATTORNEY**

(Tape 1-3323) Mr. Shuler said the County needed to authorize someone, not an attorney, to attend the mediation hearing in Tallahassee on Thursday at 9:00 a.m. between the

Sheriff and Sharon Brownell. He said the County will be represented by the attorneys the insurance carrier has provided for the County, but they have requested the Board send someone to the hearing. Commissioner Creamer volunteered to go. He asked Mr. Shuler since he worked with and supervised Ms. Brownell would he still be able to go. Mr. Shuler replied that would not have any bearing on this mediation hearing. Commissioner Sanders made a **motion authorizing Chairman Creamer to attend this mediation hearing on Thursday.** Commissioner Williams seconded the meeting. All for. **MOTION CARRIED.** Mr. Shuler said he would provide Chairman Creamer with the necessary information.

(Tape 1-3457) He said several months ago the Board approved and the Chairman signed a Memorandum of Agreement with EER Systems, Inc. for property at the Apalachicola Airport. He said the plan was for them to put a training facility at the Airport. He said he has furnished them with the Agreement, but he has not heard anything from them. He explained the last thing discussed was that it had to be approved by the "higher ups" in their corporation.

(Tape 1-3505 Continued on Tape 2) He stated he mentioned, at the last meeting, a rider for the County Liability Insurance to cover lawsuits against the Sheriff. He explained if the County pursues another insurance then it would not be considered a rider, but a new policy. He said he thought the best thing to do was to purchase this rider since a new, separate insurance policy would cost more. He stated he recommended the County purchase the rider as quoted from the County's Insurance carrier. Commissioner Mosconis asked him if he had talked to any other insurance companies. Mr. Shuler replied no, because he was concerned about it being considered a new policy or another policy instead of a rider. Mr. Wade said he knew a rider would be cheaper. Commissioner Mosconis said he wanted to know how much more a policy would cost and made a **motion directing Mr. Shuler to check into the price of a insurance policy to cover lawsuit liability as it pertains to lawsuits filed against the Sheriff.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.** Commissioner Putnal voiced his complaints about the current health insurance the County has. He said he would like for this Board and the Constitutional Officers to have a workshop about this matter. He said he would like to ask several companies to present their options to the Board.

(Tape 2-48) He updated the Board on the lawsuit the County has against Panacea Fishing Lodge, the owners of the Old Lanark Village Officers Club. He said a hearing is scheduled for January 4, 2001 at 9:00 a.m.

(Tape 2-59) He said the Board discussed the matter of placing a Stop Work Order on the Resort Village Wastewater Treatment Plant. He said a permit has been issued. He reminded the Board this is the Ben Johnson Development on SGI. He stated there is no construction currently being done on the project, but the permit has been issued. He said the developers are still dealing with the State authorities that regulate wastewater treatment plants. He said he would not recommend the County issue a Stop Work Order due to some technical matters he feels the State can handle.

(Tape 2-98) He said he sent a letter to Representative Will Kendrick asking him to provide information regarding how to proceed, including timetables, in creating a water district for SGI.

(Tape 2-111) He reported he is still working on the Beach Driving Ordinance. He said he is probably going to advertise a public hearing on the ordinance next week. He explained he would probably recommend that the beaches already regulated by the State remain under State law and withdraw the County regulations. He said that way people won't have 2 sets of regulations or laws to adhere to.

(Tape 2-126) He stated his final matter would be the proposed extension of the Water and Sewer District to SGI. He said he, through research, has discovered this could be accomplished by local legislation since the EW&SD was established that way originally. He said he has not completed research on whether the County can change the boundaries of a District that the State has already established. He explained the Legislature could change the boundaries since they established them originally. He said he is still researching these matters.

(Tape 2-156) Commissioner Mosconis asked Mr. Shuler about the status of the Harris Brothers property. He said Mr. Shuler was supposed to be researching the ownership of that property. Mr. Shuler explained he has requested a title search, which has been very confusing. He said he has obtained some information for the title searchers. He stated the descriptions are confusing, but he will look into the matter and have a recommendation for the Board about litigation sometime in January.

**ALAN PIERCE-CONTINUED**

(Tape 2-187) Mr. Pierce said the discussion, tabled from a previous meeting, regarding Tract 34, East End, SGI would begin at this time. He stated the Commissioners were supposed to go over to look at the site. He said he thought everyone had gone to inspect the property. He explained the situation is that the Board of Adjustment (BOA) granted a special exception for this cluster development "Kinja Bay Subdivision". He stated cluster developments are authorized under the Special Districts in the Franklin County Zoning Code. He said the Planning and Zoning Commission (P&Z) makes a recommendation about approving the special exception. He said then the BOA holds a public hearing to hear comments and votes to approve or disapprove the project. He said P&Z had reviewed development on this property, approximately 7.3 acres. He stated the developers could place 7 houses on this property without clustering, but P&Z and BOA did not want this. He said there was a lot of discussion on where the actual wetland line was. He stated BOA did approve a cluster development on this property even though there was discussion and dissention about where the wetland line was. He said the developer has been back and forth presenting different lot layouts to alleviate the wetland line fears. He stated he felt this current proposal was the best. He said the proposal is for 7 lots on the property with the lots being 63 feet wide with Lot #7, closest to the Bay, and Lot #1, closest to the road. He said the essential discussion revolved around whether the Commissioners thought there should be some additional guidelines in Special Exceptions. He said right now the main guideline is each lot has to be 15,000 square feet.

He stated any property outside of a lot has to be designated common areas. He said there was no minimum lot width, which caused a great deal of discussion about whether there is an unwritten lot width in Residential, R-1, being 100 feet wide. He explained his argument is if R-1 standards are applied to clusters then you won't have a cluster. He said if everything is 100 feet wide then there is not a cluster. Dan Garlick, agent for the owners Mr. and Mrs. Morgan, made a brief presentation as to why he thinks the project should be approved and allow the developer to move forward. Mr. Pierce informed the Board this request was for sketch and preliminary plat approval. Mr. Charles Lardent, SGI, appeared before the Board to say he owns the property adjacent to the proposed development. He presented a petition containing approximately 80 names who are also against the development. Mr. Garlick said he wanted the Commissioners to know the developers went a step further than just having State delineated wetlands by having the USCOE verify the wetlands. He said the developer has made these wetlands common areas where no development can take place. He said all of the wastewater disposal would also be located in the common areas. Mr. Tom Adams, SGI, made a brief presentation to the Board and gave the reasons he is opposed to the project. Pam Vest, a resident of SGI, presented a small comic to the Board reflecting how she felt about the project and the rezoning proposal. After discussion Commissioner Williams made a **motion approving the Preliminary and Sketch Plat of "Kinja Bay Subdivision" on St. George Island.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.** Ms. Edna Lardent, SGI, said she realized none of the Commissioners lived on the Island. She stated she felt they didn't have a primary interest in this development. She said, at this happy season of the year, since they approved this development, she hoped that all of them and Mr. Garlick find nothing in their stockings but bundles of sticks and rocks of coal. The Commissioners thanked Ms. Lardent.

#### **HANK GARRETT-SGI WATER MANAGEMENT SERVICES**

(Tape 1-2055) Mr. Garrett said at a meeting several weeks ago the matter of checking into allowing Eastpoint Water and Sewer District to expand to include the Island into their District was discussed. Mr. Pierce replied Mr. Shuler had already reported on this matter. Chairman Creamer said the County was not seeking to do that. Mr. Garrett asked Chairman Creamer exactly what the Board was seeking. Chairman Creamer said the Board was not seeking anything just trying to help the people on SGI with their water situation. Commissioner Sanders said the Board wasn't going to do anything. Mr. Garrett asked if the Board would have a direct vote as to whether it does or not. Chairman Creamer answered if EW&SD seeks to include SGI into their District then they would have a direct vote. He assured Mr. Garrett he is definitely opposed to this since it would greatly increase the utility bills of the Eastpoint residents for expansion or infrastructure for the Island. A person from the audience asked Chairman Creamer if he didn't represent the Island as well as Eastpoint. Chairman Creamer replied he did, but he represented Eastpoint residents also and they are all adamantly against the District expanding to SGI. He stated it would not be fair for the Eastpoint residents to have to pay for all of the infrastructure on SGI. He said the utility bills would double and that was not fair to them. Mr. Garrett said he has talked to a lot of people in Eastpoint too and he has not found one person who favors expanding the District to SGI. Chairman Creamer said he knew SGI certainly would not want to pay for infrastructure exclusive to

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Eastpoint and expect their utility bill to go up \$20 to \$30 dollars. Commissioner Mosconis and Chairman Creamer said they are all for SGI forming their own water district. Mr. Garrett said they had better get moving since there are strict time lines for a project like that. Pam Vest reported the EW&SD Board is very interested in expanding to SGI. Chairman Creamer said he was sure they were since it would boost their business. Mr. Garrett stated that, after the last meeting, he didn't think they were very interested anymore. Chairman Creamer said he was adjourning the meeting at this time.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD  
THE MEETING WAS ADJOURNED.**

Eddie Creamer **EDDIE CREAMER, CHAIRMAN**

Kendall Wade **KENDALL WADE, CLERK**