

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
AUGUST 21, 2001**

**OFFICIALS IN ATTENDANCE:** Eddie Creamer, Chairman; Clarence Williams, Bevin Putnal, and Cheryl Sanders; Kendall Wade, Clerk; Amelia Varnes, Deputy Clerk; Alfred Shuler, County Attorney.

**ABSENT:** Commissioner Jimmy Mosconis

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

(Tape 1-28) Commissioner Sanders made a **motion approving the minutes of the meeting held on August 7, 2001.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-33) Commissioner Putnal made a **motion to pay the County bills.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

**DEWITT POLOUS-MOSQUITO CONTROL DIRECTOR**

(Tape 1-40) Mr. Polous informed the Board that Hubert Chipman, Superintendent of Public Works, was out on sick leave today.

(Tape 1-41) He informed the Board he ordered the extra pesticide for his department. He stated he would ask the Board to authorize the payment, \$15,000.00 as earlier approved by the Board, from Reserve from Contingency. Commissioner Sanders made a **motion authorizing the purchase and payment of \$15,000.00, for pesticide, from Reserve for Contingency.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-73) Alan Pierce, Director of Administrative Services, announced that Dr. Junejo, FCPHU Director, sent him a memorandum regarding the need to declare a state of emergency in response to the West Nile Virus and the Eastern Equine Encephalitis. He informed the Board such a declaration might entitle the County to FEMA funds for aerial spraying, among other things. He stated the State of Florida charges \$1.00 per acre for aerial spraying. He said the County has a total of 300,000 acres. Commissioner Putnal expressed his concerns about aerial spraying. He stated he would go ahead and make a **motion declaring a Public Health Emergency in Franklin County.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.**

**BILL MAHAN-COUNTY EXTENSION DIRECTOR**

(Tape 1-223) Mr. Mahan said he had a short report today. He stated he has attached, to the Commissioners package, a copy of the FYN Program position description for the multi-county agent's position. He informed the Board this position would be funded through a three-year grant from DEP and be headquartered in Port St. Joe. He said the position should be advertised sometime in September.

(Tape 1-264) He stated he has also attached a copy of the Family and Consumer Sciences, Expanded Food Nutrition Education Program/Family Nutrition Program Agent position for Franklin and Wakulla Counties. He said the position would be funded by a 50% EFNEP Grant and a 50% FNP Grant and would focus on food nutrition education. He stated the agent, once employed, would be headquartered in Crawfordville.

**VAN JOHNSON-SOLID WASTE DIRECTOR**

(Tape 1-275) Mr. Johnson asked for authorization to purchase the truck, which was already approved by the Board, from the State Automobile Bid List. He informed the Board he could then give the Clerk, Mr. Wade, the truck he is replacing. Commissioner Sanders made a **motion authorizing Mr. Johnson to purchase a new truck from the State Automobile Bid List.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-287) Commissioner Sanders said she was concerned about the proposed revised Franklin County Animal Control Ordinance. She stated she had been flooded with telephone calls and e-mails regarding the ordinance. She informed the Board the calls and e-mails concerned the flea issue. She stated she would like to see a workshop held on this ordinance before the Public Hearing in September. Mr. Johnson said anytime prior to the scheduled Public Hearing on September 18<sup>th</sup> would be fine with him. Commissioner Sanders made a **motion to schedule a workshop to discuss the proposed revised Franklin County Animal Control Ordinance.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.** Commissioner Sanders asked the Board Secretary, Amelia Varnes, to schedule a meeting and notify Mr. Johnson, the press and the Commissioners.

**ALAN PIERCE-DIRECTOR OF ADMINISTRATIVE SERVICES**

(Tape 1-375) He said the Budget Workshop yesterday was not a special meeting. He stated it was a continuation of the workshop and was scheduled at the workshop the public and Commissioners attended on August 8<sup>th</sup>. He stated he just wanted everyone to know it was a scheduled meeting.

(Tape 1-409) He informed the Board he has verified with the local ambulance service, EmeryStat, they did not know of any \$25,000.00 improvements in their communication equipment. Mr. Pierce explained the past ambulance director had requested these funds, an Emergency Management Grant; to enhance the ambulance services communication equipment. He said EmeryStat was working on some communication enhancements, but it was included in the matching funds the County gave them for a new ambulance. He stated he is recommending the Board authorize the use of the \$25,000.00 in Emergency Management Grant funds, to be used for communication equipment for the Sheriff's Department. Commissioner Sanders made a **motion authorizing the use of \$25,000.00 in Emergency Management Grant funds for communication equipment for the Sheriff's Department.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

FCBCC MINUTES-AUGUST 21, 2001

(Tape 1-471) He presented a letter from DCA confirming the Tropical Storm Helene-Lanark Village Hazard Mitigation Grant Program. He said the letter states the project has been properly submitted through the Local Mitigation Strategy process and has been forwarded to the Bureau of Recovery and Mitigation, Grants Section, for an eligibility/completeness determination.

(Tape 1-478) He submitted a letter from the Lanark Village Boat Club requesting the County purchase a plot of land East of their property on Highway 98 for green space. He said they would assist the County in any way possible to maintain the property. He stated the lot is adjacent to the Boat Club. He stated the Boat Club suggested the County use P2000 (Florida Forever) funds to purchase the lot. He stated the property would be used as a buffer for the Boat Club and to provide over-flow parking. He informed the Board there are P2000 Grant Funds available. He stated if the Board is interested in pursuing a P2000 Grant then he would need Board authorization. Commissioner Sanders made a **motion authorizing Mr. Pierce to pursue a P2000-Florida Forever Grant for the purchase of the lot East of the Lanark Village Boat Club.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-564) He presented the Board with a copy of a letter from DEP Secretary David B. Struhs regarding the ACF Compact. He said this letter was in response to the letter the County sent the Governor regarding the proposed ACF Compact.

(Tape 1-577) He presented a copy of a letter he sent to Larry Ritchie, DEP, regarding removing spoil Mike Robuluck would be creating from a small dredging project permitted through DEP. He said Mr. Robuluck is offering the County the spoil material if it meets the County's specifications. He stated the County would not know if the spoil material could be used until it has been dredged. He explained the letter was intended to inform DEP that the County's Public Work's Department would like to use the spoil material at some time in the future if it meets County standards.

(Tape 1-606) He said the Board has already authorized Preble-Rish to complete the engineering study for the Lanark Village project. He said he is just reminding the Board the Chairman needs to sign the agreement.

(Tape 1-619) He stated he presented a packet to the Board at the last meeting regarding some waivers he had requested from FDOT on the Apalachicola Airport projects. He said Joe Smith, FDOT, called and said if the waivers are granted it means the projects would be cut back. He explained on the Airport Fence Project the County's match was \$20,000.00 and the FDOT's was \$80,000.00, so the total project would cost \$100,000.00. He said if the County gets a waiver, then FDOT still will provide the \$80,000.00, but the project would have to be downsized to stay within budget. He asked the Board if they wanted to pursue waivers on the three airport projects which are; Airport Fence-local match \$20,000.00; Master Plan Update-local match \$10,000.00; and the Construction of additional T-Hangars-local match \$90,000.00. He said the County had funds in the Apalachicola Airport account for the first two projects, and Bill Ruic, Fixed Base Operator, has the funding for the T-Hangars. Ted Mosteller, Airport Advisory

FCBCC MINUTES-AUGUST 21, 2001

Committee Chairman, informed the Board the Committee met last night. He said they wanted to proceed with these projects. Mr. Pierce suggested the County; since the T-Hangars were going to be privately funded, apply for waivers for the Airport Fence and the Airport Master Plan Update. Commissioner Sanders made a **motion authorizing Mr. Pierce to pursue waivers for the Apalachicola Airport Fence Project and the Apalachicola Airport Master Plan Update.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-697) He said the FDOT Joint Participation Agreement for the Apalachicola Airport Access Road expires at the end of August. He asked the Board to approve a request to extend the agreement for one-year. He stated then the County's contract with URS, previously Dames and Moore, would be extended for a year. Commissioner Williams made a **motion authorizing a one-year extension on the FDOT JPA AH127, Apalachicola Airport Access Road from FDOT.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-727) Mr. Mosteller said the Committee decided last night to ask the Board to allow them, the engineer, and the contractor to renegotiate the bid for the road. He stated the bid submitted by C. W. Roberts Contracting was the lowest bid, but was still \$500,000.00 over budget. He said if the contract can't be renegotiated then he would ask the Board to go ahead and permit a re-bidding of the project. Commissioner Sanders made a **motion authorizing the Apalachicola Airport Advisory Committee, the engineer, and the contractor to renegotiate the bid for the Apalachicola Airport Access Road and to re-advertise the bid if necessary.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-838) Mr. Mosteller asked the Board to go ahead and allow the advertisement for bids for the T-Hangars, the Fence/Gate and the Master Plan Update. He stated there are JPA's for these three projects. Commissioner Putnal made a **motion authorizing the advertisement of bids for the T-Hangers, the Fence/Gate and the Master Plan update projects for the Apalachicola Airport.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-856) He stated he would also like for the Commissioners to ask the Legislative Delegation, Representative Kendrick and Al Lawson, for funds, approximately \$950,000.00, to address the Stormwater situation at the Apalachicola Airport. He said the County needs to have these problems fixed before it gets any worse. Mr. Pierce and Chairman Creamer said they didn't have a problem with this request and assured Mr. Mosteller they would mention it to the Delegation tonight.

(Tape 1-902) Mr. Pierce submitted a letter from Sverdrup, the SGI Bridge contractor, regarding completion of a portion of the Stormwater treatment facilities in conjunction with the new bridge project. He said the letter states the completion of the project, SGI Bike Trail and Drainage Improvements from 7<sup>th</sup> Street West to just East of 3<sup>rd</sup> Street West on SGI, has been inspected by FDOT and approved by them. He said he just wanted the Board to know these areas now belong to the County.

FCBCC MINUTES-AUGUST 21, 2001

(Tape 1-926) He presented the Board with a schematic of the Franklin County Courthouse Annex. He said this, along with a Financial Aid Request Form, would be submitted to the Legislative Delegation tonight.

(Tape 1-937) He said he has written a letter to FDOT District Secretary Edward Prescott regarding the access road at the Airport. He said C. W. Roberts Contracting has been awarded the bid for the US 98 resurfacing project. He stated he was asking FDOT to work with the County and C. W. Roberts Contracting to include in this project as much of the turn lane for the access road as possible. He explained this should save the County some money. He stated since C. W. Roberts Contracting would be doing this work anyway maybe they would go ahead and help the County by including the turn lane for the road to the airport. Commissioner Sanders said she would make a **motion authorizing the Chairman's signature on this letter requesting assistance from FDOT on the Airport Access Road.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1020) Mr. Pierce asked the Board to authorize the Chairman's signature on the FRDAP Grant Agreement to buy the property in Carrabelle for a sports complex. He said this grant represents \$56,250.00 of State funds and \$18,750.00 of County funds for a total of \$75,000.00. He explained the County's share has to be cash and in this current year the match funds would be funded through the Recreational Budget. He said since the property would not be purchased until next Fiscal Year did the Board still want to use Recreational Budget funds. Commissioner Putnal said he would make a **motion authorizing the Chairman's signature on the FRDAP Grant Agreement for the purchase of property for the Carrabelle Sports Complex.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.** Commissioner Putnal made another **motion authorizing the use of Recreational Budget funds for the match amount, \$18,750.00, of this grant.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Commissioner Putnal and Commissioner Sanders informed Mr. Pierce they had several citizens interested in selling the County their property for this park in the event the current parcel of land is not bought.

(Tape 1-1147) He said the Board needed to approve and sign the Community Rating System for which allows a property owner in the County to save 5% on their flood insurance. Commissioner Putnal made a **motion approving and authorizing the Chairman's signature on the Community Rating System.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1186) He said the next several items involve the CDBG for the Eastpoint and Apalachicola Stormwater Projects. He stated the Board needs to adopt a policy, required by the CDBG Program, entitled "Requirements for Hazard Mitigation Activities Conducted with FY-1998 Community Development Block Grant (CDBG) Funds Under Emergency Rule Number 9B-ER-00-1 (DR-1195 and DR-1204)". Commissioner Putnal made a **motion adopting the CDBG Program Policy entitled "Requirements for Hazard Mitigation Activities Conducted with FY-1998 Community Development Block Grant (CDBG) Funds Under Emergency Rule Number 9B-ER-00-1 (DR-1195**

and DR-1204)". Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1229) He said the Board next needed to adopt and sign procurement procedures for CDBG projects and stated these procedures apply only to CDBG projects. He informed the Board the County Attorney, Mr. Shuler, and the Finance Officer, Ruth Williams, had reviewed the procedures. Commissioner Putnal made a **motion adopting and authorizing the Chairman's signature on the CDBG Procurement Procedures for CDBG projects.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1240) He asked the Board to set specific criteria for reviewing engineer's proposals. He explained the criteria are set forth in the CDBG rules and they are as follows: capacity to serve the needs of Franklin County; ability to address the needs of the project and respond in timely fashion; past and present experience with CDBG grants; project staff and qualifications; and construction and budget control measures. He said the Board needs to also, in this motion, create a review committee of Mark Curenton, Assistant Planner, Ruth Williams, and him to rank the proposals and make recommendations to the Board for the engineering firm to be awarded the project(s). He explained he, Mr. Curenton and Ms. Williams are the most familiar with CDBG rules and this project. Commissioner Putnal made a **motion adopting specific criteria for reviewing engineer's proposal as set forth in the CDBG rules and creating a review committee consisting of Mr. Pierce, Mr. Curenton, and Ms. Williams.** Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1276) He stated he now would ask the Board to authorize the Chairman's signature on the Environmental Certification form and Request for Removal of Environmental Conditions. He informed the Board Mr. Curenton has already advertised the Board's intent to do this, and having received no comments the Board can now direct the Chairman to sign the appropriate CDBG form. Commissioner Sanders made a **motion authorizing the Chairman's signature on the Environmental Certification form and Request for Removal of Environmental Conditions for this CDBG project.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-1293) Mr. Pierce said the Planning and Zoning Commission met in regular session on August 14, 2001 and recommends the following: Approval for David Dodson to construct a private dock on Lots 3, 4 and 5, Block 15, Unit 3, Lanark Village. Commissioner Sanders made a **motion approving a private dock for David Dodson.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for Jacky Dodson to construct a private dock on Lots 1, and 2, Block 15, Unit 3, Lanark Village. Commissioner Sanders made a **motion approving a private dock for Jacky Dodson.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for Jill Sandler to construct a private dock on Lot 27, Block E, Unit 2, Alligator Harbor. Commissioner Sanders made a **motion approving a private dock for Jill Sandler.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for Bryan Day to construct a private dock on Lot 21,

Heron Bay Village, SGI. Commissioner Sanders made a **motion approving a private dock for Bryan Day.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for R. D. Morgan to construct a multi-family dock on Tract 34, Kinja Bay, SGI. This dock will serve all of the lots in the subdivision so there will not be individual docks. Commissioner Putnal made a **motion approving a multi-family dock for R. D. Morgan-Kinja Bay Subdivision.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for Doug Sherman and Zeke Bardhi to construct a commercial restaurant on Lots 5-8, Block 7, Unit 1 West, SGI-contingent on the BOA granting a variance for a small encroachment because of the stairs extending into the front setback. Commissioner Putnal made a **motion approving the construction of a commercial restaurant for Doug Sherman and Zeke Bardhi contingent on approval of a variance by the BOA.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Authorization to schedule a public hearing to consider a request for rezoning of Lots 16-19, Block 268, Apalachicola, from R-2 to R-8, Multi-Family Medium Density. This partial block is just behind and across the street from the IGA. Commissioner Putnal made a **motion authorizing the scheduling of a public hearing to consider a request for rezoning of Lots 16-19, Block 268, Apalachicola from R-2 to R-8.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Authorization to schedule a public hearing to consider a request for rezoning of Tract 3 and Tract 3A in Section 18, T8S, R5W from R-6 to R-1. Commissioner Putnal made a **motion authorizing the scheduling of a public hearing a consider a request for rezoning of Tract 3 and Tract 3A in Section 18, T8S, R5W, from R-6 to R-1.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for a cluster development and a sketch plat, Clipper Bay Phase II, for an 8.15-acre parcel, Tract 46, Lot 1 of Tract 45, East End, SGI. The BOA has not approved the cluster development, but they will hear it in September. He asked the Board to defer action on the sketch plat until the BOA has granted the special exception. Commissioner Sanders made a **motion to table this request for approval of a cluster development and a sketch plat-Clipper Bay Phase II-until the BOA address the special exception in September.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for a preliminary plat, Magnolia Ridge Subdivision, a 43-lot subdivision located in Eastpoint at the intersection of North Bay Shore and Twin Lakes Road submitted by Jeanne Bonds. The Commission recommends approval contingent on the removal of Lot 1. He said there seems to be some confusion about the lot numbers. He stated the other issue is an entrance road. He proposed several options for the entrance road. He suggested the Board table this approval until an access road can be decided on. Chairman Creamer suggested Mr. Pierce have the County Engineer, David Kennedy, go look at the area to assist in this decision. Commissioner Putnal made a **motion to table this request for approval of the preliminary plat of Magnolia Ridge Subdivision until an entrance road location can be decided.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Approval for a final plat for a 4 lot subdivision, Sandy Shores Estate, located in Section 18, T8S, R5W, submitted by Nick Saporito. The subdivision is located half way between Eastpoint and Carrabelle. He presented the Title-Plat letter to the Board for the record. Commissioner Putnal made a **motion approving the final plat for a 4-lot subdivision between Eastpoint and Carrabelle-Sandy Shores Estate.** Commissioner Williams seconded the

motion. All for. **MOTION CARRIED.** Request for a special exception to allow a community house on Bluff Road North of Apalachicola. The request is to establish a food bank for distributing food in a regional area. The Commission recommended approval contingent on the existing building being used only as a food bank and if the food bank ever closed it would revert back to the existing zoning and not any other use. He explained the Board does not need to take any action since the BOA approves special exceptions. He stated this was just for the Boards information. Request from Ruth Schoelles concerning a scrivener's error on part of her property at Eleven Mile. The Commission approved the request that the bulk of the Schoelles property should have been zoned R-2, and the only part of her property that was C-1 was the peninsular where her oyster house once stood. He said the error was created because there was never any legal description defining what should have been R-2 or C-1. Commissioner Sanders made a **motion recognizing a scrivener's error on Ruth Schoelles' property at eleven mile-the area where the oyster house was and the shoreline should be zoned C-1 and the other property zoned R-2.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Request by Mr. Pierce for the Planning and Zoning Commission for some clarification on the definition of a use in the C-1 Commercial Fishing District. Docks with "special provisions for commercial fishing boats" are allowed as a principal use. Marinas and tourist oriented commercial facilities are special exceptions. Special exceptions have to go through addition review. Dan Garlick, Garlick Environmental, has applied to DEP for docks for two clients in the C-1 District West of Apalachicola-Donnie Wilson and John Horan. The DEP applications show a layout of docks and finger piers. Mr. Pierce said he wrote a letter to DEP regarding Mr. Horan's project informing them that in the C-1 District there has to be special provisions for commercial fishing boats and telling them he didn't see any provisions in the DEP permit request. He said he felt justified in making such a statement because the last dock request the County considered was in the C-1 District for Whaley Hughes in Eastpoint. In that case, Mr. Hughes did not get his finger piers, partly because the County wanted his dock to be a wharf arrangement where the boats could unload broadside, as a traditional shrimp boat would off-load. The Commission did not vote on the issue, but a consensus was reached that there is nothing about the physical lay out of the dock, which would make it commercial or recreational. The Commission felt it was the use of the dock and the surrounding land that determines if it is commercial or residential. The danger in having an opinion like this is then the protection of the C-1 District comes down to use and once a dock is built the County does not have a mechanism to record what kind of boats are tying up at what docks, or for how long. He asked for guidance from the Board on what special provisions for commercial fishing boats are needed for a principal use. An option might be to presume if there is no special provisions proposed then it is considered a marina and then make the applicant pursue a special exception for the dock. He said he has not had time to consult with Mr. Shuler about this matter. After discussion the Commissioners approved these docks and marinas on a case-by-case basis. Commissioner Williams made a **motion to review all dock and marina applications on a case-by-case basis.** Commissioner Sanders seconded the motion. Chairman Creamer, Commissioners Williams and Sanders for. Commissioner Putnal against. 4-1 **MOTION CARRIED.**

**PUBLIC HEARING-LAND USE AND REZONING 6.81 ACRES-EASTPOINT**

(Tape 1-2796) Mr. Pierce said this is the first of two public hearings to consider rezoning and land use changes. He stated the first one is to consider approval for a land use and rezoning change submitted by Richard Hull for 6.81 acres in Eastpoint. He explained the land use was a request to be changed from A-2 Forestry Agriculture to R-1 Single Family Residential. He stated certified letters had been sent to the adjoining property owners and the request has been approved by Planning and Zoning. Commissioner Putnal made a **motion approving a land use change submitted by Richard Hull for 6.18 acres in Eastpoint from A-2 Forestry Agriculture to R-2 Single Family Residential.**

Commissioner Sanders seconded the motion. All for. **MOTION CARRIED.** He then asked the Board to approve the rezoning request for the same property from A-2 Forestry Agriculture to R-1 Single Family Residential. Commissioner Putnal made a **motion approving a rezoning submitted by Richard Hull for 6.18 acres in Eastpoint from A-2 Forestry Agriculture to R-2 Single Family Residential.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

**PUBLIC HEARING-REZONING 151.59 ACRES-EASTPOINT**

(Tape 1-2967) He said Jeanne Bonds submitted the second request for Magnolia Ridge Subdivision. He stated the request is to rezone the property from R-2 Single Family/Mobile Home to R-1 Single Family Residential. He said the density would not be changed. He said the density is one unit per acre. Commissioner Putnal made a **motion approving a rezoning submitted by Jeanne Bonds for 151.59 acres in Eastpoint-Magnolia Ridge Subdivision-from R-2 Single Family/Mobile Home to R-1 Single Family Residential.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-2995) Commissioner Sanders said she was concerned about affordable housing in Franklin County. She stated she felt like the salary level in Franklin County was not the same as Duval or Leon County. She said she would like to know if there would be a way to protect the local citizens or help them purchase homes. She asked Mr. Pierce if there was something that could be done before the County is fully developed. Mr. Pierce said there are some things that could be done. He said it would require the zoning to be changed to some extent, but would also require a change in attitude. He explained some of the things the County requires in an R-1 zoning, such as a house, must be 1,000 square feet in size when a mobile home can be smaller. He said some people could afford a trailer, but not a home that size. He stated the County might consider allowing small houses to be built. He said the requirement of one acre of land to build a house on. He stated the Commissioners might want to consider allowing one-half acre lots to build houses on if there is sewer and water available. He said the Board could allow more density in these areas. He stated by cutting the size of the house and the lot down more people should be able to afford a house. Chairman Creamer said he agreed and stated he could not see why a person had to buy one whole acre of land just to build a house on. He stated he did not see what the benefit for the County was with this requirement since it was really cutting into the tax base. Chairman Creamer said he wanted to hire someone to solicit industry for Franklin County. He stated it is a shame all of the young people have to leave the County because there are no jobs. Anita Gregory, Executive Director,

said one of the problems she faces with new people coming to the area is the cost of property. She stated the zoning in some of the areas is a problem since the zoning requires one house per acre. She said if the property doesn't have water and sewer then they have a problem with purchasing one acre of property since it costs so much. She stated the County has never offered any type of tax abatement or incentives for industry to come to the County. She stated Franklin County is environmentally sensitive as well. She said that makes it hard to have just anybody come in and start a business. She said the labor force is also a problem.

**CHARLES BRANNON-SGI**

(Tape 1-3691 continued on Tape 2) Mr. Brannon said he thought the Board should be concerned about the old people as well as the young people. He stated there are a lot of people like him who bought their first lot on SGI for \$1,200.00. He said he planned to retire to Franklin County many years ago, but now it is almost impossible for a retiree to live on SGI. He stated the Civic Club has tried to keep the residents on the Island informed about what is going on. He said he had received an e-mail from Carol Talley regarding her taxes this year. He stated the e-mail was addressed to Chairman Creamer and informed him in the letter that her taxes were \$2,575.00. He said this letter finds it hard to pay two mortgages, one in Atlanta and one for her house on the Island. He said he would like the Board to request some type of relief from the way the Property Appraiser was required to assess property by market value. He stated one piece of property sold on the Island for 2 million dollars and that individual would have to pay \$34,000.00 in taxes. Chairman Creamer interrupted Mr. Brannon at this time and said the State of Florida imposes these regulations on the County. He told Mr. Brannon when the person that bought the house on the Island for 2 million dollars they knew what their taxes would be. He stated by law the realtor has to inform them what their taxes would be. He said since he has been on the Board the millage rate has decreased every year. He stated the School Board actually keeps increasing their millage rate. He said, it seems to him, the County Commissioners keep getting hammered about the budget. He stated the School Board keeps raising theirs, but no one ever goes to their workshops to complain like they do at the Commission meetings. He said someone needs to attend these workshops because the County can only do so much. Mr. Brannon said he plans to be at that final workshop on September 4<sup>th</sup>. He stated he is not hammering anyone, but he is hoping someone would take the responsibility to address this problem at the State level. He presented the letter from Ms. Talley to the Board for the record. Mr. Pierce suggested Mr. Brannon start some kind of statewide initiative. He said this type of thing involves the Department of Revenue, the Legislature. He stated the Legislature sets homestead exemptions, market values, etc. Chairman Creamer reminded Mr. Brannon the Legislative Delegation would be in the Courtroom tonight beginning at 6:00 p.m.

(Tape 2-270) Commissioner Sanders asked Mr. Pierce what the status of the RFP for the Alligator Point Road. She asked him if he had heard anything from Preble-Rish. Mr. Pierce replied he has not, but he would call them as soon as the meeting is over.

(Tape 2-290) Freda White, a realtor and resident of Carrabelle, said FEMA allow three hundred square feet to be built under a house on pilings. She asked why the County only

allows two hundred square feet. She urged the Commissioners to consider changing this requirement. She said the other surrounding counties allow the FEMA guideline of three hundred feet. She stated if the Flood experts allow three hundred feet then the County should allow it. Mr. Pierce said he would check into what it would take to change this requirement and report back to the Board at the next meeting. He said the Construction Licensing Board had looked into this matter before. He stated he didn't know of any reason why it couldn't be changed to three hundred square feet.

(Tape 2-349) Kurt Spangler, SGI, asked the Board to consider the additional Homestead Exemption for citizens over 65 years of age. Mr. Pierce said the additional exemption is based on income.

(Tape 2-369) Mr. Mosteller said he agreed there was a problem with affordable housing in Franklin County. He stated the FBO would like to have a subdivision near the airport. He said the Industrial Park at the Airport needed industry and this should be the job of the Airport Manager if Franklin County agrees to hire one.

#### **BILL MAHAN-COUNTY EXTENSION DIRECTOR**

(Tape 2-412) Bill Mahan asked the Board if he could address them again this morning. He asked the Board to clarify how they would like for the Finance Office to calculate his raise. He explained part of his salary is paid by the State and the other part by the County. He said in the past the Board has given percentages, flat rates, etc. Commissioner Putnal asked how it was calculated last year. Mr. Mahan said the last couple of years it has been a percentage of the whole raise. The Board instructed Ms. Williams, Finance Officer, to calculate the raise for Mr. Mahan the same way she did last year.

#### **COMMISSIONER SANDERS**

(Tape 2-512) Commissioner Sanders said she would like to remind the Board and the public about the Legislative Delegation scheduled for tonight in the Courtroom. She stated the meeting starts at 6:00 p.m. She informed everyone Senator Al Lawson and Representative Will Kendrick would be here to answer or listen to any concerns the residents of Franklin County have.

#### **CHARLES BRANNON, SGI**

(Tape 2-821) Mr. Brannon said he thought the last three years the County Employees received a raise of \$1,200.00. He stated he was a public employee all of his life. He said he didn't know how in the world the Board can continue to raise each employee \$1,200.00. He stated there is a price level that certain employees ought to be making. He said if everyone keeps getting a \$1,200.00 raise every year after awhile it would be possible the custodial worker would be making more than the Elected Officials. He said he thinks as well as urges the Commissioners to look at some other way than giving across the board raises. He stated he is convinced there are certain employees that are not worth the amount of money the Board is paying them. He said he might be wrong, but he didn't think so. He stated usually there is a cap or personnel classification system where there is a cap on the salary. Mr. Wade said when the Board recommends giving raises

FCBCC MINUTES-AUGUST 21, 2001

they base the raise on the number of employees. He stated the Clerk, Property Appraiser, Tax Collector, Sheriff, etc. employee raises are not set by the Board. He said he could either give his employees the recommended raise or give them whatever he desires. He stated he didn't have to give anyone a raise if he didn't want to, but he couldn't give them \$1,200.00 unless the Board gave it to him. He said historically all of the employees have received the raise the Board has recommended. He stated it is really up to each Constitutional Officer how they adjust the employee salaries. He said he could give some employees a raise of \$100.00, some \$500.00, etc. He informed Mr. Brannon this is a problem and no one has ever implemented job descriptions, salary caps for certain jobs, etc.

**KENDALL WADE-CLERK**

(Tape 2-956) He reminded everyone about the Legislative Delegation Meeting tonight.

(Tape 2-964) He presented a copy of a Resolution of Appreciation for Anderson "Andy" Williams, City of Apalachicola Police Chief, to the Board for approval. He explained the Resolution was presented to Chief Williams at an appreciation dinner for him last Sunday. He asked the Board to authorize the Chairman's signature on the Resolution. Commissioner Sanders made a **motion authorizing the Chairman's signature on a Resolution of Appreciation for the City of Apalachicola Police Chief Anderson "Andy" Williams.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 2-980) He presented the FY 01-02 Solid Waste Grant Agreements totaling \$5,835,707.00 as follows: Recycling and Education-\$2,498,786.00; Waste Tire-\$1,200,385.00; Small County-\$1,700,000.00; Litter Control and Prevention-\$436,536.00. He said the grant acceptance agreements need to be signed by the Chairman. Commissioner Sanders made a **motion authorizing the Chairman's signature on the FY 01-02 Solid Waste Grant Agreements-acceptance-totaling \$5,835,707.00.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 2-992) He stated he was directed by the Board to count the number of striped parking places around the Courthouse. He presented a list with the number of striped parking spaces. He said there are 72 total parking spaces; 4 designated handicapped and 2 designated for Sheriff's Department use. He said that leaves a total of 66 available parking spaces for Courthouse employees. He informed the Board there are approximately 54 Courthouse employees, which includes the Constitutional Officers. He said that leaves 12 parking spaces for customers. He presented a sketch of the layout of the parking spaces. He stated when a jury, 50 people or so, comes to the Courthouse then there is a major shortage of parking spaces. He said Mr. Pierce has already asked and had approved the additional parking area on the side of the Courthouse and next to the Planning and Zoning Office. He stated these extra parking spaces are desperately needed. Chairman Creamer asked Mr. Wade to see how much it would cost to have the area behind the Old Jail paved for parking as well. Mr. Wade said he would ask the Mr. Kennedy to look over the area and try to arrive at a figure. Chairman Creamer said all of the new areas would need paving anyway so it might all be paved at the same time.

(Tape 2-1095) He stated it appears the bottom floor of the Old Jail behind the Courthouse is not suitable for refurbishing. He said the County Engineer had also told him the building was not suitable for restoration for use as office space nor would it be cost effective. Mr. Wade said he wanted to go ahead and fix the bottom floor for storage. He stated when construction on the new Courthouse Annex is started the old storage shed on that property would have to be torn down. He said this would leave no storage space for the lawnmowers, weed eaters, etc. He explained he would like to use the bottom floor of the Old Jail for storing this equipment. He stated he was just informing the Board as to what he plans to do with the bottom floor of the Old Jail.

(Tape 2-1154) He reminded the Board a discussion was held with ARPC about the County's Revolving Loan Fund Program. He informed the Board ARPC has submitted an invoice for Administrative services rendered for the months of June and July 2001 in the amount of \$1,465.96. He asked the Board if they wanted him to pay the invoice. Chairman Creamer said he knew Mr. Shuler sent them a letter a month ago about this matter. Mr. Shuler stated he sent them a letter a couple of months ago reminding them the contract specified a cap amount for them to administer this program for the County. He said the Board could consider paying this invoice if the services were provided for outside of the contract. Chairman Creamer said he didn't think the County should pay this invoice. He stated, at least, they needed to justify payment of the invoice. Commissioner Sanders said she agreed with Chairman Creamer. Commissioner Putnal said they lost contact or did not pursue the pay back of many of these loans. He stated some of the borrowers didn't even know where to mail their payments too. He said they, by neglect, let people think the loans were being abated. He stated he felt a lot of this was their problem to begin with. Commissioner Sanders said she would make a **motion directing Mr. Shuler to send a letter to ARPC informing them the Board agreed not to pay this invoice.** She stated she felt this was part of their contract. Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.**

#### **ALFRED SHULER-COUNTY ATTORNEY**

(Tape 2-1306) Mr. Shuler said he and Solid Waste Director Van Johnson called Carson and Adkins, the County's labor attorneys about Kelvin Shiver, a Landfill employee who wanted to go back to work with a limited excusal by the Doctor. He stated Lucy Turner, Carson and Adkins, advised them to send a letter to Mr. Shiver's doctor specifying the particular work he does. He said if the doctor approves the specific requirements for Mr. Shiver's job then the doctor would need to reply, in writing, to the County's letter. He stated if the doctor approves Mr. Shiver's request then Mr. Shiver can come back to work otherwise, he would have to wait until he is released by the doctor.

(Tape 2-1357) He stated the Board directed him, at the last meeting, to check into the ownership of the Northwest half of Wharf Lot 6, which is located adjacent to the Courthouse. He said Martha Flowers had made a request to use the property for a food cart. He stated the property was assessed to Franklin County by the Property Appraiser. He informed the Board he would need to do more research to see exactly how the County was deeded the property.

**FCBCC MINUTES-AUGUST 21, 2001**

(Tape 2-1384) He informed the Board he sent a letter to DasSee Health Care Systems in reference to the Sub-Lease Agreement between them and Centennial. He stated he gave a specific deadline for them to submit the final agreement to the Board. Mr. Wade asked Mr. Shuler if he sent a letter to EmeryStat, Inc. as well since the Board did not have a copy of their Sub-Lease Agreement either. Mr. Shuler replied he would finish a letter to EmeryStat this week sometime.

(Tape 2-1391) He reported he sent a letter to the GRIT attorney requesting the worker's compensation file from them on Kit Mashburn.

(Tape 2-1399) He said he received a letter from Barbara Sanders, the School Board attorney, regarding the redistricting situation. He stated the Ms. Sanders informed him, in the letter, that she would be bringing this matter to the School Board's attention on August 8<sup>th</sup>. He explained he thought they had the same problem the County Commissioners had with the census count and therefore they couldn't move forward with the redistricting process either.

(Tape 2-1433) Chairman Creamer said he met the new administrator at the hospital and he seems very nice. He stated his name is Barry Gilbert.

(Tape 2-1456) Commissioner Putnal said he wanted Mr. Shuler to do something for him. He stated he felt like this County was being priced gouged by these fuel companies. He said the same company may have a station in Carrabelle, Eastpoint, and Apalachicola with all three of these places having a different price. He stated he didn't think this was fair to the public and he didn't understand how it could be done. He asked Mr. Shuler to do some research on price gouging in these counties by these fuel companies. He said the price of gas in Carrabelle is ten-cents cheaper than it is in Apalachicola and other times it's the other way around. He stated he didn't know how they arrived at these charges. He said there should be some uniformity to the prices. Chairman Creamer said he thought price gouging usually occurred when there had been a disaster or some type of emergency situation. He said he thought it was just a matter of competition.

**VAN LEWIS-ST. TERESA**

(Tape 2-1563) Mr. Lewis said he was here this morning to talk with the Board about Mosquito Control. He said he was very concerned about his home and the County. He stated he is in the process of developing a Certified Organic Farm. He said he had such a farm in Wakulla County where he grew watermelons and because they were certified organic he was able to make three times as much money for his crop. He stated one of the main rules of certification is that the land has to be free of chemical spray for three years. He said he has worked with the County's Mosquito Control for a long time and they have been very cooperative with him. He stated when they make one mistake it costs him three years and he just cannot afford that. He said he believed he has the right not to be chemically assaulted by anyone on his private property and in his lungs. Chairman Creamer asked Mr. Lewis if Mosquito Control had sprayed his private property. Mr. Lewis replied yes they made a mistake last year. Chairman Creamer asked him about this year since the Encephalitis outbreak. Mr. Lewis replied no, but the spray

has been blown to his property. He said the other problem is that in the Bay North Subdivision if the wind is from the East then he is sprayed. He stated if they spray in Cochran Beach and the wind is from the West then he is sprayed. Chairman Creamer asked Mr. Lewis if he had neighbors. Mr. Lewis replied yes. Chairman Creamer said he was sure the neighbors were concerned about getting sick with Encephalitis. He stated they have a right to be concerned about the diseases mosquito carries. Mr. Lewis said he is sure they do and he is not asking the County not to spray his neighbors. Chairman Creamer said if they spray and the wind is blowing what are they supposed to do. Mr. Lewis stated he is concerned if they spray him. Chairman Creamer said he knew Mosquito Control was working with Mr. Lewis and so he couldn't see why Mr. Lewis was complaining. Mr. Lewis agreed they were working with him. Mr. Lewis said he thought there were other ways to control mosquitoes. He suggested the Board consider using bats, birds, mosquito hawks, etc. He said the County should adopt an ecological control concept so that when the Mosquito Control truck comes to his neighborhood he is not bringing poison instead they are bringing mosquito hawks, mosquito fish, bats and bat houses, etc. He said the County could still have a Mosquito Control Program using these type of things. He stated the chemical companies are getting people addicted to this spraying program. Chairman Creamer said he understood this. Commissioner Sanders said she knew the County Attorney had sent Mr. Lewis and his attorney a letter about this matter. Chairman Creamer said all he knew was that the County was going to continue spraying for mosquitoes. Commissioner Putnal said Mr. Lewis could grow his organic products as long as he wanted too, but if someone gets sick or dies in this County from West Nile Virus or other types of Encephalitis they are going to spray. He said the Health Department is also going to aerial spray the entire County. Mr. Lewis became very agitated at this time and said if he were poisoned he would talk to them about it in Court. Chairman Creamer ended the discussion at this time.

#### **PHIL CROCKER-PARKER BEACH RESTORATION**

(Tape 2-1823) Mr. Crocker asked if the County had received the RFP's for Alligator Point. Commissioner Sanders replied this had already been discussed and informed Mr. Crocker Mr. Pierce would be checking on the RFP's with Preble-Rish. Commissioner Sanders told Mr. Crocker the Commissioners had been receiving mail from both Parker Beach and Benedict Engineering threatening involving the County in their lawsuit. She stated she did not want or need the County to be involved in this matter. She said there are two companies offering their services and no one should be promising or even discussing the Alligator Point Road RFP's with either of them. She asked Mr. Parker to refrain from sending any more mail to the Commissioners.

#### **MATTERS FROM THE FLOOR**

(Tape 2-1860) Commissioner Sanders said she wanted to let Mr. Lewis know she has tried to return his calls several times. She stated she is concerned about this mosquito problem. She informed Mr. Lewis a dead bird was found in Alligator Point. She said this is a real concern for the entire County. She stated she agreed with Commissioner Putnal about the safety and health of Franklin County citizens was more important than anything. She said she knew the Mosquito Control staff had worked with Mr. Lewis. She told Mr. Lewis they were already doing aerial spraying in Wakulla County. She said

FCBCC MINUTES-AUGUST 21, 2001

if Mr. Lewis still has his farm there it is being sprayed. Mr. Lewis said he didn't have a farm in Wakulla County anymore. Commissioner Sanders said the County has got to keep spraying the mosquitoes. She stated she didn't want anybody in Franklin County to die from a mosquito borne illness. Vicki Barnett, Alligator Point, asked if the County was using larvicide and aduicide on the mosquitoes. Commissioner Sanders replied yes they were. Ms. Barnett said she sympathized with Mr. Lewis. She stated they have sea turtles on the Point that have needed nest sitters, but they have not watched the nests because of the mosquitoes. She stated she knew hatchlings have died because she would not let anybody sit outside with the nests. She said it is a trade-off and mosquito spraying is a major priority for her. Mr. Lewis said everyone wants mosquito control and suggested the County use more ecological ways for mosquito control. He stated people needed to use their brains since this is just common sense. He said these old habits can kill us. Chairman Creamer thanked Mr. Lewis and announced the meeting would be adjourned 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