

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX – COMMISSION MEETING ROOM  
APRIL 18, 2017  
9:00 AM  
MINUTES**

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

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

**Call to Order**

Chairman Parrish called the meeting to Order.

**Prayer and Pledge**

There was a prayer followed by the Pledge of Allegiance.

**Approval of Minutes**

There were no minutes presented for approval.

**Payment of County Bills**

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

Mr. Moron said there are a few special guests present today. He introduced Mr. Rick Watson, the new Tax Collector. Mr. Watson stated he looks forward to working with the Board again. He reported the appointment was sudden as the Governor wanted to move quickly because the tax sale is coming up. Mr. Watson said he has heard great things about the staff at the Tax Collector's Office and he finds it to be true. Mr. Watson stated Mr. Jimmy Harris, former Tax Collector, has been generous with his time to help with the transition. Mr. Watson stated other Tax Collectors have also been in contact with his office and he feels the transition will go smoothly. He explained the timing of the appointment was good for him since he was closing down his lobbying practice in Tallahassee. He stated it has been a tough year for local governments in Tallahassee but Mr. Chris Doolan, Small County Coalition, is doing a good job

representing the rural counties. He offered to answer any questions. There were no questions from the Board. Chairman Parrish thanked Mr. Watson for appearing at the meeting.

Mr. Moron introduced Ms. Mary Louise Hester, Senator Bill Nelson's Office. Ms. Hester informed the Board they will have office hours today and she will be glad to meet with anyone who has an issue of a federal nature.

Mr. Moron reported Mrs. Harolyn Walker, Instructional Coach, is present with her civics class. Mrs. Walker reported the class is a group of 7<sup>th</sup> graders who are studying civics and she thought it was good for them to see government in action. She thanked the Board for allowing them to attend the meeting.

## **Department Directors Report**

### **Howard Nabors - Superintendent of Public Works**

Mr. Nabors reported the grass cutting has started because they are receiving complaints about the grass and ditches. He said they will not cut the flowers on Highway 67. Commissioner Sanders said just one blade across needs to be done in this area and then it will be okay until May.

Mr. Moron read the following item from his report:

1. Forestry has informed staff of their intent to start the thinning of a stand of pine pulpwood at the end of this week. This stand of pine pulpwood is located on CR 67, as indicated on the attached map, and is approximately 124 acres. Forestry feels that the spring dry down provides an opportunity to use the available crew to thin this timber. There will be three, maybe four; interior ramps built that will avoid equipment operation at the road edge of CR 67. Limerock road base will be temporarily placed in the swale to allow the passage of the trucks in and out of the stand. It will be removed once the crew has completed the interior thinning. The project will last for about a month. I have made Mr. Howard Nabors aware of the project. Board discussion.

Mr. Moron said he talked with Mr. David Morris, Division of Forestry, about what will happen if it rains and floods. He stated Mr. Morris responded they will put in culverts if it rains to alleviate the flooding. Mr. Nabors asked if the culverts will be put in before it rains. Commissioner Sanders described the location of the road and said it is a 10 mile stretch with 6 outfall ditches and a curve. She suggested they put the culvert pipes in to start with so they do not have to worry about flooding. She stated her main concern is the three interior roads butting up to the shoulders of the road and damaging the asphalt. She explained the roads must be compacted properly to make sure the shoulders do not break. **Commissioner Sanders made a motion to have someone from the Road Department present to supervise and make sure the road is completed up to County standards and if the Division of Forestry does not**

**agree, then the County will require a road bond. Commissioner Lockley seconded the motion.** Commissioner Lockley agreed the culverts need to be placed in the beginning. Mr. Nabors agreed if the ditches are not clear and it rains then the water will build up across the road. **Motion carried; 5-0.**

Mr. Moron stated each Commissioner received the addendum with the list of roads for the road paving project. He reported this morning a Notice to Proceed and contract were received and he asked the Board to approve both items contingent upon Attorney Shuler's approval. **On motion by Commissioner Lockley, seconded by Commissioner Sanders, and by unanimous vote of the Board present, it was agreed to approve the contract and Notice to Proceed for the Road Paving Project contingent upon Attorney Shuler's approval.** Commissioner Sanders pointed out the Highway 67 guardrail repair is on her list and should have been covered by the liability insurance. She questioned if the insurance paid for this repair. Mr. Moron was not sure. Commissioner Sanders stated before the paving funds are used, they need to make sure the reimbursement was received from the insurance company. She stated this repair will take \$7,723.00 out of her money for road paving and she can spend this money somewhere else if the insurance has paid. Mr. Moron agreed to check on this matter. Commissioner Lockley asked for the contractor to notify him when they are going to start paving in his district so he can have people move their cars in the area. Mr. Moron agreed they will provide notification to him when they are paving this area.

#### **Fonda Davis - Solid Waste Director**

Mr. Davis reported complaints are being received about the location of the recycling container on St. George Island. He explained the container is in the alleyway near Harry A's and this area is congested. He said the dumpsters also need to be moved into the alley. He stated he would like to move the recycling container further down to a different location on Pine Street.

Mr. Davis stated he is also getting calls about the recycling container at Alligator Point and a decision needs to be made about where to put the container. He reported the site next to the fire station is one of the options. Commissioner Sanders agreed the container needs to be placed back in this location and a fence may need to be placed around the container. She suggested Mr. Davis use the fence on Harbor Circle that needs to be removed. Commissioner Sanders said this is a big neighborhood and they do recycle. Chairman Parrish said cameras can also be installed in this area.

Mr. Davis asked for approval of the Small County Solid Waste grant in the amount of \$90,909.00. **On motion by Commissioner Massey, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to approve the Small County grant in the amount of \$90,909.00.**

Mr. Davis stated the Animal Control Department is doing good. He explained they had an issue last week but the owner surrendered the animals.

Mr. Davis reported there is a problem with some playground equipment at Vrooman Park that is beginning to rust and is a safety issue. He said they are looking for replacement parts but may need to get some new equipment.

Mr. Moron presented the following item from his report:

3. Inform the Board that the Carrabelle Beach Bathroom renovation project is scheduled to start on May 15<sup>th</sup> and end on July 28<sup>th</sup> if there are no unforeseen delays. For the project to be completed as soon as possible both bathrooms will be closed to the public during this time. I have asked Mr. Fonda Davis to arrange for two or three portlets, as necessary, to be placed there until the project is completed.

Chairman Parrish suggested the County install 2 portlets for female visitors and 2 for male visitors. Mr. Davis pointed out Mr. Willson is no longer in this business but Miles Plumbing can provide handicap accessible portlets with twice a week service for \$100 per week. The Board discussed the type of portlets that should be placed in this area. Commissioner Sanders reported there are other people in this business and she suggested Mr. Davis contact Talquin Port-a-Potties and check on their pricing. **On motion by Commissioner Massey, seconded by Commissioner Sanders, and by unanimous vote of the Board present, it was agreed to check the prices for handicapped portlets with washing stations and get the best price for placing the portlets at Carrabelle Beach.**

#### **Allyson Speed-Traveling Basketball Program**

Mr. Speed stated last year he came before the Board seeking funds for the traveling basketball program. He thanked the Board for their support last spring and summer. He said this extra playing time contributed to the success of the high school basketball team. He asked the Board to provide \$6,000 this year for this team. He explained last year he asked for \$5,000 and the County provided half but directed him to ask the City of Apalachicola and they also contributed. Chairman Parrish said last year the Board directed him to work with Mr. Davis on this issue. He explained providing this funding has created an issue because the Board did not support all the traveling sports teams. He stated his children played on traveling teams but they conducted fundraising events and did not approach the County for funding. He recommended Mr. Speed look at other alternatives for funding. He stated last year the County paid registration fees but the County cannot provide this funding. He suggested the team will need to conduct some fundraising events. Mr. Speed stated the team did conduct some fundraising activities last year. Chairman Parrish reported other teams have contacted the County and the County does not normally provide funds for traveling teams. He said as a parent he has been involved in fundraising and providing transportation for these kinds of teams. Mr. Speed stated some of the parents do provide transportation. Mr. Speed said the money is not for the parents driving the team but for registration fees. He explained he has also used his own funds. Chairman Parrish asked if basketball season is over. Mr. Speed responded it is over at the school but to get better they need to continue to play. **Commissioner Lockley made a motion to provide**

**\$1,500 to the traveling basketball team.** Commissioner Jones stated he has not commented because 3 of his children are involved in this program and he has a conflict of interest.

**Commissioner Massey seconded the motion. Motion carried; 4-0. Commissioner Jones abstained from voting.**

Commissioner Sanders reported the soccer field has been re-grassed and looks good. She stated some grandparents of the players have expressed concern about the need for netting behind home plate. Mr. Davis reported the netting is being picked up from Thompson's Net Shop but they need to install another pole. Commissioner Sanders stated in Tallahassee some of the parks have canvas looking canopies over the bleachers and she would like Mr. Davis to look into this matter and obtain some prices. Mr. Davis asked if this is for all the County complexes. Commissioner Sanders answered yes. She asked Mr. Davis to bring the information back to the Board so they can discuss the matter.

Chairman Parrish said Mr. Davis asked if the funding for the traveling basketball team is to come out of the Parks & Recreation budget. Commissioner Lockley clarified the funds will come out of the Parks & Recreation budget. Commissioner Lockley said the basketball team does not get any of the proceeds from the gym. Commissioner Jones stated this matter is handled through grants with the City of Apalachicola.

#### **Pam Brownell - Emergency Management Director**

Mr. Moron stated Mrs. Brownell is recovering from back surgery but the Board has her report, as follows:

#### **Action Items:**

NONE

#### **Information Items:**

1. EOC Staff continue to promote our Re-Entry Tag program and encourage all residents to apply for their Re-Entry Tag. Staff are also encouraging all residents to sign up for the Nixle Notification System by going to [www.nixle.com](http://www.nixle.com)
2. EOC Hosted the WEB EOC Training on 04/11/17.
3. Franklin County EOC Activated to Level 2 on 04/08/17 for the St. George Island Wildfire. EOC Staff assisted by delivering food and water to the Responders on scene.
4. EOC Staff will attend the Regional MYTEP meeting in Leon County on 04/19/17.
5. EOC Staff will be participating in the Carrabelle Riverfront Festival on 04/21/17-04/22/17.

**Erik Lovestrand - Extension Office Director**

Mr. Moron reporting Mr. Lovestrand is attending a conference but has submitted his report.

**County Extension Activities April 5 – April 18, 2017**

**General Extension Activities:**

- Extension Staff assisted local citizens regarding citrus disease diagnosis, pesticide application, soil tests, insect pests, injured wildlife and other topics.
- Extension Director attended an in-service training on utilization of best practices to communicate science to clientele.
- Extension Director could not be at this Board meeting due to attendance at the statewide Extension Symposium in Gainesville.
- Extension Director attended the NW District spring faculty meeting.
- Extension Director participated as a member of the Reserve Advisory Council for the Apalachicola NERR at their semi-annual meeting.

**Sea Grant Extension:**

- Extension Director participated in webinar regarding aquaculture associations.
- Extension Director participated in two planning calls regarding Dark Skies turtle lighting project and submitted second quarterly report for this year of the Franklin County sea turtle lighting grant.
- Extension Director and turtle lighting grant staff met with FWC and DEP regarding project progress and challenges to-date with the Dark Skies turtle lighting project.

**4-H Youth Development:**

- Screening process was completed for an additional 4-H adult volunteer.

**Family Consumer Sciences:**

- Family Nutrition Program Assistant is conducting health and nutrition programs in the local schools.

**Agriculture/Horticulture:**

- Extension Director collected more citrus samples for disease analysis at the Quincy REC lab.

Mr. Moron read the following item:

2. Duke Energy has informed County staff that their herbicide contractors will be patrolling power lines in areas where tree trimming and removal was done in 2016. They will identify and spray re-sprouting vegetation that is incompatible under the lines using low-volume selective herbicide applications. This program will be done during the 2<sup>nd</sup> and 3<sup>rd</sup> quarter of 2017. I got a breakdown of the herbicide application from Duke Energy and sent it to Mr. Erik Lovestrand. Mr. Lovestrand stated that it is the same

exact mix that Duke used last year. I attached a copy of the report he sent the Board last year. Board discussion.

Commissioner Sanders stated she is opposed to the spraying. She suggested asking Mr. Lovestrand what product he recommends. She said they do not want anything sprayed that will hurt any of the water bodies. **Commissioner Sanders made a motion to send a letter to Duke Energy recommending a product per Mr. Lovestrand and opposing the herbicide used last year. Commissioner Massey seconded the motion.** Commissioner Lockley explained eventually the chemicals will get in a ditch and go into the bay. He stated the County needs to make sure there is no harm to the bay since it is already sick. Commissioner Massey said the spraying killed all of the grass along the road. **Motion carried; 5-0.**

### **Lisa Lance-Library Director**

Ms. Lance appeared before the Board and provided her report:

- AARP Tax Assistance, ended April 13. Approximately 65 returns filed
- Carrabelle Branch hosting free Ancestry Research workshops on Saturday from 11-1 pm.
- Library Staff Meeting held, March 28 at Carrabelle
- Library Staff cross-trained at Carrabelle April 10 (new employee Whitney Nixon)
- Adult Gardening Events Program. Today, April 18 at the Carrabelle Branch hosting *Garden Insects: The good, the bad and the buggy*; same presentation at Eastpoint May 9 at 1:30
- FCPL's Music as a Second Language (MSL) program going well each week
- Carrabelle added one volunteer in March. Also, another began serving April 17. Additional volunteer added for both locations as a floater.
- Equipment updates: Door counters installed, (efficiency), Receptacle replacements (new lines were dropped) in the kitchen/workroom at Carrabelle, Eastpoint: Issue with receptacle on the sink wall side (County/Electrician)-working order
- Landscape beautification project planning for Carrabelle
- Summer Reading Program planning is underway with the theme – *Build a Better World* (all performers booked) – SRP scheduled to start week of June 12 – July 28 (Finale)
- Additional mobile shelving spinners purchased to extend collection; adjusting existing shelving at both locations to maximize space
- New (additional) weekly STEAM program being planned for ages 5-7, separating from the 8-12 age group (space, innovation, and literary purposes); Eastpoint branch
- New children's program plans underway – ages 0-2 and 3-5, both locations; Carrabelle 8-12 age range
- Library Director attended monthly WILD Directors Meeting (Feb 1, March 28)
  - WILD Board Meetings (Feb 13, Apr 10)
  - Wilderness Coast Office, Monticello (Mar 22), extended orientation, grant training
  - Public Library Cooperative Meeting in Tallahassee (2 days, Apr 5 & 6)
- Library Director will be attending the FLA Conference, May 9-12 in Orlando
- Eastpoint Branch effective May 1, Hours of operation: Monday – Friday 9:00 – 6:00 pm, no Saturday hours at this time due to not cost effective (facility/payroll costs) and scheduling is non-conducive for the staff availability to customer's needs Monday - Friday

- Friends of the Library hosting *Cinco de Mayo* Fundraiser, at Sometimes Its Hotter on St. George Island, Friday May 5 from 4:00 – 6:00 pm. There will be food (tacos and nachos) for \$9 a plate along with beer. Also, music, a raffle and silent auction

Chairman Parrish asked if the Friends of the Library are for the overall library system. Mrs. Lance answered yes, for both locations. Commissioner Massey thanked Mrs. Lance for her work. Mrs. Lance expressed her appreciation to the Board for their support.

### **Curt Blair-TDC-Report**

Mr. Blair offered his report, as follows:

#### **Numbers :**

- Collections: The Collections for January totaled \$ 41,668.57. This actually was down a little from last year's posting of 47,000. The interesting thing to look at however is that, despite the monthly fluctuation we have discussed before, the collection totals for the first quarter of the year shows a 26% increase over the previous year (2015-2016) which was an increase of 11% over the year before that (2014-2015). The large increases were are seeing are definitely in what used to be our off or shoulder periods. Both October and April which used to be shoulder months generating around \$50,000 in tax revenue are now approaching \$100,000 for a couple of years in a row. We believe this demonstrates success in our off season marketing efforts.

- Visitor Centers: Our Visitor Centers saw 3,532 visitors in March, as opposed to 3,017 in the previous year. This first quarter of 2017 was up almost 500 visits over last year.

- Web Hits: We welcomed 22,022 visitors to our web site in March. This was the busiest month so far for web traffic

#### **Budget:**

We are working on our 2017-2018 fiscal year budget. We project that revenues will remain strong for this year barring some kind of storm or similar event. We will be anticipating revenues of \$1,100,000 during this year which will be the basis of our planning. Our final budget will be adopted at our May Board meeting in time for the annual BOCC Budget session.

Mr. Blair stated the revenues are coming in at \$1.2 million plus and they expect this to continue.

#### **Policies and Procedures:**

Each year we review the TDC's Policies and Procedures to insure that our policies are up to date. We have completed that review this year and I have included the final document in your packet. These policies have been reviewed by the County Attorney and are ready for your adoption.

Mr. Blair highlighted the changes and offered to answer any questions. The Board did not have any questions. **On motion by Commissioner Lockley, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to adopt the TDC Policies and Procedures.**

#### **Contracts:**



Over the next couple of months I will be bringing you a series of contracts for the non-profit small grants and sustainable grant program, Visitor Centers and our Vendors. In May our Board will be recommending all Vendor contracts be awarded for 2 year periods beginning next year to make them all consistent.

#### **Legislature Review:**

The Legislature is still debating cuts to Visit Florida's budget. This battle will not be resolved until the end of the session. We have transmitted letters to our delegation in support of Visit Florida.

In addition we have submitted letters to our Congressional delegation in support of the National Estuarine Reserve Program.

Mr. Blair stated the House and Senate are far apart and so is the budget. He explained these changes are significant to the County because they build on Visit Florida's promotions and also receive approximately \$10,000 in grants from Visit Florida.

#### **Hospitality Training:**

We conducted one of our annual Hospitality Training Programs in March in cooperation with Riverways South and Goodwill Industries. We had 16 participants in this session including two participants from the restaurant industry.

#### **Marketing:**

In the next couple of months we will be releasing several initiatives including:

- Six public service announcements prepared in conjunction with a Visit Florida Grant.
- A Pet Friendly promotion which will include a video, rack cards and inventory of pet friendly venues throughout the county. You will soon see our Pet Friendly stickers appearing at local businesses demonstrating participation in the program.
- A Video focusing on protection of our turtle habitat – thanks in part to a request by Commissioner Parrish
- A new focus on wildflower corridor protection spearheaded by Commissioner Sanders with our Marketing partner Big Bend Scenic By-ways.
- We are still optimistic we will be participating in a round the state tour by the Jean Mary Paddlewheel when it is ready to sail.

#### **Recent Marketing:**

In addition to our ongoing marketing efforts on events with our funded non-profit organization we are happy to report some outstanding reception to:

- The Carrabelle Fly-in
- The recent Oyster Cook-off in Apalachicola
- We are anticipating a series of great events this month including the Apalachicola Boat Show, Brewfest, Art Walk and the annual Plein Air event.

Mr. Blair reported there was a tremendous turnout for the Carrabelle Fly-In with over 37 visiting aircraft. He said it was the same weekend as Camp Gordon Johnston Days and the City of Carrabelle and Airport Board did a good job with this event.

The next TDC Board meeting is scheduled for Wednesday May 10 at 2:00 P.M. at the EPVC.

**The meeting was recessed at 9:45 a.m.**

**The meeting reconvened at 9:49 a.m.**

Mr. John Collins, Avcon, appeared before the Board to provide an update on projects at the Apalachicola Airport. He reported the Upgrade Airfield Lighting Project has been in construction for about a month and a half. He explained this project involves removing the existing edge lights for the primary runway and taxiway and replacing them with LED lighting. He stated the benefit to the County is it reduces the long term maintenance needs at the airport and reduces the power use by about 40%.

Mr. Collins reported the Airport Drainage Project bids are due by April 28<sup>th</sup>. He explained there are issues with the existing drainage system as there are gaps in the pipe where water and soil are infiltrating the pipes. He reported this project will replace the pipes and inlet structures and will also reduce the maintenance needs at the airport.

Mr. Moron read the following item:

4. Board action to sign Change Order #1 and Pay Application #1 for the Upgrade Airfield Lighting Systems project at the Airport. Change Order #1 reduces the unit price for the runway and taxiway edge lights by \$28.00 each by reducing the volume of concrete required. This change order reduces the contract price by \$6,777.00. Pay Application #1 is for \$136,263.15 and is recommended for payment by AVCON. It covers the period from 2/27/17 through 3/17/17.

**On motion by Commissioner Lockley, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve Change Order #1 reducing the contract price by \$6,777.00 and approve Pay Application #1 to in the amount of \$136,263.15.**

Commissioner Lockley asked if they have looked for a grant for solar lights. Mr. Collins stated DOT has not issued grants for solar farms. He went on to say normally land is leased to private companies to construct solar farms and they sell the power back to Duke Energy. He pointed out this power could also supply the airport. Mr. Collins said they would need to look at the feasibility of a solar farm at the airport but it has happened at other airports. He reported the Board would need to identify areas for this purpose. Mr. Pierce explained there was only so much money available in the grant to complete the electrical repairs. He stated the County would need a funding source to install solar panels as they are very expensive. Chairman Parrish said Commissioner Lockley was asking about a solar package just for the airport to offset costs. Mr. Collins reported they are updating the 5 year work plan with DOT so they could include installing a solar farm to offset the utility costs. Mr. Pierce agreed a solar farm may be a way to generate money at the airport. Chairman Parrish reported the Airport Advisory Committee, Airport Manager and Avcon could look into this item in the future.

**Beth Kirkland-Presentation-Economic Development Study**

Mr. Pierce asked when the County's Economic Development Plan will be finished. Mr. Collins answered a final plan should be available in 6-8 months. Mr. Pierce said work is also being completed for a connector road to open up the industrial park. Mr. Collins stated right now they are working on the wetland permitting portion of this project. He reported the project will be bid in 4-5 months and the road will be completed by June, 2018.

Mr. Collins said Ms. Beth Kirkland, BRPH, is present to provide an update on the Economic Development Plan. He explained the County approached DOT about funding for an economic development study and they provided funds for the study. He said the study will answer the following questions:

What the airport has that they can market and provide to someone else?

Who are they marketing to?

What is the message they want to share?

How will they get the information out?

He explained Avcon brought in Ms. Kirkland to work on this study and he introduced Ms. Kirkland. Ms. Kirkland said she is present to share the initial information that has been gathered from meetings with the Airport Advisory Committee (AAC) and stakeholders in the community. She stated she is also here to gather more input from the Board. She commended the Board for the attention paid to maintenance of the airport. She explained the airport is a great asset in the 4 county region and the only airport with 3 runways. She stated the Apalachicola Regional Airport is a critical component of the Freight Logistics Zone. She reported Franklin County is receiving a lot of attention now in the area of economic development. Ms. Kirkland presented a slide presentation. Mr. Pierce discussed the closing of the north/south runway and said the airport inspection will be completed in May. He stated there are issues because the runway is expensive to maintain and DOT does not feel like Franklin County needs 3 runways. Commissioner Lockley asked if it will be possible to reopen the runway later if it closes. Mr. Pierce explained it is possible to reopen it later but there are pros and cons to having three runways. He stated if the runway is closed then the property can be used for economic development as it will bring ramps and activities closer to the other runways. He reported the Board has to make a decision about whether they want to maintain the runway or use it for other things and have a bigger, more accessible industrial park. He went on to say DOT has evaluated the airport and feels like Franklin County does not need the third runway so they will not provide funding for the runway. Chairman Parrish said if one runway closes then there will be more room for economic development. Mr. Pierce agreed it could provide other opportunities. Mr. Jason Puckett, Airport Manager, agreed this would open up the space. Mr. Pierce stated the pilots do not want the runway to close as it would be a loss of airway space. Mr. Pierce reported the AAC will be going out for RFP's for a new fixed base operator (FBO). Mr. Puckett said the RFP is being prepared now for the FBO. Mr. Pierce informed the Board there may be some unfair expectations with the FBO as it is a large airport to maintain. Mr. Puckett agreed it is not the industry standard for an FBO to take care of an airport this large. He recommended a compromise be reached with the next FBO. Mr. Puckett

stated the County may want to allocate a resource once a week during the busy season to help with maintenance as it is a challenge for the FBO. He said the Board may want to give this item some consideration when they start negotiating with an FBO. Mr. Pierce explained the FBO rents the hangars, sells gasoline, completes airplane maintenance and provides flying services. He said it may be a challenge to find a person for this position. Chairman Parrish reported if the airport changes then it changes the dynamic of this job. Mr. Pierce said there are finally two large lease holders. Mr. Puckett stated the FBO pays \$2,500 a month and the lease hanger rent is \$1,500 a month for the 1st year and \$2,500 for years 2-5. Chairman Parrish reported the County needs to look at additional buildings. Mr. Pierce asked if Mr. Randy Randolph still has the smaller hangar. Mr. Puckett was not sure. Mr. Pierce stated that is the third building the County has at the airport and he is not sure if Mr. Randolph gave up his lease. Mr. Puckett reported they are looking at additional hangars in the 5 year plan and trying to get DOT funding for the hangars. Commissioner Lockley stated there must be a computer company somewhere that wants to build a business and fly the computers to other locations. He said they need to look for a company because the airport has the space and the runways.

#### **Michael Moron-Board of Adjustment-Report**

Mrs. Amy Kelley, Planning & Building Department, presented the following item:

1. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request to construct a house 20 feet into the front setback to accommodate building landward of the frontal dune and as far north of the coastal construction control setback lines on property described as Lot 14, Unrecorded Dog Island, 890 Gulf Shore Drive, Dog Island, Franklin County, Florida. Applicant has met 3 of the 4 conditions that the Florida Department of Environmental Protection. The 4<sup>th</sup> condition would be to receive a variance to move as far landward as possible. Application submitted by Stephen P. and Tina C. Simmons, applicant.

Mrs. Kelley explained this item came before the Board and they wanted more information. She presented information about the request and other variances in this area. She reported the other variances were granted for existing homes. She presented a slide of these properties and the distance approved by the variance. Mrs. Kelley said in order for Mr. & Mrs. Simmons to receive a DEP permit to construct their house, they must have at least a 20 ft. variance. She explained they have met all the other requirements of DEP. She explained once the three other variances were granted, the individuals moved their houses back toward the road. Chairman Parrish asked what year the other variances were granted. Mrs. Kelley answered 2006 and 2005. Mr. Pierce explained all of these houses were moved because of a storm that hit the area. Commissioner Sanders agreed it was because of Hurricane Dennis. Chairman Parrish asked if this is also allowed on St. George Island. Mr. Pierce answered yes. He explained the County's position, in the past, has been since the state standards are higher and their site evaluation are more thorough in order to protect the frontal dunes, the houses must move back. He explained the County has then allowed a variance of the front setback and the houses

were moved closer to the road. He stated this has been common practice on St. George Island. He pointed out Dog Island is a little different as it has a lot more erosion going on than St. George Island. Commissioner Sanders stated this issue came before the Board two weeks ago in an area she represents. She explained since then she has received a letter from the Barrier Island Trust opposing this request as it is in the primary dune. She said this is on the gulf side of Dog Island and this area has extensive erosion. She reported letters opposing this request were also received from the Dog Island Conservation District and The Nature Conservancy. Commissioner Sanders pointed out that The Nature Conservancy's letter says they own over 70% of Dog Island and they own all the roads. She stated she is firmly against this variance. She said if this is allowed, the house would be right next to the road. She reported out of the variances granted; only two homes are still standing and the other two have washed into the gulf. She stated numerous emails and calls have been received and no one is in support of this request. Commissioner Sanders said with knowing the structure of island, she cannot support this request. **On motion by Commissioner Sanders, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to deny this request.** Mr. Stephen Simmons, owner of the property, said in 2016 they looked at advertisements of property for sale through real estate companies. He explained the real estate agent assured them this property was fully buildable. He stated Mr. Thurman Roddenberry completed a survey and the survey did not indicate any type of issue about building on the property. He said they talked with DEP and they said there should be a way to build on this property. Mr. Simmons reported they sold their home in Memphis, Tennessee and have been here since May, 2016 trying to build a home on the property. He said DEP told him they only way to build was to move the house back if Franklin County would give them that opportunity. He stated they have gone through the variance process and the Board approved the zoning until people complained. He explained there are some people that do not want them there and he thinks it is unfair not to be able to build on his property. He reported he will leave the decision up to the Board. Chairman Parrish said the Board has already voted on this issue and he asked if anyone wanted to rescind their motion or second. No action was taken. Chairman Parrish said the vote stands to deny the variance. Commissioner Sanders reported it would be different if it was an interior lot but not a lot where there is a high erosion rate. She said the other variances were given for existing structures. She asked how many new structures have been built on the gulf side of Dog Island in recent years. Mrs. Kelley could not recall any in the last 5-10 years. Commissioner Sanders stated she is sorry for the real estate advertisement but the Board has to look out for the health and public safety. Mrs. Tina Simmons, owner of the property, asked who protects people when the property is sold as buildable. She reported when DEP was contacted they were assured there would be no problems with building on this property. Mr. Pierce reported this area is at risk and 2 of the homes have been destroyed. Mrs. Simmons pointed out there are a lot of signs advertising property for sale in this area and the signs should be removed. Chairman Parrish explained the Board has no authority to take down the signs. He expressed concern that DEP told her she could build on this property and then told her they must have a variance from the County. He reported no one with the County staff assured them they could build. Mr. Simmons said for 9 months they were assured by DEP. He stated they will have to leave without building on this property and return to Memphis to start over. He said the Board

is not concerned about them but is concerned about other people on Dog Island who have complained. He advised the Board he will be consulting an attorney.

### **Michael Moron-Planning & Zoning-Report**

Mrs. Kelley presented the following requests:

#### **CRITICAL SHORELINE APPLICATION:**

- 1- **Recommended Approval- Unanimous:** Consideration of a request to construct a Single Family Pier at 25 South Bayshore Drive, Eastpoint, Franklin County, Florida. The pier will be 100' x 4' access walkway with a 12' x 8' terminal platform. They have all State and Federal Permits and meet the local county requirement. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., agent for Jeanne Dail, applicant. (Has House)

Chairman Parrish reported piers are sometimes long because they must go out to 3 ft. of mean high water so they are not propeller dredging the bottom. **Commissioner Jones made a motion to approve this request.** Commissioner Jones said South Bayshore has access but North Bayshore does not and there is a constant problem with people owning the dock but not understanding they do not own the water or anything past mean high tide line. He explained there have been complaints about people walking through the water floundering or cast netting and people have been threatened by the property owner's dogs. He said people will need access to get past the piers because no one owns the water but the state. Mrs. Kelley said they noted this in Planning & Zoning and there is an Ordinance requiring a 10 ft. space between the pilings for access. Chairman Parrish agreed this is part of the local county requirements. **Commissioner Lockley seconded the motion. Motion carried; 5-0.** Mr. Garlick said there is a difference between a dock and a pier. He said this area is too shallow to have boats and that is why they are doing a pier.

- 2- **Recommended Approval- Unanimous:** Consideration of a request to construct a Single Family Dock at 2526 East Highway 98, Lot 1, Block A, Gulf Wynn, Unit 1, Carrabelle, Franklin County, Florida. The dock will be 220' x 4' access walkway with a 6' x 20' terminal platform. They have all State and Federal Permits and meets the local county requirements. Request submitted by Frank Ansley, Ansley Construction, Inc., agent for Charles Hunter, applicant. (House Under Construction)

Mrs. Kelley presented the map of the area and said this dock will go out further than the others in this area. **On motion by Commissioner Sanders, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request.**

- 3- **Recommended Approval Contingent Upon Receiving Septic and Federal Permit- Unanimous:** ( Consideration of a request to construct a Single Family Pier with an access walkway and terminal platform located at 451 North Sawyer Street, Lot 23, Block 89, St. George Island Gulf Beaches, Unit 5, St. George Island, Florida. The Pier/access walkway will be 101' x 4' with a 12' x 8' Terminal Platform. They have their State Permit and meet the local county requirements. Contingent upon receiving the federal permit. Request

submitted by Dan Garlick, Garlick Environmental Associates, Inc., agent for David and Marcia Coston applicants. (House approved with Variance)

Commissioner Jones asked how far the dock on the adjoining property is. Mrs. Kelley was not sure but did not think it would be any further out. **Commissioner Jones made a motion to approve this request contingent upon receiving the federal permit. Commissioner Lockley seconded the motion. Motion carried; 5-0.**

**COMMERCIAL SITE PLAN APPLICATION:**

- 4- **Recommended Approval- Unanimous (has an office across the street from the RV Park and maintenance crew from the hotel will be maintaining and on-call for any maintenance needs that may arise):** Consideration of a request for Commercial Site Plan review located on Lots 10-21, Block 1E, St. George Island Gulf Beaches, Unit 1, 228 Franklin Boulevard, St. George Island, Florida. Property is currently zoned C-3 Commercial Recreation. Proposed site plan shows a total of 10 RV Sites and 1 bathhouse. Request submitted by Walter Armistead, applicant.

Mrs. Kelley presented the site plan. Commissioner Massey asked if a septic tank is being installed. Mr. Pierce answered an aerobic system. Mrs. Kelley explained everything on St. George Island is required to have an aerobic or performance based system depending on the nature of it. Chairman Parrish questioned if the aerobic system is placed on Pine Street to keep it as far away as possible from the bay. Mrs. Kelley answered yes. She showed the Board where the line for the critical habitat zone is and where some wetlands are on the site. She explained the County has a 50 ft. setback from any kind of wetland or water body and all of these lots are outside of the 50 ft. setback. Chairman Parrish stated this project is not requiring any variances. Mrs. Kelley agreed there are no variances required. Commissioner Jones said regardless of the plan, he is opposed to an RV site when you first come onto St. George Island on either side of the road. He said he does not know how the rest of the Board feels but he thinks his opinion should be known. **Commissioner Lockley made a motion to approve this request.** Mr. Armistead appeared and said this item was presented to the Board last fall when he asked to rezone the property for an RV park. He stated the plan was presented at a public hearing. He went on to say this is the only use in this category that he can use this property for. He informed the Board if this request is denied, he will not be able to use this property. Mr. Armistead stated this was approved at a public hearing so he went forward to the Planning & Zoning according to the rules and regulations. He said this project meets all the qualifications and he did not request any variances. He pointed out that the Planning & Zoning Commission unanimously approved this request and he is asking the Board to approve this request. He said the opposition that came up at the Planning & Zoning meeting was people did not want to see the RV's so he agreed to screen this area. He reported it is unfair to tell him he cannot build this use when it was rezoned for this use. Mr. Armistead stated it is not fair to deny him use of the land. **Motion failed for lack of a second.**

Mrs. Kelley said she was asked to put together a report since there has been some industrial like metal buildings coming up and the County has no requirements to stop the construction.

She said the Board asked the Planning & Zoning Commission to address this issue. She provided the following report:

**ZONING ADMINISTRATOR'S REPORT:**

**R-1 Single Family Residential District and suitable construction elements.**

- How will the look of metal industrial type units affect property values in the R-1 District.
- If presented to the Building Department, what type of façade for the front of the unit will be acceptable.
- Should the County consider a new and separate zoning district for such buildings.
- Should it be considered a "Special Exception" and be recommended by the Planning and Zoning Commission to go before the Advisory Board of Adjustment Board for the "Special Exception" based on standards that would be acceptable within the specific locations or district zoning such as R-1, R-1A, R-2, R-3, R-3MH, R-4, R-5, R-6, R-7 and R-8.

**Recommended Approval of a Moratorium- Unanimous:** The Planning & Zoning Commission recommended that the Franklin County Board of County Commissioners place a moratorium for such structures within the following Zoning Districts: R-1 Single Family Residential, R-1A Single Family Subdivision, R-2 Single Family Mobile Home, R-3 Single Family Estate Residential, R-3MH Single Family Estate Residential Mobile Home, R-4 Single Family Home Industry, R-5 Multi-Family, R-6 Rural Residential, R-7 Multi-Family High Density and R-8 Multi-Family Medium Density and have County Attorney Michael Shuler to define the language and timeframe concerning suitable structures for all Residential Districts.

Mr. Moron informed the Board the Planning & Zoning Commission struggled with moving forward with the moratorium as they were not sure what they were stopping. He explained some of the members wanted restrictions in just R-1 and some of them wanted it in all the zones. Commissioner Sanders reported R-1 is single family residential homes. Mr. Moron stated R-2 and R-3 allow mobile homes and some members wanted to know why you are stopping metal homes in these residential districts. He reported Commissioner Massey also questioned if metal home kits are also being stopped. Mr. Moron said the Planning & Zoning Commission had a lot of discussion but are not quite sure what to do. He stated they understood the Board's direction about the property values and they know it is a problem also. Mr. Moron reported they are willing to hold workshops with the public and have Attorney Shuler guide them on what they need to do. Mr. Moron explained there is a new one going up on South Bayshore Drive. He explained there is one presently there as an accessory use and they are getting complaints that the structure is being used as a commercial building in an R-1 zone. Commissioner Sanders stated this is why they created R-4 cottage industry at home. Chairman Parrish reported some of these metal home kits are as fine as any other homes but the freight containers are different. He explained they are not against metal homes but they have to determine what type they are talking about and where they should be located. He said Attorney Shuler is going to need to get involved with Planning & Zoning to help them set some standards and present a recommendation to this Board. He said this is why they suggested sending this to the Planning & Zoning Commission. Chairman Parrish stated without the moratorium then



anything can be placed in this area. Mr. Moron explained they received complaints at the Planning & Zoning meeting from people living on Bayshore Drive who are concerned about their property values. Commissioner Massey stated if they are approved for a house then they have to build a house. Mr. Ricky Banks, a resident of Franklin County, said he wants to build a metal home and purchased property in an R-1 zone for the purpose of building the home. He reported the cost of building a traditional 2,000 sq. ft. home is \$250,000 and he can build a metal home for one third of the cost. He said this is something they have hoped for and it is up to the Board. He stated the company is waiting for him to order the kit. He asked the Board to allow them the opportunity to own a home and build a metal home. Commissioner Sanders asked if he has started to build. Mr. Banks said he tried to build but the Planning & Building Office told him to wait when he came in for the permit. Commissioner Sanders asked about the wind load requirements. Mr. Banks reported the home meets all the requirements by the state. Commissioner Massey stated two of these homes have already been constructed outside of Sumatra. Commissioner Sanders agreed the Board needs to look at this matter as there is not affordable housing in the county. Commissioner Lockley said they need to look at the specifications but he is in favor of this. Mrs. Kelley presented photographs of metal homes that are acceptable. She explained their concerns are industrial type buildings with 1,000 square feet of home and an additional 4,000 square foot of storage. She said there is nothing in place to deny these requests. Mr. Banks stated there should be a happy medium where he must submit his plans and the Board considers them. Mrs. Kelley said Mr. Banks showed her the kind of house he would like to build and she used this picture in the presentation as it looks like a very nice residential structure. She explained the requests are coming quickly for shipping containers and industrial type homes. Commissioner Massey reported they need to set a rule that it needs to be a pole barn house not a shipping container. Attorney Shuler said there needs to be a planning pause so the Board in conjunction with the Planning & Zoning has a chance to develop the regulations that allow the positive type of construction and deny the industrial type. He explained at this time there are no rules in place to distinguish between the structures. **Commissioner Massey made a motion to direct the County Staff and Attorney Shuler to set the rules up.** Attorney Shuler estimated it could take four months to go through the planning process and the Board should have in place temporarily a moratorium ordinance and by motion a planning in progress pause so no applications are received and processed. Attorney Shuler reported during the pause the County can plan, gather information and develop the regulations. He explained then they can administratively process applications for metal homes that look like more R-1 suitable construction. Mrs. Kelley pointed out the structure being constructed on South Bayshore is 4,680 square feet with 1,000 square feet designated as residential space. Attorney Shuler said to put this in context, the Courthouse Annex building is approximately 5,000 sq. ft. He reported at this time there are no suitable regulations in place to allow staff to make these administrative decisions. Commissioner Massey said Attorney Shuler needs to draft the regulations to give to Mrs. Kelley. Attorney Shuler advised the Board it will take approximately 4 months to

draft the regulations. Mr. Banks said it will take him more than four months so he would like to build a home he would be proud of and anyone would be proud to live beside. Chairman Parrish said he does not think the Board is against what Mr. Banks wants to build but they also have to protect the County. Commissioner Sanders asked if a moratorium is put in place, how it will affect the structure on South Bayshore in Eastpoint. Mrs. Kelley said the permit was already issued. Mr. Pierce stated this is what prompted this discussion because there was nothing in place. Chairman Parrish reported if something is not put in place there are going to be more structures and more people complaining. Commissioner Sanders explained there is also one in Lanark Village and the individuals moved a camper inside and are living in it. Mr. Moron reported the County staff has already received requests for shipping containers.

**Commissioner Sanders seconded the motion.** Attorney Shuler questioned if this means there will be a moratorium or they are just coming back with some recommendations. Chairman Parrish said if there is no moratorium then what is the Planning & Zoning Department going to do when applications are submitted. Attorney Shuler recommended the Board have a temporary planning pause for 4 months. He explained this will allow him time to work with Planning & Zoning and come up with some recommendations for regulations. He suggested the Board make a motion to authorize him to schedule a public hearing for a moratorium and a motion from the Board to put in place a zoning in progress so when applications are submitted to Planning & Zoning they are neither received nor processed. He explained the applications would be held in place until the public hearing is conducted on the moratorium. **Commissioner Massey amended his motion to have a zoning in progress pause and authorize Attorney Shuler to schedule a public hearing for a moratorium on all residential zoning districts.**

**Commissioner Sanders amended her second.** Commissioner Jones said the biggest concern with South and North Bayshore is replication of what has already taken place. He stated they do not want to prevent someone from building a home but they are concerned about replication of that type of structure. Commissioner Massey stated the City of Carrabelle went through this same thing. Mr. Huey Page, a neighbor of Mr. Banks, said he would be glad to have that kind of home next door. **Motion carried; 5-0.**

Mr. Armistead appeared before the Board and asked the Board to either approve or deny his request for site approval for an RV park. **Commissioner Sanders made a motion to deny the site plan request of Mr. Armistead.** She reminded Mr. Armistead she voted no when this first came up and she is voting against it now. **Commissioner Massey seconded the motion.** Commissioner Lockley stated people have property rights and in his opinion they are denying Mr. Armistead his property rights. He said people have a right to build what they want on their land. He reported Mr. Armistead is paying taxes on this property every year. Mr. Armistead explained he would never have proposed this development if the Board had not agreed to rezone the property. Commissioner Massey stated at the public hearing he asked if there will be a septic tank and Mr. Armistead answered no, he would put in a tank, pump it and haul it off like they do at the State Park. Mr. Armistead explained he said there would be on site sewer to

each lot and everything on the Island has an aerobic system and it has been approved. Commissioner Massey reported he is concerned about the system around the oyster bars. Mr. Armistead asked if Commissioner Massey would change his mind if the sewage is pumped out. Commissioner Massey reported he does not want septic tanks close to the oyster bars. Mr. Armistead said his neighbor had a bar and grill and his tank is out in front of his proposed system and Paddy's Oyster Bar and Journey's are also closer. He explained they all have systems and he is the farthest away from East Hole oyster bar. **The motion passed by the following vote:**

**AYE: SANDERS, MASSEY, JONES**

**NAY: PARRISH, LOCKLEY**

## **2nd Public Hearing-Ordinance to Regulate Adult Entertainment**

Attorney Shuler stated this is the second and final hearing on an Ordinance regulating Adult Entertainment. Attorney Shuler asked if the Board had any questions on the proposed ordinance. There were no questions from the Board. Attorney Shuler asked if there are any public comments. There were no public comments. He recommended the Board adopt this Ordinance as presented. **On motion by Commissioner Sanders, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to adopt the Ordinance regulating Adult Entertainment as presented.**

**The meeting recessed at 11:31 a.m.**

**The meeting reconvened at 11:41 a.m.**

### **Marcia M. Johnson-Clerk of Court-Report**

Clerk Johnson did not have a report.

### **Alan Pierce – RESTORE Coordinator – Report**

Mr. Pierce presented the following report:

1. Board update on the State Expenditure Plan (SEP). Commissioner Sanders and I have discussed the latest Consortium meeting. I have met several times with the Consortium consultants, and have reported to the Board on my discussions. At the April Consortium meeting the consultants briefly went over all the county projects. I have conferred with the consultants since the Consortium meeting, and I want to reiterate to the Board that these are the projects the consultants are still promoting for Franklin County- a new EOC; dredging of the Eastpoint Channel; permitting and dredging of the Creekmore Channel (Two Mile), and an Apalachicola Bay Oyster Recovery project.

The consultants did clarify one point. All counties are getting the same amount of funds- \$12.7M over a 15 year period. If a county is submitting a project that needs planning or

design funding as the first step, planning and design is an eligible activity but it will be taken out of the county's \$12.7M allocation. The state is not providing any additional funds for planning. I had previously thought that the Consortium consultants had access to additional planning funds.

In the case of Franklin County, the EOC will need some planning and design funds and Pam Brownell and I are looking at some options.

One of the problems for the Consortium is that the current consultants do not have the authority to assist counties with a design and planning work. Commissioner Sanders might want to comment but it looks like the Consortium is going to advertise for a consultant who will be able to assist the counties in design and planning work.

Mr. Pierce reported they will have another Request for Proposals (RFP). Commissioner Sanders stated there were questions and they are going to draft a Request for Qualifications (RFQ) for someone to complete design/engineering work. She reported some counties have already expended money for their design/engineering work and are concerned other counties that have not may receive more money. Commissioner Sanders discussed the list of counties and projects. She explained some counties have more than 3-4 projects. She stated the Consortium wants the County to approve the projects submitted at the County level and the Board has not taken a vote. Commissioner Sanders said the EOC project was listed in the Coastal Resiliency Program. She explained before the next Consortium meeting in May the Board needs to approve these projects. She suggested the Board wait until the first meeting in May to approve the projects. She explained then the Board can say this is the four projects approved by the Board at a regular meeting. Chairman Parrish questioned if the Consortium will advertise for the design/engineering work and then the County has to use their company. Mr. Pierce said that is the unknown. Chairman Parrish reported the County may have their own consultant or have another idea for how they want to design the project. Mr. Pierce agreed and said the Eastpoint Channel project has already been planned and does not need a consultant. He explained he asked this same question and got a vague response. He explained if the County is using Restore money then they may be forced to use their consultants. Commissioner Sanders said a gentleman got up and spoke and his expertise is in engineering so she thinks they may want an extension of their scope of work. She reported the Consortium board did allow them to go out with an RFP but she is concerned about this same issue. Mr. Pierce agreed the Consortium consultants are looking to maximize their portion of the contract. Chairman Parrish said the County needs to know if they have to use the Consortium consultant and who will be prioritized to receive the first round of funding. He inquired if the planning and design is going to be considered part of the first round of funding. Mr. Pierce said he presumes it is. Commissioner Sanders said they are very vague at this time but she will ask questions when they get to the RFQ. She explained \$5.3 million is allocated for the consultant for the planning stages and they have only used \$1.5 million. Mr. Pierce said they will not use the rest of this money to help the counties plan their projects. Chairman Parrish asked what the money is being used for. Mr. Pierce was not sure. Commissioner Sanders said this is some of the concerns and that is why they want to discuss it more. She stated there is no problem with preparing the RFQ but she wants to know what they are voting on before they vote because it

may be contradictory to what the County wants to do locally. Commissioner Sanders reported she is monitoring this situation. Commissioner Jones asked if the consultant they are requiring would be paid from part of the funds the county would receive. Mr. Pierce answered yes; the planning money comes out of their funds. Chairman Parrish questioned what the remaining \$3.8 million is being used for. Mr. Pierce reported he asked 3 times if the County's planning money is coming out of the \$12.7 million and the answer was yes. Chairman Parrish asked what the other funds for the consultant are for. Mr. Pierce answered to put the state expenditure plan together. Chairman Parrish asked if the additional money left over will go back into the account. Mr. Pierce expressed his opinion that no money will be left over to go back into the account. Mr. Pierce stated they hope the EOC will get designed another way. Chairman Parrish asked Mr. Pierce to find out answers to these questions for the next meeting. Mr. Pierce agreed to try and get the answers. Commissioner Sanders stated they may have more information before the next meeting. She explained there is a proposal in the Legislature that may help with the EOC project.

2- Board update on the RAC meeting and RESTORE activities. On April 12, the county's RAC meeting had a very productive meeting where it finalized the application form and the guidance document. The RAC members proposed some changes so those are being incorporated by Dewberry. This is the proposed schedule for accepting applications for RESTORE projects.

- \* Sometime in early May the RAC committee will hold a workshop for all RESTORE applicants so that the application process is discussed with the applicants. The application process is being guided by Treasury requirements and we are using an application process that has been used in other counties.

- \* May 15 to July 15, or for 60 days, will be the application period (There might be a second workshop for applicants during this period if necessary.)

- \* July 15 to Aug 15, review and validation of applications by Dewberry

- \* In September, the valid applications will be scored by the RAC committee and recommendations provided to the county commission.

- \* Oct-Nov, MYIP submitted to Treasury for review and approval.

3- On an entirely different subject- Board action to authorize the submission of an Hazard Mitigation Grant Program application (HMGP) for the acquisition of approximately 6 acres of property owned by Capital City Bank on Alligator Point. The HMGP application will be submitted with the understanding that no county tax dollars are being used towards the purchase of the property. The benefit to the residents on Alligator Point is that by acquiring the property the county can then smooth out the worst curve/intersection on the new road, and that is the intersection where Tom Roberts merges into Harbor Circle. We need the Bank property in order to fix that corner, and considering that Tom Roberts is now the permanent access to the western part of the Point it will be beneficial to try to make that intersection better. Another purpose of the acquisition will be to remove Capital City from litigating any other road improvements the county is trying to make in the area, specifically the \$3.5M FEMA project the county is trying to get approved that would protect Alligator Drive just east of the Bank property. I attended a meeting last week with senior officials

with the state Hazard Mitigation Program and have been encouraged to seek funds to purchase the property. I would even say the state supports the acquisition so long as the application is adequate. The target deadline for applying is May 6. Board action.

Mr. Pierce presented a map and showed the location of this property. He explained this would allow them to smooth out the curve in the road. He reported Capital City Bank is reviewing their options. He said Capital City Bank could file claims and hold up the DEP permit. He stated they held up a permit before and could hold up the permit again. He reported the property will be purchased for open space and to straighten this road. Commissioner Sanders said she does not want one County tax dollar going into this acquisition. She reported she promised not to use any tax dollars for the purchase of this property and she will not go back on this promise. She stated she understands the reason for this purchase but she does not like it. She said she will not oppose this action as long as there is a reason why this is being done. Mr. Pierce reported the application will not have any County match dollars. **Commissioner Massey made a motion to make Mr. Pierce the authorizing agent to submit the Hazard Mitigation Grant Program application (HMGP) with no county tax dollars used. Commissioner Lockley seconded the motion. Motion carried; 5-0.**

#### **Michael Morón – County Coordinator – Report**

Mr. Moron presented his report, as follows:

1. This item was handled earlier in the meeting.
2. The matter was addressed previously in the meeting.
3. This item was presented during Mr. Davis' report.
4. This request was approved earlier in the meeting.
5. Commissioner Jones would like to open the County's pedestrian access alleys on the interior blocks on St. George Island. Opening these alleys would allow residents and visitors alike to travel to and from the beach without having to walk to the nearest street. The County's engineering firm agreed to do all 13 alleys on the west side of the island for \$4500. After the access alleys are surveyed we will get with Mr. Nabors about clearing these access alleys. This amount will be paid from the professional services account. Commissioner Jones will consider the right-of-way alleys on the east side sometime later. Board action.

Chairman Parrish asked how wide the pedestrian access is. Attorney Shuler said the area is platted as 8 feet in width. Mr. Pierce presented a map and pointed out the accesses. He explained some already have monuments and some are already open. He explained some of these were opened as part of civic projects. He reported these will be of great value to the interior part of the Island and will get people on dedicated accesses that are part of the County

right-of-way. He reported these are in the middle of the blocks and will save people from walking down the street to find an access. Commissioner Sanders reported the County has these accesses on Alligator Point and may look at them also. She asked if the accesses on St. George Island have any encroachments. Mr. Pierce stated the accesses are outside of the lots and there is a setback so there should not be any encroachments. He reported the challenge may be if there is a large stand of scrub oak hammocks. Chairman Parrish questioned if the accesses will be marked with signs that say "pedestrian traffic only". Mr. Pierce answered yes. **Commissioner Jones made a motion to direct the County's engineering firm to survey these alleys and make sure they are marked "pedestrian alleyways". Commissioner Lockley seconded the motion.** Commissioner Lockley said people are going to say it was closed all this time and they want it to remain closed. Commissioner Jones said most of the people living on the Island have taken the stance that the County promised to do this and then acted like it didn't matter. **Motion carried; 5-0.**

6. I have informed the Board that due to a scheduling conflict with the State's testing dates and our Building Official's provisional license expiration date it was necessary to negotiate a contract with EPCI. EPCI provides Code Administrative and Inspection Services. EPCI will provide these services to the County on a temporary basis. Board action is needed to authorize the Chairman's signature on the contract. Attorney Shuler has reviewed the contract.

Attorney Shuler explained this is a 3 month contract and the County can terminate with 30 days notice. Mr. Moron said the contract can also be extended with 30 days notice. **On motion by Commissioner Sanders, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to approve the contract with EPCI and authorize the Chairman to sign the contract.**

7. At a previous meeting the Board, by motion, directed me to run an ad for a Building Official. There was some issue at the Apalachicola Times and the ad only ran once instead of the three requested dates. I am running the ad for two more weeks with a new expiration date for the submission of the applications.

Chairman Parrish reported if the advertisement is not going to be run for the correct times then the County needs to find another way of advertising. He questioned if this was a mistake or done intentionally. He explained the County is without a Building Official and cannot rely on an outside contractor.

8. Board action to authorize the Chairman's signature on a letter of support for a Small Matching grant for the rehabilitation of Carrabelle's Old City Hall. The Small Matching grant is for \$50,000 and is Phase IV of the renovation project. The Board has sent letters of support in the past for this project.

**On motion by Commissioner Massey, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to authorize Chairman Parrish's signature on a letter of support for the Small Matching grant for the rehabilitation of Carrabelle's Old City Hall.**

9. Board action to support and authorize the Chairman's signature on a Proclamation recognizing April 21, 2017 as PowerTalk 21 Day. This is an effort started by Mothers Against Drunk Driving (MADD) to encourage parents and caregivers to embrace their important role in influencing America's youth and their decisions about drinking alcohol. Ms. Claudia Machado of the Florida Northwest MADD office conferred with Mr. David Walker of the Franklin County Health Department about including local language and statistics relating to Franklin County in the Proclamation.

**On motion by Commissioner Lockley, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to authorize the Chairman's signature on a Resolution, as follows:**

## **RESOLUTION**

### **A RESOLUTION BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA, ENCOURAGING PARENTS AND CAREGIVERS TO COMMUNICATE WITH THEIR CHILDREN REGARDING THE RISKS AND DANGERS OF DRINKING ALCOHOL.**

**WHEREAS**, the Franklin County Board County Commission recognizes the importance of parents talking with their children about alcohol to reduce the risks and dangers posed to children and communities; and

**WHEREAS**, high school students who use alcohol or other substances are five times more likely to drop out of school or believe good grades are not important; and

**WHEREAS**, the rate of Franklin County adolescents having used Marijuana or Hashish is 28.7, compared to the state rate of only 20.5 respectively; and

**WHEREAS**, teen alcohol use kills 4,700 people each year, more than all other illegal drugs combined; and

**WHEREAS**, the rate of Franklin County adolescents having consumed alcohol (within the past 30 days) is 16.4, compared to the state rate of only 12.4 respectively; and

**WHEREAS**, the majority of kids say their parents are their primary influence when it comes to decisions about drinking alcohol; and



**WHEREAS**, the Franklin County Health Improvement Partnership aims to reduce alcohol consumption among youth and adults in Franklin County; and

**WHEREAS**, PowerTalk 21® day, started by Mothers Against Drunk Driving® (MADD) in 2011, is established on April 21, 2017, to encourage parents and caregivers to embrace their vital role in influencing America's youth and their decisions about drinking alcohol; and

**WHEREAS**, to equip parents to talk with their teens about alcohol, MADD Northwest Florida in the month of April will offer a researched-based parent handbook to give parents the tools to effectively talk with their children about alcohol to protect them; and

**WHEREAS**, we urge all citizens to join in the local and national efforts to raise awareness of the importance of parents and children talking together about alcohol to reduce the risks and dangers posed to children and communities; and

**NOW, THEREFORE**, the Franklin County Board of County Commissioners do hereby proclaim Friday, April 21st to be PowerTalk 21® Day.

BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA

s/Joseph A. Parrish  
Joseph A. Parrish, Chairman

ATTEST:

s/Marcia M. Johnson  
Marcia M. Johnson, Clerk of Court

10. On Wednesday April 5<sup>th</sup> I met with Sheriff Smith. The Sheriff would like the Board to consider implementing a Drug Court program in Franklin County. As the Board may know, Drug Court is a popular program, like a deferred prosecution agreement or a pretrial intervention program, offered by different counties throughout the State. However, Drug Court is funded by the counties' budget not by the Court system. It is offered to first-time offenders with no prior felony convictions along with other requirements. Since there are many pros, cons, and parts to implementing a Drug Court program, I recommend the Board allow me to form a committee to discuss this matter further. I will contact the Sheriff's Department, State Attorney, Public Defender, Clerk's

Office, and the Second Judicial Circuit for representatives to sit on this committee to discuss and research this matter further and present a recommendation to the Board. Board discussion.

Commissioner Sanders reported she does not have a problem with this as it is designed to help someone who makes a mistake when they are young not have to live with it for years.

**Commissioner Sanders made a motion to allow Mr. Moron to form a committee to discuss a Drug Court Program for the County and then make a recommendation to the Board on how they can proceed with the program without using a lot of tax dollars from the County.**

**Commissioner Lockley seconded the motion.** Chairman Parrish pointed out some of these programs are paid for by the individual not the County or the court. Mr. Moron said they have also attended discussion about civil citations and other kinds of programs so there may be some other kind of recommendation. **Motion carried; 5-0.**

11. Recently Commissioner Lockley and I have been receiving inquiries as to why the County is not allowing the CDBG program to repair or replace mobile homes within the City of Apalachicola. I contacted Ms. Debbie Belcher for verification. Ms. Belcher stated "The County can only spend Housing CDBG money in the unincorporated area." Both the City of Apalachicola and the City of Carrabelle each have active CDBG programs and would be able to apply for this same type of funding, if they so choose, once their current CDBG projects are closed.

Commissioner Lockley stated people at City Hall are telling people the County can do this but he has told them the County cannot do this. Commissioner Massey said he contacted Mrs. Belcher because he has been through this same issue with the City of Carrabelle. Chairman Parrish reported the City can do this if they do not have a CDBG grant open. Commissioner Lockley reported the City of Apalachicola has an active CDBG project so they cannot apply.

12. Last week Mr. Cooper, Weems CEO, presented me with an invoice from Culpepper for payment. This invoice is for \$62,500.00 and is for preconstruction services for Weems Hospital that includes creating the Guaranteed Maximum Price for the construction of the new building. Attached are minutes from the April 5, 2016 Regular Meeting where the Board discussed this price and contract, then approved the contract by motion. Board action to authorize a manual check to pay this invoice.

**Commissioner Lockley made a motion to authorize a manual check to pay the invoice in the amount of \$62,500 to Culpepper Construction. Commissioner Massey seconded the motion.**

Commissioner Sanders asked for the amount of the guarantee maximum price (GMP). Mr. Moron presented a copy of the quote. Commissioner Sanders said she thought Culpepper was going to make a presentation about the GMP. Chairman Parrish said the GMP was provided but it was a little over so they had to go back and do some more negotiating. Mr. Pierce said the quote says the GMP is \$7,350,000. Attorney Shuler stated he does not think that is the correct amount. Chairman Parrish said that price may be the building but no equipment. **Motion**

**carried; 5-0.** Mr. Alan Feifer, Concerned Citizens of Franklin County, questioned if the Board signed the contract. Chairman Parrish stated the minutes are attached. Mr. Moron agreed to provide the minutes to Mr. Feifer.

13. As the Board is aware Attorney Shuler and I have been in discussions with the two management companies that TMH recommended, Community Hospital Consulting (CHC) and Vestra. Both companies have made initial presentations to the Board. Before CHC is willing to proceed with any discussions regarding leasing or any other type of agreement as it relates to Weems, they have determined that an Operational Assessment is needed. This assessment will comprise of two components, a desktop evaluation of key data elements and a multi-day onsite assessment. Attorney Shuler has been in discussions with Mr. Mark O'Bryant, of Tallahassee Memorial Hospital (TMH), and Mr. O'Bryant supports this Operational Assessment. He thinks that it will be a valuable tool in determining the future of Weems. The initial cost of this Assessment was \$60,000. CHC has reduced the cost by \$5,000 and TMH will pay \$15,000 leaving a balance of \$40,000 to be paid by the County. In addition to the \$40,000 the County will be responsible for expenses. Board action to authorize the Operational Assessment at a cost of \$40,000 plus expenses.

Commissioner Sanders wanted to know what the deliverables are. She explained an Operational Assessment will tell them what they need to do with the hospital. Mr. Moron agreed they will recommend what needs to be done to make this operation successful. Chairman Parrish said the proposal for the assessment goes into every area. Commissioner Sanders stated this is something that has been needed for a while because they do not have a good assessment. She questioned if they will reduce the costs any more. Attorney Shuler answered no, but explained the discussions have taken place mainly with Mr. Mark O'Bryant, Tallahassee Memorial Hospital. He went on to say he has only met the individuals but Mr. O'Bryant has worked with one of the principals at CHC for 30 years and he has a high level of confidence in the organization. He explained Mr. O'Bryant is publicly in support of the study and has provided \$15,000 to help bring the costs down for the County. He stated Mr. O'Bryant thought a reasonable price was around \$30,000-\$40,000 and through Mr. O'Bryant's efforts, they were able to bring this cost into a reasonable range. Attorney Shuler stated the estimated time of completion in the proposal is 6-10 weeks but they have told them it may only take 45 days to conduct the assessment. **Commissioner Lockley made a motion to complete the assessment of Weems Memorial Hospital contingent upon knowing a number for the expenses.** Attorney Shuler reported they were not successful in getting the expenses removed but he plans to modify the language to include "reasonable expenses". He explained this is typically seen as an expense formula and he cannot guarantee they will agree but he would be concerned if they objected to the language. Mr. Moron pointed out this proposal is only to do the study and not a lease or a promise of a lease. Commissioner Sanders reported the reason for the expenses is because the business is not located in the Florida area. She stated at some point the Board needed an assessment to determine how to proceed. Mr. Moron pointed out this study is the County's assessment and will belong to the Board.

**Commissioner Jones seconded the motion.** Commissioner Jones said he wanted to make sure the assessment covers all Franklin County health care. Chairman Parrish reported the proposal submitted to the Board covers everything. Attorney Shuler reported the assessment will cover everything related to Weems Memorial. Mr. Feifer said he has wanted an operational assessment for a long time but the County is paying a bidder for future services to do a quote. He explained they want an independent third party to complete this assessment. He also suggested the Board cap the cost of the expenses. Mr. Feifer pointed out this company will provide feedback that supports them. He requested the Board consider going to a third party contractor to give an answer from an unbiased point of view. Commissioner Jones explained the Board has not stated any intention of who they are going to give a contract with moving forward with Weems. He explained there is a cost for the assessment but if the County does choose CHC the money could be reimbursed on the back end. He said there are no stipulations saying this company has to be selected. Commissioner Jones reported they are completing this assessment as independently as they can and this is the one TMH has forwarded to the County. Chairman Parrish stated the assessment belongs to Franklin County whether CHC is selected or not and CHC gives up all rights to the assessment. He reported this company explained in the beginning what their services were and this assessment is supported by TMH and they are contributing money. **Motion carried; 5-0.**

#### **Michael Shuler – County Attorney – Report**

Attorney Shuler requested permission to conduct two separate executive sessions. He explained the first executive session is in regard to a lawsuit filed against the County by Capital City Bank, Case #2012-411CA. He proposed conducting the executive session at the May 2<sup>nd</sup> meeting and he questioned what time the Board would like to meet. Chairman Parrish suggested this session be held after lunch. **On motion by Commissioner Sanders, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to conduct the executive session at 1:30 p.m. on May 2, 2017.** Attorney Shuler reported the second executive session will be on the lawsuit filed by St. Joe Corporation, Case #2013-435CA. He explained the date has not been set as he is waiting to hear from Mr. David Theriaque but he is hoping it will be the second meeting in May. He requested authorization to schedule this executive session. **On motion by Commissioner Sanders, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to authorize Attorney Shuler to schedule this executive session.**

Attorney Shuler informed the Board on Monday he did authorize and approve on two advertisements for two public hearings at the May 2<sup>nd</sup> meeting. He said the first public hearing is for the Ordinance to consider weight limits and limits on the weights for trailers for Mill Road and Duval Road. He explained the second public hearing will be on the proposed update to the Animal Control Ordinance.

Attorney Shuler stated attached to his report is a copy of an email and letter was received from Mr. Dan Garlick on behalf of the Apalachicola Maritime Museum for the Board's consideration.

Commissioner Sanders said Attorney Shuler was directed to draft a golf cart ordinance. She said Alligator Point wants an ordinance and the Board agreed to move forward with a county wide golf cart ordinance. She reported the Alligator Point/St. Teresa Taxpayers Association has submitted language they would like Attorney Shuler to consider when drafting the ordinance. Attorney Shuler agreed he has received these suggestions and he will give them consideration.

### **Commissioners' & Public Comments**

Commissioner Jones said he does not know what can be done about this matter but how it took place recently was a problem. He explained there was a shark fishing tournament with corporate sponsors on St. George Island. He reported the way the rules are written the vessels could not be motorized and the participants were supposed to respect the public and property owners. He explained there were issues during the tournament with people fishing out of a kayak close enough to shore to have a discussion with the property owner. He reported the discussion was because people were in the water and the fishermen were throwing chum in the water to get sharks. Commissioner Jones explained the County cannot regulate fishing in the water and if the Board adopts an Ordinance it would only address the public beach. He said he wanted the Board to be aware of the problem because people who supported and financed the tournament may be looking into having future tournaments. Commissioner Jones stated the first tournament did not go over so well with the public. Mr. Pierce stated the Board can only regulate where they land if they are using a public boat ramp but in the water the FWC rules will apply. Mr. Moron reported the sponsor has called and they do want to have another tournament but he has not returned the call. He said the sponsor said on the call they are aware of the complaints and want to discuss what they can do to make it successful and not have as many complaints. Chairman Parrish said he was going to mention permitting this type of activity but there is a new law being considered that says the County cannot regulate any business. Mr. Pierce reported this is a private venture unless they are using a County boat ramp. Chairman Parrish stated this is not good for the tourism industry. Attorney Shuler said the Board can regulate the public beach. Mr. Pierce suggested the fishermen could be required to stay 500 ft. off the shore of the public beach like the jet skis. Commissioner Sanders reported enforcement is the problem just like the air boats. She explained the County is not against someone making money but at some point it comes to the Board for enforcement. Attorney Shuler said the Board can impose reasonable restrictions and prohibitions on what the public can do on the public beach owned by Franklin County. He offered to research banning shark fishing. **On motion by Commissioner Lockley, seconded by Commissioner Sanders, and by unanimous vote of the Board present, it was agreed to direct Attorney Shuler to look into this matter before Mr. Moron provides the sponsor with answers about the next event.**

Commissioner Lockley said he does not like the idea of using the consultants selected by the Consortium. Mr. Pierce stated this may not be required but he is going to research this matter. Chairman Parrish stated this will be addressed at the next meeting.

Commissioner Sanders stated some of the Commissioners went to Legislative Day and there are a lot of issues coming before the Legislature this year that she is concerned about. She said some of the issues are homestead exemption, home rule concerns, Visit Florida, Enterprise Florida, vacation rentals and Triumph. She reported a lot of the decisions could negatively impact the counties.

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

### **Adjourn**

There being no further business to come before the Board, the meeting was adjourned at 12:40 p.m.

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Joseph A. Parrish - Chairman

Attest:

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Marcia M. Johnson - Clerk of Courts