

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
JANUARY 2, 2019
9:00 AM
AGENDA**

The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode. Any handouts (information) for distribution to the Commission must be submitted to the Board Secretary (Clerk's Office) or to the County Coordinator on or before the Thursday prior to that Tuesday's meeting. Failure to do so will result in your removal from the agenda or a delay of any action relating to your request until a future meeting.

- 9:00 AM** **Call to Order**
Prayer and Pledge
Approval of Minutes
Payment of County Bills
- 9:05 AM** **Public Comments** – *(This is an opportunity for the public to comment on agenda or non-agenda items. When you are recognized to be heard by the Chairman, please sign the speaker's log and adhere to the time limit. An individual will be allowed to speak for three minutes whereas a designated representative of a group or faction will be allowed to speak for five minutes.)*
- 9:10 AM** **Department Directors Report**
Howard Nabors – Superintendent of Public Works
Fonda Davis – Solid Waste Director
Pam Brownell – Emergency Management Director
Erik Lovestrand – Extension Office Director
- 9:30 AM** **Marcia M. Johnson – Clerk of Courts – Report**
- 9:45 AM** **Alan Pierce – RESTORE Coordinator – Report**
- 10:00 AM** **Michael Morón – County Coordinator – Report**
- 10:30 AM** **Michael Shuler – County Attorney – Report**
- 10:45 AM** **Commissioners' Comments**
- 11:00 AM** **Adjourn**

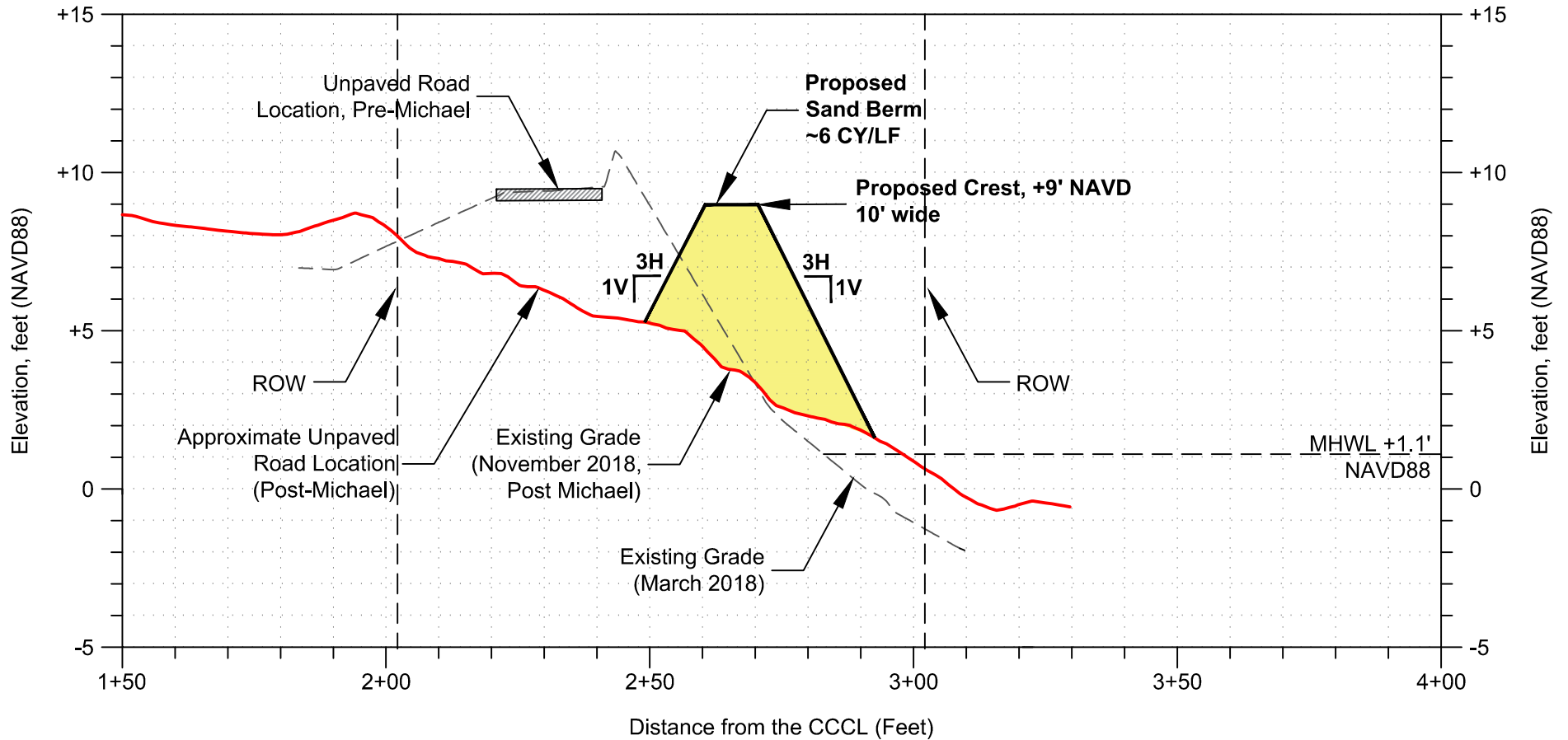
RESTORE Coordinator Report
Jan. 2, 2019

1- Provide the Board with a copy of the profile for a proposed emergency beach berm for Alligator Drive that I have provided the FCMC Consulting. Using the profile recommended by our engineers, a berm 1300 feet long is estimated at costing \$240,000 for the initial creation. There would be maintenance and monitoring costs in addition. The county considers this beach berm as temporary emergency work to protect the road, but I will defer to FCMC as to how it should be submitted to FEMA. A contractor would have to be employed to build this berm as the volume of sand needed, some 400 truckloads, is more than the county can haul. Attached is a copy of a FEMA approved profile for a beach berm. The attachment also shows how Hurricane Michael pushed back and flattened the shoreline.

2- Right before the Christmas holidays, Commissioner Parrish received a phone call from Senator Montford regarding the annexing of Alligator Point into Wakulla County. As I understand it, Senator Montford said he would sponsor a bill if Franklin County wanted this to happen. As this was an item that needed some background research, Michael Moron asked me to provide an analysis. In generating this analysis, I have spoken to Dave Edwards, Wakulla County Administrator; Jim McCoy, APTA President who made the motion at the APTA meeting for this idea; Rhonda Skipper, Franklin County Property Appraiser; and the Supervisor of Elections Office. Ms. Skipper might be in attendance this morning to answer any questions.

The initial action by APTA did not describe a boundary for the annexation so Mr. McCoy and I agreed on the proposed boundary. The boundary should follow some well established landmark. The boundary could shift if the Board so chose to move it, but the current proposed boundary includes the tax paying area Mr. McCoy wanted included, as well as the non-taxpaying Bald Point State Park, and some vacant land taxed at an agricultural rate. The boundary ends at Alligator Harbor but does not include Leonard's Landing boat ramp. The exact boundary at the Harbor has not been defined.

The attached document is the analysis that I created.



TYPICAL SECTION

H: 1:30, V: 1:6



543 Harbor Boulevard, Suite 204
 Destin, Florida 32541
 Certification of Authorization Number 9482
 850.654.1555 (voice) • 850.654.0550 (fax)
 www.mrd-associates.com

TYPICAL SECTION - ALLIGATOR DRIVE EMERGENCY BERM
Alligator Drive - Hurricane Michael Repairs

Franklin County Board of County Commissioners c/o Michael Morón
 34 Forbes Street, Suite 1, Apalachicola, FL 32320

Date: December 19, 2018

Sheet Rev Date:

PROJECT NUMBER
18-140

SHEET NUMBER
1

An Analysis of the Impact of Alligator Point Annexing Into Wakulla County

As the Board is aware, the Alligator Point/St Teresa Taxpayers Association has made an inquiry if Alligator Point could be annexed into Wakulla County. For the purposes of this analysis, the proposed annexation boundary would be everything east of US 98 down to Alligator Harbor, and it would include all of Alligator Point. The central features that would move to Wakulla County would be Bald Point State Park, Bald Point residential area, Sun and Sand mobile home area, Alligator Point residential area, and then several thousand acres of agricultural land. A map is attached.

The following facts are presented to the Board for their consideration:

1. According to the Franklin County Property Appraiser, the area to be annexed has a current taxable value of approximately \$90M, out of the county's total tax base of \$1.9B, based upon the 2018 certified tax roll. So, the annexed area represents about 5% of the county's tax base. (However, remember that the county tax base is going to take a hit based upon the impact of Hurricane Michael. The Property Appraiser has not completed the assessment of hurricane damage, but it is possible that next year's tax base will be smaller than this year's, and therefore a \$90M loss of taxable value from Alligator Point might end up being slightly more than 5% of the county's tax base for 2019.)

2. The county tax base generated some \$12M in revenue this year. So, if the annexation moved forward the county would lose some \$600K in tax revenue at the current milage rate. Approximately ½ of the tax revenues go to the Franklin County Sheriff's Office. If the annexation goes through, the county budget would have to be reduced by at least 5% in order to avoid a tax increase on the remaining property. (And, next year is going to be a challenge because of the broad based impact Hurricane Michael had on the tax base.)

3. The Franklin County School Board also receives tax revenue from Alligator Point so the School Board might have an opinion on the annexation. The School Board might be able to recoup their loss in tax revenue if the state would include Franklin County in the parity allocation approved by the legislature.

4. Franklin County has a fire tax of \$50 per residence, and \$10 per vacant lot that goes to the Alligator Point Fire Dept. The funding and structure of the Alligator Point Fire Dept would be uncertain as Wakulla County has its own existing fire departments. Wakulla County has a higher fire tax assessment.

5. The Alligator Point Fire Department responds to fires in St. Teresa, so it is unknown if the Alligator Point Fire Department would still respond to St. Teresa if they became part of Wakulla County, or if the fire response for St. Teresa would move to the Lanark Village and Carrabelle Fire Departments.

5. The annexed area has about 200 rental units that contribute to the Franklin County TDC. These 200 units represent about 10% of the TDC tax collected here so there would be a reduction in TDC revenue by about 10%. Wakulla County also has a TDC, but it only has about 200 houses so the Wakulla County TDC could see a significant increase in their TDC by gaining 200 rental units on Alligator Point. The state DOR handles the disbursement of TDC funds so this division would be the responsibility of DOR.

6. Franklin County does not have mandatory garbage or a fee for its collection, but Wakulla County does.

7. According to the Franklin County Supervisor of Elections Office, the Alligator Point Precinct has 384 registered voters. While it is unclear if the Precinct line is the same as the proposed annexation area, if it is assumed that it is then Franklin County would lose 384 voters, and the county commission and school board district lines would have to be redrawn. If 384 votes were lost out of one district, the other four district lines would have to be adjusted to keep all things equal. Currently each district has approximately 1700 voters. If annexation were to occur, each district would shrink by some 78 voters. Wakulla County has a population of some 31,000 residents; almost triple the population of Franklin County, so the annexation of some 384 registered voters in Wakulla County might be insignificant to their district lines.

8. If annexation were to occur, the service area of the Franklin County EMS would shrink as EMS calls on Alligator Point would be dispatched from the Wakulla County Sheriff's Office. EMS calls on Alligator Point would probably not come to Weems Hospital, but it would depend on the medical emergency.

9. The Alligator Point Road, commonly known as County Road 370, or Alligator Drive, would become the property of Wakulla County. Since the road has suffered hurricane damage while it was in Franklin County, it is not clear who would be responsible for fixing the road if it was annexed into Wakulla County. But to give the Board an idea of the possible liability of the road, if the proposed repairs to Alligator Drive were \$5M (and considering FEMA approved \$2.6M for damages caused by Hurricane Hermine, a \$5M cost for Michael is certainly possible), then the county's local match of 12.5% of \$5M would be \$625K. Which county will be willing to allocate \$625K of local funds to repair the road?

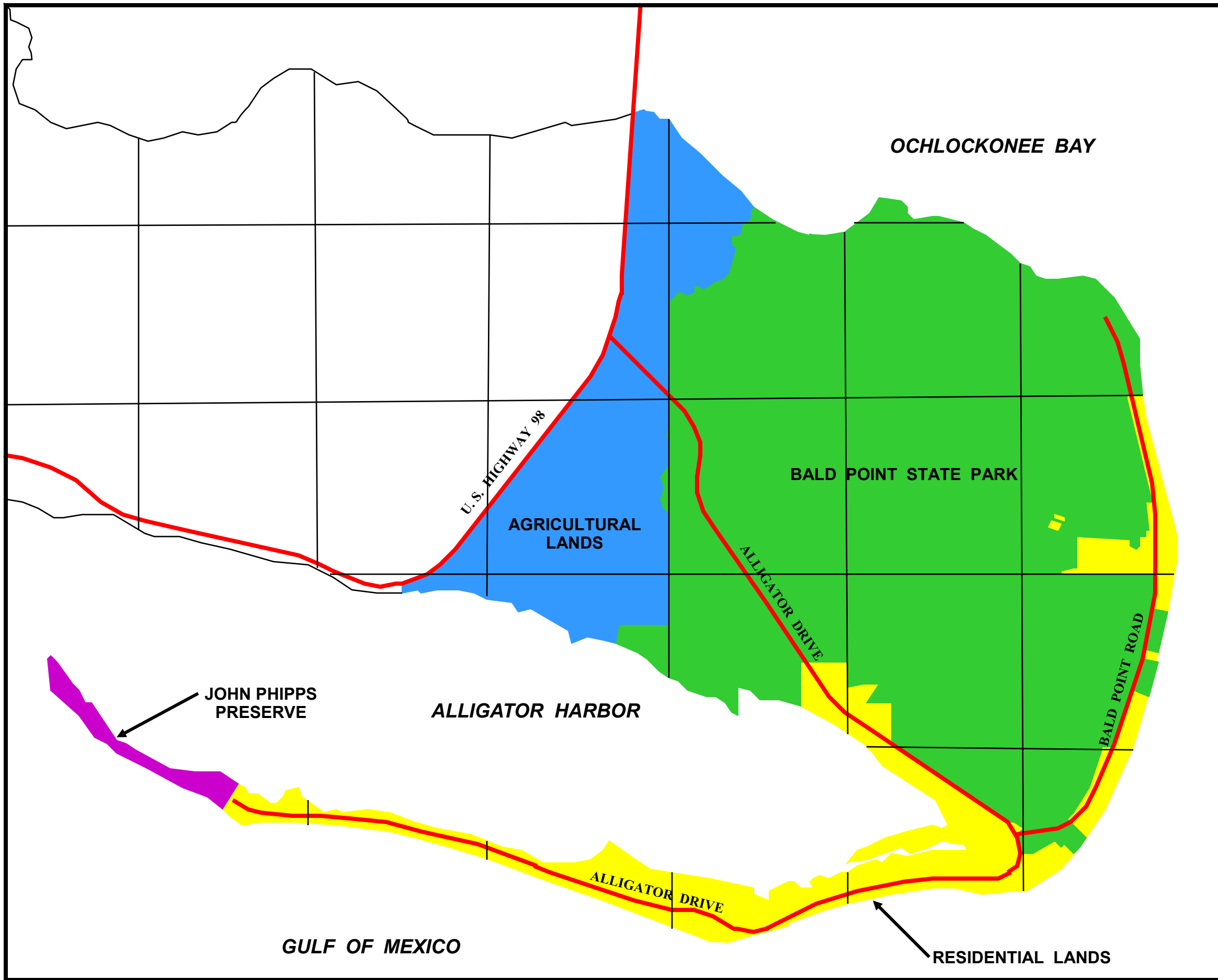
10. The county currently spends an extra-ordinary share of Road Department budget maintaining Alligator Drive. The amount varies tremendously from year to year depending on the weather, so a base line cost is not currently available. The solution to the Alligator Point Road is still for the state to assume ownership, but at this time an annexation by Wakulla County would not move that issue forward.

11. Alligator Point does not generate any gas tax revenue for Franklin County, as there are no gas stations in the proposed annexation area, so there would be no loss in gas tax revenue to the county if annexation occurred.

12. Franklin County shares in a number of revenue streams from the state. Some of those revenue streams might go down because of a reduction in county population. The county finance office can provide a complete list of revenue sharing the county receives.

13. There may be additional impacts that have not yet been considered.

Created by Alan C. Pierce, RESTORE Coordinator
12/20/2018



County Coordinator's Report
BOCC Regular Meeting
January 2, 2019

1. There are two TDC items, one for Board action the other for information.
 - a. In past years, the TDC administration contract and the Eastpoint Visitor Center's contract were approved at the same time. However, when the TDC administration contract was approved in December 2018, the Eastpoint Visitor Center's contract was not. **Board action** to approve the Eastpoint Visitor Center contract, contingent on Attorney Shuler's review.
 - b. Previously, the Board approved a contract for the Apalachicola Visitor Center. Upon further review, there was wording in the Apalachicola Visitor Center contract that referred to St. George Island Visitor Center. That verbiage has been corrected and all wording in that contract refers to the Apalachicola Visitors Center.
2. The Florida Association of Counties has scheduled three core Certified County Commission workshops in Alachua County from January 7th - 10th which includes New Commissioner Workshops, a County Government Structure and Authority course, and a County Government Roles and Responsibilities course. Commissioner Jones missed the opportunity to complete the required courses to become a Certified County Commissioner because he stayed in the County during the Eastpoint Limerock Fire event instead of attending the conference where the course was being offered, therefore, he would like to attend the workshop on January 10th to receive the necessary credits. **Board action** to authorize travel and expenses for Commissioner Jones to attend the January 10th FAC Certified County Commissioner course.
3. Inform the Board that Centennial Bank has contacted Commissioner Massey and expressed interest in providing financing for the new Weems facility and the purchase of a bigger building for the Supervisor of Elections office. **Board action** to authorize staff to negotiate loan terms with Centennial Bank for both loans. The Board will have the opportunity to compare both Centennial and USDA terms for each loan before making a final decision.
4. As an update, the Fire Link and Fire Net systems are functioning well with the temporary radios as Williams Communication waits for the arrival of the new equipment. Voice testing with Eastpoint, Apalachicola, St. George Island, and Alligator Point/St Teresa fire departments have went extremely well. The required FCC justification letter on the Sheriff's Department letterhead is needed to complete the FCC License application. We are still waiting for the Tower report to determine what repairs will be needed for the Fire Net tower.
5. At your December 18th meeting I explained that there was an ADA compliance issue with the County's website. The Board authorized 2K Web Group, the County's website vendor, to run a report of the County's 1511 webpages on the site to determine how pages are out of compliance. With software and training, which was also approved by the Board, all future uploaded pdf documents will be compliant. During that same meeting, we discussed compliance issues with documents already on the website. I met with 2K Web Group to discuss the County's options regarding these non-compliant documents and forwarded that information to Attorney Shuler, who is currently researching this matter. I will keep the Board updated on this project.