

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX – COMMISSION MEETING ROOM  
MARCH 6, 2019  
9:00 AM  
MINUTES**

**Commissioners Present:** Noah Lockley – Chairman, William Massey-Vice-Chairman, Joseph Parrish, Ricky Jones, Bert B. Boldt, II

**Others Present:** Marcia M. Johnson-Clerk of Court, Linda Phillips-Finance Director, Michael Moron-County Coordinator, Alan Pierce-RESTORE Coordinator, Michael Shuler – County Attorney, Lori P. Hines-Deputy Clerk to the Board.

**Call to Order**

Chairman Lockley called the meeting to Order.

**Prayer and Pledge**

There was a prayer followed by the Pledge of Allegiance.

**Approval of Minutes**

On motion by Commissioner Massey, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve the minutes from the meetings held on January 15, 2019 and February 5, 2019.

**Payment of County Bills**

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

**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.)*

Mr. George Pruett, Eastpoint Volunteer Fire Department (EVFD), invited the Board to attend the 18<sup>th</sup> Annual EVFD Charity Rib Cook-Off on March 16<sup>th</sup> in Eastpoint. He provided a list of the activities.

Commissioner Boldt asked how the FireNet radio is working. Mr. Pruett responded what is in place now is working perfectly for the EVFD. He said they did an emergency vehicle operator's course last weekend and he heard the Apalachicola Volunteer Fire Department is having problems so they may have to revisit it. Mr. Pruett stated the paging is as good as it has ever been in Eastpoint. He reported the EVFD is getting 6 new digital radios so they will be set for whatever is in place. Commissioner Boldt said maybe the Federal Communications Commission (FCC) license has been renewed. Mr. Pruett stated he is not sure as the Sheriff's Office took care of this for years.

Mr. Alan Feifer, Concerned Citizens of Franklin County, said at the last meeting he talked about a volunteer effort to clean up Highway 98 and this morning he was amazed how well it had been cleaned up. He reported Mr. Moron told him the Florida Department of Transportation (FDOT) through county efforts handled this. He thanked them for cleaning the area.

### **Constitutional Officers**

- Mrs. Heather Riley – Supervisor of Election – Special Elections Discussion

Mrs. Riley appeared before the Board. Mr. Moron stated Mrs. Erin Griffith, Assistant Finance Officer, is out of town at a meeting but prepared an email addressing this matter. He read the email, as follows:

There are two special elections that will have to be held, a Republican Primary in April and a General Election in June. The cost of the Republican Primary is estimated to be \$20,000 and the General is estimated to be \$30,000. There is no cost to the county as the State is going to reimburse the Supervisor for the cost of these two elections. Reimbursements from the State will take 90 days for them to process. My suggestion to Heather is for her to receive an advancement of her budget allocation of the \$50,000 to cover the costs of the special elections while she awaits reimbursement. The State is paying for the cost of these special elections in full, however, should the reimbursement be slow to come in, the Supervisor may need to come back to the Board sometime in September for assistance until the funds arrive.

**On motion by Commissioner Massey, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize Mrs. Riley to receive an advancement of her budget allocation in the amount of \$50,000 to cover the cost of the special elections while she awaits reimbursement from the State of Florida.** Chairman Lockley inquired about the status of the building. Mr. Moron said Attorney Shuler is working with Mrs. Riley and the landlord. Chairman Lockley asked if she needs to stay for any discussion. Attorney Shuler reported whether she stays or not is up to her but he had not planned on getting her publicly

involved at this point. He explained the Supervisor of Elections has told him what she is looking for and he plans on making sure those goals and objectives are pursued.

- Mrs. Rhonda Skipper – Property Appraiser – Preliminary Tax Roll Discussion

Mr. Moron read the following item from Mr. Pierce:

Ms. Ronda Skipper, Property Appraiser, is in attendance this morning to present to the Board the 2019 Preliminary Estimated Tax Base. As the Board is aware, the TRIUMPH Board has set aside funds to assist Bay, Gulf, Franklin, and Wakulla counties with tax revenues in the event the 2019 tax base is lower than the 2018 tax base. The TRIUMPH Board had requested applications for tax assistance be submitted by March 20, so Mr. Pierce asked Ms. Skipper to provide the Board with her best estimate of where the county's tax base is headed. Ms. Skipper is required to provide the Board a certified tax roll by July 1, so this March estimate is very preliminary.

Ms. Skipper will provide the Board the details, but essentially the county will not be submitting a request to TRIUMPH for tax assistance because the tax base for the county, the school board, and the two cities is all estimated to up slightly from 2018. The tax jurisdictions of Eastpoint Water and Sewer, and Dog Island Conservation District, are estimated to be down in 2019, but unfortunately TRIUMPH is not providing tax relief to special districts.

Wakulla County has already reported to TRIUMPH that their estimated tax base is also up for 2019.

Once Ms. Skipper finishes her presentation the Board will need to accept her findings as the TRIUMPH Board would like a letter from the county commission stating whether the county will be applying for tax relief. Since the estimated tax base is up, the Board is not eligible to apply. Mr. Pierce will write the letter to TRIUMPH upon his return.

Ms. Skipper will provide an explanation of the details of her hand-out, which the Board has in their packet.

Mrs. Skipper explained the information that was provided. She stated where it says Certified Assessed and Preliminary Assessed it should say Taxable which is what they are looking at. She reported with the 3% Save our Homes limitation or the CPI whichever is the least amount (this year they have been told it is 1.9%) and the 10% limitation on non-homestead property in order for Franklin County to have a taxable loss they would have to lose in excess of \$920 million and they are nowhere near this amount. She reported they have actually added to the taxable value because of the 10% and the 1.9%. Mrs. Skipper stated one of the counties to the west has also reported no taxable value loss and they had more damage than Franklin County. She explained the bad news is anytime the county loses market value it could still catch up but there is a large gap right now protecting the county. Chairman Lockley thanked Mrs. Skipper for the information. Commissioner Boldt said this is great peace of mind since it appeared the county was slammed. Mrs. Skipper explained the 10% and the Save Our Homes program limits what they can add to the tax base every year but in an instance such as this it has protected the county.

- Mr. Rick Watson – Tax Collector – USDA Broadband Grant

Mr. Watson said he would like to bring the Board up to date on several conversations he and the Property Appraiser have had and a solution he would like to suggest. He explained they have been talking for several months about the software and hardware being very outdated and soon they will be in a position where they need to replace it which is costly. He stated there is a USDA federal grant called Reconnect and they have \$620 million to spend before the end of the federal fiscal year. Mr. Watson reported the USDA has contacted them to see if they are interested. He said their understanding is there is no local match available but this program can use a match from other sources. He explained in discussions with the Superintendent of Schools, Sheriff Smith, Mrs. Skipper, Mrs. Riley and briefly with Clerk Johnson they all see a need to increase the broadband capability in the county. Mr. Watson stated they are talking about 5G. Mr. Watson stated they have identified a consultant that will work cost free and take her fee out of the award. He explained they need to find out exactly what they need so he would like to bring the consultant down in a couple of weeks and meet with all the interested parties to see what their broadband needs are. He reported they will talk with Mediacom and Consolidated Communications because it is a public/private partnership. Mr. Watson reported it is a great opportunity that will not only benefit government but also schools and businesses. He stated it would bring the highest broadband capability that they can get. Mr. Watson requested permission to talk to the department heads, invite them to a meeting and discuss what their needs are. He stated the deadline was in April but because of the government shutdown the deadline is now the end of May. Mr. Watson said he understands the problem with the local match and if they cannot get funding from other sources then they will not proceed. Chairman Lockley asked if the hospital and the ambulance service would be able to use this. Mr. Watson stated he had not thought of that but will talk with them. He reported they will talk with anyone that would benefit from this and include them because it will strengthen any application. Mr. Watson said Sheriff Smith has stated there are some areas of the county where they do not have internet capabilities or wireless. He commented Emergency Management may also have some needs. He stated they can put together a powerful package but they have some work to do. He volunteered to coordinate the work because his office and the Property Appraiser's Office need this service. Mr. Moron reported a couple of years ago he talked to the Board about Consolidated Communications wanting to do this. He stated it can be done now almost for free if they can find the match from some other source. Mr. Moron encouraged the Board to allow Mr. Watson to coordinate this matter and at least have discussions. Commissioner Parrish read the section under the topic Are There Other Requirements. **Commissioner Parrish made a motion for staff to work with Mr. Watson.** Commissioner Parrish stated some of these things need to be considered because they need to know what the total cost will be to the county. He referenced the money that has already been spent out of reserves for the hurricane. He stated they need to know the cost of construction, the cost of operating and the cost of maintaining these proposed facilities. Commissioner Parrish said they need to know the cost of all the things that go along with the 15% match. He stated they must have the information before they make a final decision. **Commissioner Jones seconded the motion.** Commissioner Boldt said there is an opportunity in this devastated financial situation to bring up to date electronics to the county. He stated it is a shot in the arm economically speaking and he encouraged them to work hard with the budget to find out

where room is for this. Commissioner Boldt reported there are probably willing partners to help with this and he is in favor of it. Commissioner Jones stated this is a hot topic in rural counties but he is like Commissioner Parrish and would like to understand and know what they are getting into. He reported he does know from a business standpoint, health and human services and all other related entities in the county this will help the county. He said this is infrastructure just as much as roads are. He applauded Mr. Watson for trying to coordinate all of this. Commissioner Jones stated this has also been an ongoing topic of conversation at the Apalachee Regional Planning Council (ARPC) on how they can help the counties that they serve. He said he serves on ARPC and if there is anything they can do to assist then contact him and he will try to facilitate it. **Motion carried; 5-0.**

Mr. Watson reported tax collections are in line with past years. He stated they billed approximately \$27,500,000 and his office has collected and dispersed about \$22.7 million. He said the collections are encouraging in light of the storm. Mr. Watson reported there will be delinquent taxes and the sale will be at the end of May as it always is. He explained this year he will be implementing the internet sale. Mr. Watson stated in discussions with his consultants most counties are doing the internet sale and it increases the number of bidders and decreases the interest rate slightly.

Mr. Watson reported his office started processing driver's licenses on 3/19/18 and they anticipated there would be about 2,500 transactions. He stated as of last Friday they had processed 2,233 transactions and he thinks they will meet the 2,500 transactions. Mr. Watson explained that means those 2,500 transactions were being handled in other counties before his office started processing these items so this is working well.

Mr. Watson stated on 10/26/17 his office started processing Concealed Weapon permits and they have issued 305 new and renewed licenses. He reported the Sheriff's Office has a safety course once a month and it is a popular program. Mr. Watson stated this program has also been successful in his office.

Mr. Watson said they have just concluded the 2<sup>nd</sup> year of the Kid's Tag Art competition. He explained they have a partnership with the Superintendent of Schools and Franklin Education Foundation and this competition is held for 5<sup>th</sup> graders throughout the county. He reported there were 85 entries this year. He stated sponsorship was raised privately and small cash prizes were given to the students. Mr. Watson said 6 classes participated and 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place were awarded in each class. He stated from the 18 winners in the classes 3 overall winners were selected. He reported a reception will be held at the Carrabelle Public Library tomorrow and Commissioner Boldt will be providing refreshments. He explained 25 of the 85 entries came from the Carrabelle area. Mr. Watson reported this has been a popular program and the entries are on display at the library. He said the excess money raised will be given back to the school for the art program. Commissioner Boldt invited the other Commissioners to attend from 4:30 p.m. until 5:30 p.m. at the Carrabelle Library.

Mr. Moron questioned if the Board wants to direct Mr. Pierce to write the letter to Triumph based on the information provided by the Property Appraiser. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to direct Mr. Pierce to write a letter to the Triumph Board.**

## **Department Directors Report**

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

Mr. Nabors reported there is some flooding in Eastpoint and Carrabelle because of the rain over the weekend. He explained some of the flooding was due to the pipes being stopped up and scattered debris but they have taken care of it. Mr. Nabors stated they are working on the roads this morning since some have dried out.

Mr. Nabors said the signs and posts that were ordered have come in so they will start on Monday replacing all the damaged signs throughout the county.

Mr. Nabors asked for approval to switch out one of the Mack dump trucks. Commissioner Boldt stated Attorney Shuler is going to present this in relation to the renewable leases. Attorney Shuler agreed this is on his report. Attorney Shuler explained the first thing the Board needs to take action on is to approve the 2019 lease with Leasing 2, provided that Capital Truck, Inc., of Tallahassee first provides to Franklin County a letter of intent to payoff and purchase the 2019 dump trucks after year one of the lease. He stated the county has already received the letter of intent from Capital Truck, Inc. to pay off the 2018 lease from last year. He said the Board will also need to approve the trade-in of a 2003 Mack Dump Truck (Vin # 1M2AG12C53M005233) with an agreed value of \$25,000.00. He explained the \$5,000 balance of the down payment from the 2019 lease is already in the budget for the Road Department according to the Finance Department. **Commissioner Massey made a motion to approve the 2019 lease with Leasing 2, provided that Capital Truck, Inc., of Tallahassee first provides to Franklin County a letter of intent to payoff and purchase the 2019 dump trucks after year one of the lease and approve the trade-in of a 2003 Mack Dump Truck (Vin # 1M2AG12C53M005233) with an agreed value of \$25,000.00. Commissioner Parrish seconded the motion.** Commissioner Boldt stated leasing appears to allow the county money to go further. **Motion carried; 5-0.**

### **Fonda Davis – Solid Waste Director**

Mr. Davis reported everything in the Solid Waste Department is good. He said they are picking up storm debris. He stated they are working overtime trying to catch up.

Mr. Davis stated the Animal Control Department is getting a lot of complaints about loose dogs and they are doing the best they can.

Mr. Davis said the Parks & Recreation Department have started working from the west to the east on the fields. He stated they are working at Kendrick Park now. He reported he received a call that they want to move the day of ball to April 5th. He explained it was previously scheduled for March 30<sup>th</sup>.

Mr. Davis informed the Board he is getting calls about the debris on the bridges. He stated Captain David Lawn Maintenance was contacted about a price for picking up more. He said 20 additional runs will cost \$12,000 and 24 additional runs for the summer months (April-September) will cost \$14,400. He stated there are a lot of calls and the county employees cannot get out there. Commissioner Massey asked if the money is in the budget for this item. Mr. Davis answered no. Commissioner Parrish said this is an unbudgeted item. Commissioner Jones stated he would like to present this to the TDC Board and see if they can help facilitate this as it is tourism related especially in the summer months. Mr. Moron agreed this might be a good idea if it is allowed. He said the county received money from FDOT for bridge clean up but it was not enough so TDC added some money. Attorney Shuler said the money from FDOT was \$10,000 and he thinks TDC added \$12,000. **Commissioner Jones made a motion to take this item to the TDC and see if they can provide additional money. Commissioner Parrish seconded the motion.** Chairman Lockley asked where this trash is coming from. Commissioner Parrish said out of the back of trucks. Mr. Davis pointed out the landfill charges a \$10.00 fee if they come in with untarped waste. Chairman Lockley suggested contacting the Sheriff's Department to write some tickets and that will stop some of it. **Motion carried; 5-0.**

Commissioner Parrish said in Bay County the trucks are making their last pass to pick up storm debris. He explained they are allowing the public to bring in their storm debris and they are waiving the tipping fees. He reported as the county gets into grass cutting season and maintaining the shoulders of the road it is not going to be easy to mow if this storm debris is there. Commissioner Parrish asked Mr. Davis for his opinion on waiving the tipping fees. He said for years there will be people taking down trees that fell in the storm and putting out debris which will complicate mowing and maintaining the sides of the road. He asked Mr. Davis to come back at the next meeting with a recommendation for what he thinks will work in the county for a certain period of time. He said they need to help people too because there is still a lot of debris. Mr. Davis agreed to bring back a recommendation. He said he also had some visits from contractors that are helping people and would like the tipping fees cut in half for yard trash and trees. Commissioner Parrish asked Mr. Davis to determine what will be best for the county and make a recommendation. Mr. Davis agreed this would help his department as they are running a lot of trucks. Commissioner Jones stated he would also like Mr. Davis to bring back information on how things went last year when the Board waived tipping fees for yard debris until the end of the year. He questioned if it relieved any of the pressure on his department. Chairman Lockley said there is a lot of debris on the side of the road on Highway 98. Commissioner Boldt reported west of Lanark Village there is a huge amount of debris still going over onto private property. He explained this is a great idea to solicit private property owners that this is an opportunity to clean their property for a no charge tipping fee. Chairman Lockley stated they need to ask Ferrovial what they are going to do about this debris. He said

in his district it is not on private property but on the sides of Highway 98. Mr. Davis agreed to check on this matter.

**Pam Brownell – Emergency Management Director**

Mrs. Tress Dameron, Emergency Management Department, said Mrs. Brownell is not present today. She read the following action item:

Action Items:

1. Request Board approval to pay the following invoices.  
Crowder Gulf – total 86,491.21  
Tetra Tech- 40,467.50

Mrs. Dameron stated Mrs. Brownell did some research with neighboring counties and FDOT will assume all expenses for debris pickup on the 18<sup>th</sup> of October. She explained the two invoices presented today are prior to October 18<sup>th</sup> and they will get 100% of these invoices back. She stated the county will pay the invoices and then be reimbursed. **Commissioner Jones made a motion to approve paying the two invoices. Commissioner Massey seconded the motion.** Chairman Lockley asked if this is the first dates. Mrs. Dameron answered yes, the dates were from the 15<sup>th</sup>-18<sup>th</sup>. **Motion carried; 5-0.**

2. Board of County Commissioners sign the agreement between the Federal, State and Franklin County for Hurricane Michael.

Mrs. Dameron stated this agreement must be signed for the county to get any reimbursement for Hurricane Michael expenses. She requested the Board approve and sign the agreement pending approval from the County Attorney. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve and sign the agreement pending approval from the County Attorney.**

Information Items:

1. Franklin County Emergency Management is researching a new software that will make Disaster Response more streamline. The software called Management Crisis will allow all Franklin County Responders and Volunteers to adequately capture tenable FCEM to accurately input all documentation required by FEMA in order receive reimbursement. However, all Departments would need to utilize the software during an incident or it would be useless.

Mrs. Dameron explained this will alleviate some of the back payroll and time that county employees are using. She reported as the disaster and damage assessment is being conducted as well as when response starts and during recovery the real time data will be put in and it will also go into their Web EOC. She said this is what they do for their mission statements. Mrs.



Dameron stated it also captures the forms they need for FEMA reimbursement to reimburse all their time and overtime. She explained it will save time as the department heads will not have to go back and input the information as it will do it while they are doing their damage assessments. Mrs. Dameron said it has a 30 days trial and they want to test it. She reported if they go with this software then they will need Board approval to encourage the departments to actually use the software. She stated if the information is entered then the Project Worksheets (PW) can be done also instantaneously. Mrs. Dameron said they are looking for better ways to enhance their technology so they are more efficient. Commissioner Boldt asked about the trial version. Mrs. Dameron reported they have a 30 day trial before they purchase the software. Mrs. Dameron explained their department conducts a hurricane exercise in May every year and they would like to do the trial then and have the departments utilize the software to make sure it is something they can actually benefit from. Chairman Lockley asked if this software would be connected to the broadband Mr. Watson was discussing. Commissioner Jones said it would definitely help because they need the internet to use the software appropriately. Mrs. Dameron stated it can also be used on Smartphones. She pointed out there are also unlimited users. Mr. Moron reported this is similar to how Mr. Gary Millender, Building Official, does inspections on the road. Mrs. Dameron explained after Hurricane Michael they had a lot of citizens calling but this software also has an app for citizens to self report so the damage is reported real time.

Chairman Lockley asked if the invoices are what Mrs. Brownell was talking about the last meeting. Mrs. Dameron answered yes and said the debris will all be assumed on the 18<sup>th</sup> of October from all the neighboring counties. She explained because the county moved forward with their debris collection that is why they have these invoices. She reported this is part of their protective measures so it is 100% reimbursable. Mrs. Dameron stated the invoices have to be paid to be reimbursed.

2. EOC staff continue to address Hurricane Michael and the Recovery of Franklin County.
3. Capital Area Community Action and Franklin County Emergency Management is moving forward in replacing homes for the 3 families who do not qualify for CDBG.
4. 2/24/2019 Tress Dameron conducted CPR training for members of the Community.
5. 2/18/2019 FCEM Staff conducted Community Emergency Response Training for all volunteers to be disaster ready.
6. 3/7/2019 Franklin County Emergency Management will be hosting EM Region 2 Quarterly meeting.

#### **Erik Lovestrand – Extension Office Director**

Mr. Lovestrand said he does not have any items in addition to his report. He stated a bid opening is on the agenda today related to the Extension Office renovation project. He said the project is moving forward one step at a time.

## **County Extension Activities February 20 – March 5, 2019**

### **General Extension Activities:**

- Assisted local citizens with information on topics related to turtle-friendly lights, soil tests, dollarweed control and more.
- Extension Director attended FANREP (Extension Association) Board meeting call.
- County Extension Director and District Director attended ARPC resiliency and storm recovery assistance meeting at the Research Reserve. Several state and federal funding entities who can assist in various aspects of recovery were present to share their capabilities.
- Extension Director attended Research Reserve's Volunteer Appreciation program meeting.
- Pre-bid meeting at the future Extension office was held by architect on Feb 20, with one contracting firm in attendance. Bids were due to the Clerk's office by 4:30 p.m. yesterday and scheduled to be opened in today's meeting, March 5.

### **Sea Grant Extension:**

- Weekly coordinating calls for the sea turtle lighting grant took place with the project team. Also spent time in field taking photos documenting lighting installations from grant.
- Extension Director attended 2.5-day Basic Seafood HACCP (Hazard Analysis and Critical Control Point) course in Biloxi MS.

### **4-H Youth Development:**

- 4 Franklin County youth are registering for Day-at-the-Capitol, Third Executive Board and Summer Camping programs now.
- 4-H Making Strides club conducted a coastal cleanup activity.

### **Family Consumer Sciences:**

- Family Nutrition Program (FNP) Assistant is away on maternity leave at this time and our regional FNP Coordinator is conducting programs in her stead in the local schools.

### **Agriculture/Horticulture:**

- Master Gardener course in Franklin County is underway with classes taking place at the Eastpoint branch of the Franklin County library.

The meeting recessed at 9:50 a.m.

The meeting reconvened at 10:01 a.m.

### **John Solomon – TDC Administrator – Report**

Mr. Solomon appeared before the board and presented his report:

**Collections Report:**

The December (2018) collections were \$46,715.00. This is a \$9,532.37 increase OF 25.6% over December (2017) and is also the highest number collected in the month of December for the Franklin County TDC.

**Visitor Center Stats:**

In January we recorded 2,242 visitors and in February we recorded 3,833 visitors to our Visitor Centers.

**Web Site Activity:**

We had 33,697 web hits in the month of January 2019.

**Visit Florida Grant:**

The Franklin County TDC has applied for the Hurricane Michael Tourism Grant from Visit Florida at the time of report we have not heard if we have been approved yet.

Mr. Solomon said he discussed this with Visit Florida and the county will get approved but he is not sure for how much.

**Grants:**

At the December 18<sup>th</sup> 2018 Board of County Commission meeting former TDC Director Mr. Curt Blair had mentioned the following Museum Grant Recipients. I was informed that at that time he did not request board action of approval. I am asking for board approval of these the following Museum Grants Recipients.

- Camp Gordon Johnston - \$15,000
- City of Apalachicola
  - Raney House - \$14,841
  - Center for History Culture & arts - \$15,000
- City of Carrabelle
  - Carrabelle History Museum - \$15,000
- Crooked River Lighthouse - \$15,000
- St. George Island Lighthouse - \$15,000

Total - \$89,841

Mr. Solomon reported these grants are in the budget. **On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve the Museum Grants.**

**Meetings:**

We have an organizational meeting scheduled for March 13<sup>th</sup> at 1:00pm followed by scheduled board meeting at 2:00pm

**RFQ/Sealed Proposal Openings**

Mr. Moron reminded the Board the RESTORE Consultant Request for Qualifications (RFQ) was advertised and was due on Monday. He said the advertisement stated the RFQ's would be opened on the 5<sup>th</sup> but the meeting was moved to the 6<sup>th</sup>. He stated Mr. Pierce verified with Attorney Shuler that there was no problem with opening the RFQ's today. Mr. Moron said there is one RFQ and it will be sent to the review committee consisting of Mrs. Whitney Barfield, Mr. Mark Curenton, County Planner, and Mr. Pierce. He stated if there is a need for a tally then he will complete that item.

- RFQ for RESTORE Act Grant Consultant

Mr. Moron opened the following RFQ:

<u>Company</u>	<u>Location</u>
Langton Consulting	Jacksonville, FL

**On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to send this RFQ to the review committee for review and a recommendation at the next meeting.**

- Sealed Proposal for Renovations to the UF/IFAS Extension ANERR Office

Mr. Lovestrand reported they have moved through the architectural phase with the contractor that was approved by the Board. He explained the contractor sent out all of the bid documents and one bid has been received. Mr. Lovestrand reported there were a couple of items added to the specifications as alternates depending on the funding. Mr. Moron opened the bid, as follows:

<u>Company</u>	<u>Location</u>	<u>Bid Amount</u>
OliverSperry	Tallahassee, FL	\$161,107.00 \$ 7,173.00 Alt. #1 \$ 16,288.00 Alt. #2

Commissioner Parrish asked if the county will be in compliance with only one bid. Attorney Shuler stated he will have to review the bid requirements because they are not typically shown to him before they are advertised. He asked for the source of the funding. Mr. Moron said most of the money is a Legislative appropriation. He stated this is a discussion for Attorney Shuler to have with Mr. Curenton. Attorney Shuler suggested the Board direct him to review this matter to see if the Legislative allocation requires the county to have more than 1 bid. He stated some of the state and federal bids require three bids so the county has to re-advertise if only 2 bids are received. Mr. Moron reported there is a bid bond with the bid. **On motion by Commissioner Parrish, seconded the Commissioner Jones, and by unanimous vote of the**

**Board present, it was agreed to move forward with one bid subject to Attorney Shuler reviewing the Legislative appropriation to determine if more than one bid is required and if they need more responsive bidders then staff immediately go out and re-advertise.**

**Tim Centers – Community Action Agency – Update**

*Mr. Center will update the Board on Eastpoint Fire Donated Funds*

Mr. Center said his office is in Tallahassee but there is also a new local office here in Apalachicola and he invited the Commissioners to come by the office. He stated he is here to provide an update on the results of their efforts to provide relief and housing to the Eastpoint fire victims. He reported last July a wildfire swept through the limerock area. Mr. Center stated of the 36 home sites that were destroyed they were able to place 18 residents in temporary camper trailers and the campers are still on the properties. Mr. Center explained they entered into 6 month leases in the hope of working with the county to find additional dollars to take care of more permanent housing solutions for the residents. He said they are at the end of the six months at this time and are entering into extensions on the leases with the residents. Mr. Center reported they had some expenses but were able to make sure all the trailers were tied down before Hurricane Michael and there was no major damage to the camper trailers. He said there have also been some normal repair costs to do with sewage and appliances. Mr. Center stated they are trying to maintain the expenses on their own but at some point they may come to the county to find relief using the \$236,000 they are managing on behalf of the county that will provide assistance and permanent housing. Mr. Center stated of the \$236,000 that was donated funds he would like to acknowledge that Commissioner Parrish was very helpful in securing an additional \$12,000 from Lewis Metal which had collected scrap metals from that event. He thanked Commissioner Parrish for this contribution. He stated a meeting was conducted with Ms. Angela Webster, Case Manager, Mr. Moron and Chairman Lockley to discuss their priorities to the Eastpoint fire relief. Mr. Center said their focus is on permanent housing. He explained they have received correspondence from attorneys who represent some of the residents who are looking for relief for other types of personal items or property (boats, cars, trucks, etc.) destroyed by the wildfire. Mr. Center stated they are deferring any decisions on expending any of the \$236,000 until they meet the immediate needs of permanent housing. He said the county received a \$2.6 million grant from the Department of Economic Opportunity (DEO) and that will allow using Housing & Urban Development (HUD) funds to purchase permanent housing for a number of residents. Mr. Center reported 3 of the residents are income ineligible for those funds. He explained in the conversations with the county it is their intent to use the \$236,000 toward meeting the needs of those 3 lots by providing adequate housing. He reported they have reached out to the Florida Manufactured Housing Association and they have reached out to their membership seeking offers of assistance that might meet the needs of the residents but allow them not to pay full market price for the housing. Mr. Center explained the procurement process for the Community Development Block Grant (CDBG) funds will be different. He reported for them they can find one provider who can provide 3 of the mobile homes that will be zone 3 rated for the area and meet the needs of the families. He estimated the cost for these 3 locations would

be \$135,000. He stated complicating this matter is of the 3 families that were economically ineligible for the CDBG funds 2 families are residents and own the land and 1 was renting from a family member and the family member has returned to the county. Mr. Center said it is unclear what relief can be given to the person that now has to move. He stated the county also contracted with his agency to serve in the Emergency Support Function 15 (ESF15) working with the Emergency Management Department team and the entire team has been fantastic to work with. He said he was in the EOC the day before Hurricane Michael was coming ashore and they had not been through their own training yet on how to play the role. Mr. Center explained they hired Ms. Webster to play a critical role in helping them manage in this position. He reported they are doing good and working on more training so they will be prepared in case there is another incident. Mr. Center stated they also operate Headstart, which provides free childcare for low income families in Apalachicola serving all of Franklin County. He explained they are temporarily located in the 6<sup>th</sup> Street Recreation Center while they determine if they can make repairs to a wing at the Van Johnson complex to create a children's learning center. He stated they are working with the Bring Me a Book Foundation and others to focus on early childhood education. Mr. Center stated it has been an honor to work with the county and they will continue to work with staff on how to get the permanent housing in place as soon as possible. He reported Mrs. Debbie Belcher, Roumelis Planning & Consulting, Inc., has a little more work ahead on providing relief to the other residents and they will continue to work with them. He thanked the Board for the confidence they have in his agency and he offered to answer any questions. Chairman Lockley asked about the one resident that was renting and now has to relocate. Mr. Center said the way it was explained the person was renting to own the mobile home they were in and the person who owns the land is a family member and that family member has chosen to return to Franklin County and set up residence in that location. He said the one renting to own is now displaced. He explained in working with EOC and the county staff the priority is to the primary property owner and any property they lost and housing would go to them first. Chairman Lockley agreed they are only obligated to the property owner. Mr. Center reported the zoning in this area is one unit per acre so there will not be multiple families living on these lots. Chairman Lockley said when they met with Mr. Center one of the things they stressed was going back with the zoning of 1 unit per acre. Mr. Center stated to address this issue the camper trailers will come off of the land and be in their possession as soon as any permanent housing is placed on the land. He explained they will work on re-distributing the camper trailers to be used elsewhere to provide relief to people that have been displaced by Hurricane Michael. Commissioner Jones pointed out the Eastpoint Water & Sewer District has asked the legislature this year to help rewrite their charter and one of the things they asked for was the power to do enforcement against double hookups in their district. He stated the District hopes to assist the county with alleviating some of these problems especially in this area if they can get it put in their charter. He reported when it comes time to vote on it he cannot vote here but will have to vote there as they only have 3 members and he wanted to make sure the Board was aware of this. Commissioner Parrish said he is glad to hear they will take back the camper trailers and they can help some of the people in the west because some of them are living in tents. He thanked Mr. Center for doing this. Commissioner Boldt asked how many families need assorted help. Mr. Center responded 36

homes sites were destroyed and 28 were primary residences. He stated 5 residents received mobile homes from the GoFundMe account managed from the Sheriff's Office so 23 residents. He reported 3 of those residents are income ineligible for the CDBG funds that the county is planning to provide. Mr. Center stated approximately 20 are the number of families that will be served by CDBG. Commissioner Boldt asked if these are residents that would need housing. Mr. Center answered yes. He explained the commitment has been for the primary resident to be restored to permanent housing that would meet the hurricane zone ratings required. He explained after that other donated funds left over could then be distributed between the families. Mr. Center stated in Carrabelle they managed a donation site that was taken over from Franklin's Promise. He said everything has been taken care of there and distributions have been made to all the fire victims and then anything that was left over was made available for the Hurricane victims. He said at that point what was remaining went to Goodwill and they received vouchers from them that could be redistributed to other people that need assistance. Commissioner Boldt discussed an agreement between the City of Carrabelle and Little Custom Homes and said this might provide some potential linkage with this new business and some of the needs they might have. He said this might be an opportunity to consider. Mr. Center stated he will defer to the county. He explained the role his agency plays is to manage the donated funds and goods and they will disburse the funds on behalf of the Board at their direction and approval. He stated if the county wants to look at re-developing how the Eastpoint land is used right now that is a different issue. He stated they are pushing to get the residents back into something more permanent. Commissioner Massey asked if the person moving back to the county owned the home. Mr. Center answered yes and was leasing it to the family member. He reported the person is eligible but they must determine if they accept. Mr. Moron commented the Board had a discussion about mobile homes versus manufactured homes and they want to make sure the people are not put in a situation they cannot afford with insurance, taxes, etc. Attorney Shuler pointed out these are R-1 zoned properties and the county zoning requirement is a 1,000 square feet minimum of heated and cooled space so the tiny houses may not qualify under the zoning. He said he could look at this and report back. Mr. Moron inquired about the funds that were donated from the scrap metal. Mr. Center agreed a \$12,000 check was received and placed in the Centennial Bank so the funds are not co-mingled with any other funds.

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

Clerk Johnson did not have a report.

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

Mr. Moron said Mr. Pierce is not present but wanted to remind the Board that Ms. Sarah Kelty, Frank McColm Consultants, informed him they have received 17 signed letters of interest from property owners on Alligator Point. He said she is finishing up the draft application and he is going to review it and discuss it with the Board at the March 19<sup>th</sup> meeting.

## Michael Morón – County Coordinator – Report

Mr. Moron presented his report, as follows:

1. Franklin County has received a contract from FDOT to design the resurfacing improvements on 1.553 miles of County Road 30-A west of Apalachicola from the Gulf County line to Thirteen Mile Road. This is part of the SCRAP program that Franklin County is entitled to apply for since we enacted the final one cent local option gas tax. This contract, for \$111,762, will pay an engineering firm to design the improvements. Construction funds will become available in the 2021 fiscal year. **Board action** to adopt a Resolution authorizing the Chairman to sign a contract with FDOT and authorize the Planning Department to advertise for an engineering firm to design these improvements.

**On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to adopt a Resolution authorizing the Chairman to sign the contract with FDOT and authorize the Planning Department to advertise for an engineering firm to design these improvements.**

2. Opportunity Florida, at their last board meeting, voted to approve a resolution in support of HB-191. House Bill 191 called the Northwest Florida Rural Inland Affected Counties Fund “Creates Northwest Florida Rural Inland Affected Counties Recovery Fund within DEO; requires certain payments to be appropriated annually to fund; requires DEO to grant awards to organizations & local governments for specified infrastructure projects & workforce programs; requires DEO to establish application procedure & prioritize projects & programs that meet certain requirements; requires DEO, in consultation with specified entities, to review & certify applications; exempts certain funds from reversion.” The related Senate Bill is SB-1162. Opportunity Florida is asking that all Counties and Cities affected by Hurricane Michael, no matter how much or how little damage your community sustained, to support this House Bill by resolution. **Board action** to adopt the Resolution of support by authorizing the Chairman’s signature. Attached to my report is a draft copy of the House Bill and Resolution of support.

Commissioner Parrish said this bill has nothing to do with coastal counties so Franklin County is not eligible for funds. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was to adopt a Resolution of support and authorize the Chairman’s signature.**

3. Based on a recent email from Mr. Alan Floyd, Anderson Construction’s Senior Project Manager for the Lombardi (Waterfront) NRDA project, is scheduled to be substantially completed by March 29 and 100%, including punch list items, by April 4<sup>th</sup>. The email, which is attached to my report, includes the list of interior and exterior items left to be



completed. If you have any questions or concerns, let me know and they will be forwarded to Mr. Floyd.

Chairman Lockley asked if they can walk through the building. Mr. Moron said he will schedule a time for the Commissioners to review the building.

4. The Florida Association of Counties (FAC) is pleased to announce the election of officers for 2019-2020 will be held during the Annual Business Meeting as part of the 2019 FAC Annual Conference. The Conference will be held June 11-14, 2019 at the Hyatt Regency Orlando in Orange County. Each office is technically open for election except that of the President, which is automatically filled by the President-Elect. Only the office of 2<sup>nd</sup> Vice President is anticipated to be vacant in June 2019. A flyer with both the eligibility and qualification requirements is attached.

Mr. Moron stated he will start making reservations. **Commissioner Parrish made a motion to allow all the Commissioners' travel to the annual conference. Commissioner Jones seconded the motion.** Commissioner Jones said as soon as registration opens they need to see what they can do for small counties about getting some of the fees waived. Mr. Moron agreed to look into this matter. Commissioner Jones stated maybe they can qualify the earlier they apply.

**Motion carried; 5-0.**

5. I have been notified that the County has a vacant seat on the Big Bend Continuum of Care (BBCOC) Board that they would like filled by a Commissioner. BBCOC feels that it is important to have your input heard on the Board of the agency charged with coordinating homeless services for eight (8) counties in the Big Bend Region. The BBCOC Board meets every other month on the fourth Thursday. They met on Thursday February 28<sup>th</sup>, so the next meeting will be on Thursday, April 25<sup>th</sup>. The meetings are held at Care Point Health and Wellness, 2200 S. Monroe Street in Tallahassee. **Board action** to appoint a commissioner to the BBCOC Board.

**On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to appoint Chairman Noah Lockley along with authorizing his travel to the meetings.** Commissioner Lockley asked if they know the number of homeless people here in the county. Mr. Moron said the school has done studies in the past and the county may have access to an agency that has a number. Mr. Moron reported he will contact this agency and see what number they have. Chairman Lockley explained he would like to know in case this matter comes up.

Commissioner Parrish said he would like to direct staff to send out some enforcement letters on seafood zoned property west of the old Hut Restaurant. He stated some complaints have been received that people are staying above the old Steamers restaurant and there is no allowance for that. He explained there are also two campers adjacent to the old Hut property that were washed away during Hurricane Michael and those landowners need to be sent a

letter stating that the trailers do not belong there and not to replace them now that they are gone. He stated there are also two additional properties west of that and campers are parked in the C-1 zoning and they need to be sent a letter letting them know camper trailers are not allowed. Commissioner Parrish said no residences are allowed there. He pointed out there are 3 homes that pre-dated the code so they are grandfathered unless the structures are washed away 50% or more and then they could not rebuild either. Commissioners Parrish stated he would like to direct county staff to send letters out notifying the property owners of inconsistencies within the zoning category and then if they do not respond in a matter of two weeks then the county will start enforcement.

Commissioner Massey asked Mr. Moron if he checked on the permit prices in other areas. Mr. Moron said there was a discussion but never a motion directing him to do this. **Commissioner Massey made a motion to direct Mr. Moron to check with other counties and see what they charge for permit fees. Commissioner Jones seconded the motion.** Mr. Moron asked if they want him to come back with a recommendation based on the study he does. Commissioner Massey answered yes; they want to see the information. Commissioner Jones stated he would like a recommendation. Chairman Lockley said things are going up and the inspectors will have to do more work especially after the storm. He explained the county held the price back as long as they could but they have to raise their fees too. **Motion carried; 5-0.**

Commissioner Jones stated since the county helped the boy's basketball team travel to state even though they did not win he would like to invite them to the next Board meeting and have them here for public recognition for a job well done. He suggested the Board get a plaque to present. **Commissioner Jones made a motion to invite the boys' basketball team to the next meeting and get a plaque for the Board to present to them. Commissioner Parrish seconded the motion.** Chairman Lockley asked what place they were. Commissioner Jones was not sure if they were 3<sup>rd</sup> or 4<sup>th</sup>. Mrs. Latrina Lockley, Bailiff, said 4<sup>th</sup>. **Motion carried; 5-0.**

Commissioner Boldt asked if Mr. Moron is still in ongoing conversations with the Building Official as to his future plans. Mr. Moron said the offer has not officially been made to him so until that transpires there is no discussion to have. He stated they are waiting to see if they make the offer and if he accepts.

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

Attorney Shuler provided the following report:

#### **ACTION ITEMS**

##### **1. County Court Probation Contract: 1-year renewal**

The current three-year county court probation contract with Panhandle Probation Services of Franklin County expires March 16, 2019.

Pursuant to §948.15, when county court probation services are rendered by a private provider, Franklin County enters into a contract with that private provider subject to the approval of the county court judge.

The county court judge desires that Franklin County renew the contract with the current private provider for a one-year term. A copy of is attached.

BOARD ACTION RECOMMENDED: Approval of a one-year extension of the county court probation services contract with Panhandle Probation Services of Franklin County.

**On motion by Commissioner Massey, seconded by Commissioner Parrish, and by unanimous vote of the Board present, it was agreed to approval a one-year extension of the county court probation services with Panhandle Probation Services of Franklin County.**

**2. Duke Energy Staging Agreement Extension**

Duke Energy had two staging agreements with Franklin County that expired in December 2017.

Duke Energy has requested that the staging agreements in Apalachicola at the airport and in Carrabelle at Will Kendrick Park be extended for the period beginning January 1, 2018 and expiring on December 31, 2023.

Other than the extension of the lease term, the agreements are exactly the same as the ones the board approved for the period beginning on August 1, 2016 and which expired on December 31, 2017. A copy is attached.

BOARD ACTION RECOMMENDED: Approval to extend the staging agreements with Duke Energy at the Apalachicola Airport and Will Kendrick Park for the period beginning January 1, 2018 and ending on December 31, 2023.

**Commissioner Parrish made a motion to approve extending the staging agreements with Duke Energy at the Apalachicola Airport and Will Kendrick Park for the period beginning January 1, 2018 and ending on December 31, 2023. Commissioner Massey seconded the motion.** Commissioner Boldt said Duke Energy staged equipment at the Carrabelle Airport and the equipment was over the weight capacity and did a lot of damage to the ramp and taxiway area. He inquired if there is anything in this lease about the consequences of damages when they are staging here. Attorney Shuler answered yes, he had to rewrite the indemnification provision and explained the details of the provision. Commissioner Parrish said he understood the issue with the county was at Will Kendrick Park. Commissioner Massey reported Duke Energy fixed the damage at Will Kendrick Park. Attorney Shuler agreed and said there is a requirement in the staging agreement for them to restore the property to the condition it was in immediately before they staged. Attorney Shuler stated the county has a reasonable amount of protection for any damage that could occur to public property. He stated in his dealings with Duke Energy over the last years they have been a good partner with the county. Chairman Lockley agreed and said they had the lights back on real fast. **Motion carried; 5-0.**

**3. Leasing 2 lease: Lease for two dump trucks for the Road Department.**

In January 2018, Franklin County entered into a five-year lease of two Mack dump trucks for the road department. Franklin County paid \$30,000.00 and agreed to a lease in the amount of \$295,000.00 at 4.2% interest. Capital Truck, Inc. of Tallahassee will purchase these two dump trucks in year two.

A copy of the letter of intent from Capital Truck, Inc., of Tallahassee to payoff and purchase the two 2018 dump trucks is attached.

On February 26, 2019, Leasing 2 proposed the attached five year lease for two Mack dump trucks. It is the same lease used in 2018. It is proposed that Franklin County again make a payment of \$30,000.00 and agree to a lease amount of \$308,000.00 at 4.12% over a five-year term. The \$30,000.00 down payment will be paid as follows, if the board approves: Trade-in a 2003 Mack Dump Truck (Vin # 1M2AG12C53M005233) with an agreed value of \$25,000.00, with the balance being paid out of the Road Department budget. A copy is attached.

As currently structured, Leasing 2 intends that we enter into the 2019 lease *before* Capital Truck, Inc., of Tallahassee pays off the two 2018 dump trucks. There is a risk that if Capital Truck, Inc., of Tallahassee fails to perform as promised then Franklin County could be obligated on both leases

**BOARD ACTION RECOMMENDED:** (1) Approve the 2019 lease with Leasing 2, provided that Capital Truck, Inc., of Tallahassee first provides to Franklin County a letter of intent to payoff and purchase the 2019 dump trucks after year one of the lease.

(2) Approve trade-in of a 2003 Mack Dump Truck (Vin # 1M2AG12C53M005233) with an agreed value of \$25,000.00. The balance will come from the Road Department budget.

This item was addressed earlier in the meeting.

#### **4. Supervisor of Elections Office**

In my discussions with Mr. Arnold, it is his preference that the board purchase both the current building that is occupied by the Supervisor of Elections and the Old Pappa Joes building.

The boards instructions were to negotiate a lease with a lease-purchase option, so I need to know if the board will authorize me to discuss an outright purchase of either or both of the buildings.

The beginning point of the negotiations would be the asking prices mentioned by Mr. Arnold; to wit:

- a. Supervisor of Elections Office: \$450,000.00
- b. Pappa Joe's Building: \$595,000.00

**BOARD ACTION:** Does the board desire to authorize me to negotiate a possible purchase of either or both buildings? Board discussion.

Commissioner Parrish stated the county is not in a position to buy anything right now. He explained if they are going to stay in the building then the repairs need to be made. He stated Attorney Shuler should negotiate to maintain what they have now until they identify some funds or have the ability to do something different. Commissioner Parrish reported the county had a little money left in reserves and spent some money today on paying the two contracts for

the EOC. He said the repairs need to be made to meet the Homeland Security requirements and other items if he wants the county to continue to occupy the building. Commissioner Parrish stated if the county had to pay a little more to offset the repairs that need to be done that is fine but paying a lot or trying to buy another building is not the thing to do. Commissioner Massey said he is not in favor of buying an old building. He asked how long the county has rented from Mr. Arnold. Attorney Shuler estimated 10 years. Commissioner Massey said he has not done a lot to the building over the years and wants to charge the county more but he has made enough money to pay for the repairs. Chairman Lockley said that property would be good for the county to have since it is across from the new convention center. He stated he would like to know what it would cost for the building. He reported it is across the street from the Armory and if the county did not use it for offices then they could make a parking lot and make their money back. Chairman Lockley said no matter where they go they still need to know the cost. Commissioner Jones asked when the lease renews. Attorney Shuler said he thinks March of this year. He explained the contract says it will continue month to month unless it is terminated. He reported they are far along in the lease negotiations but have not moved far on the lease/purchase. Attorney Shuler stated first they have to arrive at the valuation of the property. He said there does not seem to be much Board support for a purchase but even for a lease/purchase he needs to establish a price and will address Chairman Lockley's request to have the information. Attorney Shuler stated he can prepare a lease quickly once he gets direction from the Board on whether it is a lease/purchase or a purchase. Commissioner Jones said everyone is aware that repairs need to be made and he is assuming if they have not moved forward then they will continue the lease as of March. Attorney Shuler agreed. Commissioner Jones said he does not think they would be increasing the lease until any repairs are done. Attorney Shuler reported that is not the direction of the negotiations. He explained if Mr. Arnold commits in writing to make the repairs then he will want an increase of the lease term. He explained Mr. Arnold has mentioned 10 years but he is not sure 10 years is necessarily where the county needs to be until there is a clear exit strategy on a termination provision. He said 3-5 years is more what he is thinking and if the Board has other ideas they need to let him know. He explained Mr. Arnold will also want a rent increase that would be part of the lease renewal and his commitment to make not only the repairs the Supervisor of Elections has already mentioned but also some recommendations he made as he walked through the office with the Supervisor. Attorney Shuler stated his recommendations were discussed with the Supervisor and Mr. Arnold. He explained after the previous discussion he thinks it would be reasonable if they get a written commitment on repairs and renovations on a certain schedule of approximately 30 days or less. He said Mr. Arnold was concerned about finding a contractor after the storm but he has found a reputable contractor. He pointed out they will have to also have an electrical and air condition contractor to finish up some of the other repairs that need to be done. Attorney Shuler stated he told Mr. Arnold he could not give him any direction until they had this meeting and discussion today. He advised the Board after the meeting today he will move forward quickly in one direction or the other. Chairman Lockley said he was talking about the building by the Armory. He stated the county also has a property and they can push down the building and build a new building and he does not think it will cost that much. Commissioner Massey reported the county has paid rent over 10 years and

Mr. Arnold should fix the building if the county is going to rent again. Attorney Shuler stated the county is presently paying \$2,000 a month and has been paying for at least 10 years or a little longer. Chairman Lockley stated if they push the old jail down and put a building up in the air then everyone can park underneath it. Commissioner Boldt asked if they have a vision long term of a government center in Franklin County as they look at the needs for many different constitutional offices. He explained they need to think of a greater vision as they enter into these leases. Clerk Johnson said she does not disagree and Mrs. Riley has a need for repairs but the best thing for the Board is to have a long range plan for the future and put money when they can in their capital fund towards their vision. She reminded the Board she has always said the Chief Judge can come and tell the county to get the Tax Collector and Property Appraiser out of the Courthouse if they decide the main Courthouse needs more judicial officers in it. Attorney Shuler stated that has been done in other counties. Clerk Johnson said they need to have a plan but she agrees with Commissioner Parrish that the county does not have the money right now. She stated she could not recommend spending money that they do not have. Clerk Johnson reported right now \$2,000 a month is what is in the budget for the Supervisor of Elections' building. She explained if the Board negotiates a lease for more money then they need to tell her where they are getting the money from. Commissioner Massey stated that building is packed and eventually they will need to spread out. Commissioner Boldt mentioned the security threat they had when they had the special recount. He said it became untenable to stay there and they relocated to the Annex with a Sheriff's escort. He stated they need to be very careful. Chairman Lockley reported they have the prison camp and plenty of land and it just needs to be remodeled and it would take care of everything that is needed. Attorney Shuler said he still needs direction from the Board. He stated he will continue with the lease/purchase as opposed to a purchase. Commissioner Massey said the Chairman wants to look at some numbers and he is fine with that. Attorney Shuler reported the numbers will come forward in a lease/purchase because they have to arrive at a purchase price and they have to negotiate what percentage of the monthly rent will go toward the purchase price if the Board exercises the option to purchase at the end of the lease term. Attorney Shuler reported he will definitely have a number and valuation for a purchase. He stated the Board will approve any lease/purchase that is presented so they would have some idea of the value. Attorney Shuler advised the Board he does not want to publicly discuss the numbers or his position at this time but he has spoken with the Commissioners privately. Chairman Lockley stated he wants the numbers so they have something to compare. **Commissioner Parrish made a motion to continue looking at the lease with Mr. Arnold and bring back the numbers the Chairman wants to see. Commissioner Massey seconded the motion.** Commissioner Jones asked if this will prevent them from finalizing something in March. Attorney Shuler did not think it would because they told him to negotiate. He said he does not expect Mr. Arnold to ask them to leave because the contract is up. Chairman Lockley stated they will have the numbers if it ever comes up but he knows they do not have the money right now. He reported if they have the numbers then they can compare it with what a new building will cost. Commissioner Parrish asked Attorney Shuler in his negotiations to be mindful of what the Clerk said about the county being locked into what they can do in this budget year because there is \$2,000 a month in the budget. Commissioner Massey stated the Clerk has told them meeting after meeting not to buy

anything and they are as far as they can go. Commissioner Boldt asked if this is a lease/purchase or a lease. Commissioner Jones stated they will know at the next meeting. Commissioner Massey agreed they will know when Attorney Shuler comes back with the numbers. Attorney Shuler said he thinks the idea was a lease/purchase. **Motion carried; 5-0.**

#### INFORMATION ITEMS

##### 5. Lanark Village Parking

The Board instructed me to review the request by the Sheriff that Franklin County adopt a procedure for determining when property is considered lost or abandoned on public property and therefore subject to the removal procedure authorized by Chapter 705, Florida Statutes, governing Lost or Abandoned Property. A partial copy is attached.

Chapter 705 already provides definitions and procedures for the removal of lost or abandoned property from public lands, so I do not think that Franklin County can adopt an ordinance which differs from state law.

Chapter 705 also specifies the duties of law enforcement as it relates to the removal of lost or abandoned property on public lands.

However, I will continue to review the matter.

#### **Commissioners' Comments**

Commissioner Boldt asked if they have any sense of observed homeless people in Franklin County. Mr. Moron said that is what Chairman Lockley asked him to look into. Commissioner Boldt questioned if they have spotted anyone in that situation. Commissioner Parrish and Commissioner Massey responded yes. Commissioner Massey said they have a bunch of homeless people. Chairman Lockley explained homeless can be defined a lot of different ways. He stated they can be living with someone else and be homeless. Commissioner Jones said because it is not their home.

#### **Adjourn**

There being no further business to come before the Board, the meeting was adjourned at 11:05 a.m.

---

Noah Lockley - Chairman

Attest:

---

Marcia M. Johnson - Clerk of Courts