

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
AUGUST 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, Erin Griffith-Assistant 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 July 2, 2019, July 8, 2019 and July 16, 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. Nathan Thompson, a resident of Panacea and Crawfordville, said he received a grant for an oyster situation in Alligator Harbor, Franklin County. He reported there are already several leases in Alligator Harbor and they put their boats in at Sun n Sand which is a dirt road with no parking. He explained with the 22 new leases there will be more boats and it is going to be congested. He informed the Board he is trying to acquire the old FSU Marine Lab site which is owned by the state. Mr. Thompson requested the Board help him acquire the property and build a good boat ramp. He stated there would be about 300 people using the boat ramp plus the public. Mr. Thompson said eventually there is going to be a heated situation at the Sun n Sand boat ramp due to the number of people and parking. He suggested the Board push along with him to get this property from the state and build a good boat ramp with public parking. Mr. Thompson reported he does not want a charge at all at the boat ramp. He explained currently there is no boat ramp from Alligator Harbor to Carrabelle. Mr. Thompson reported the boat ramp at Leonard's Landing is not usable and there is another small one with no parking. He offered to do anything to help get this done. Mr. Pierce said he has tried to get FSU to turn this property over to the county for 25 years and the only thing that occurred is FSU transferred the property back to the State of Florida. He reported this property is a great asset and has been underutilized and locked up for 25 years. He commented it is public property and should be open to the public. Mr. Pierce suggested the Board get in contact with their State Representative and see if he can get anything done. Mr. Thompson stated he has contacted him and he is on board. Chairman Lockley stated he would like the Board to make a motion after public comment to address this matter. Commissioner Boldt said he is an advocate and this is very appropriate. He reported he receives many calls about boat ramps that are dysfunctional and now they have the aquaculture system that makes it more important to get this done. Commissioner Boldt informed Mr. Thompson the Board is very interested in this item and will pursue it.

Mrs. Donna Butterfield, a resident of St. George Island, stated she brought a copy of the Weems Memorial Hospital Agency for Health Care Administration (AHCA) Evaluation. She said if a grade was awarded it would be an F. She reported it is past time to hold the Chief Executive Officer (CEO) accountable for the failures at Weems. Mrs. Butterfield stated if Weems loses the critical access designation, Mr. Cannington will be the cause of another loss in Weems revenue. She listed hospitals that closed while Mr. Cannington was CEO. She stated the Board is preparing to put Franklin County citizens millions of dollars in debt and there is no one at Weems Memorial Hospital with the professional skills and the track record to spend the money wisely and give quality health care another chance. She asked the Commissioners to do the right thing.

Mr. Lance Jacobs, a resident at 325 Old Ferry Dock Road, Eastpoint, said he has some concerns because he is trying to improve his property and has gotten building permits and feels like he has been discriminated against because he got building permits. He explained he is an insurance adjuster and travels for his job. He reported when he received this letter that they would cut off his power because he did not have an inspection in the first 6 months, he had to be here in 10 days or they were going to cut off his power. He explained he will go by the rules

but there are campers across the street that slipped in behind mobile homes and tied into their sewer. He went on to say he does not care what they do with their property but if the county is going to make him abide by the rules then everyone else should be doing the same thing. Mr. Jacobs said he understands "grandfathering" but that is not what is occurring. He stated he was told he could put up a pole barn but cannot use metal on the sides but someone else has one that was permitted and passed. Mr. Jacobs explained he is getting mixed messages on what he is allowed to do and what he cannot do. He reported he does not know if he is being discriminated against or held to another standard because he has a permit. Mr. Jacobs reported he talked with Commissioner Jones and he has some of the photographs of the things going on in his area. He stated he has improved his property and is trying to make it a final home for him and his wife. Mr. Moron gave Mr. Jacobs his business card and said he will do some research on this matter.

Mr. Alan Feifer, Concerned Citizens of Franklin County, questioned why the Board has not held any meetings in Carrabelle this year. He said people are asking for meetings in Carrabelle and evening meetings. He reported people are looking for comments but the Board is not open to them. He explained the Board created a policy and they no longer talk to citizens at Commission meetings. He stated when the Board goes into discussion before they vote there is no place for people to voice their thoughts. Mr. Feifer asked the Board to reconsider their public persona and stop being so closed off to the people that elected them. He stated he appreciates the Board's good works.

Mr. David Walker, Florida Agricultural and Mechanical University (FAMU) Cooperative Extension Program, said they are establishing a Small Business Center in the county. He introduced Dr. Gerald Hinson who works with the FAMU Small Business Development Center and will explain what they are doing in the county. Mr. Hinson reported they were here during Hurricane Michael to provide emergency bridge loans to businesses and it is his responsibility to be in the county to provide services to small businesses. He explained they are trying to get a footprint here to support start-ups and small businesses in any way they can. Chairman Lockley asked where their office is located. Mr. Hinson said this is his first time here since the disaster to try and work with Mr. Walker on a location. Mr. Walker stated his office is located in the Community Center and they can use his office space initially.

Ms. Barbara Rohr, a resident of Lanark Village, discussed moving the ambulance service in Lanark Village to a building in Carrabelle. She said their biggest concern is the county spent money putting the ambulance department in Lanark Village. She explained it is a fine building and the people that work there are happy with the location. She reported the problem is what is going on with the fire department. Ms. Rohr said people cannot live on the fire department property because they had to move out of their house that was condemned. She said now a person is living there in a camper and another person has a car parked there. Ms. Rohr reported the fire department is out of control with no order. She stated the fire truck comes down Parker Avenue at 2:30 a.m. blowing the horn. Ms. Rohr said this has to stop and there is no reason that people in the fire department are doing these things. She informed the Board

the other fire departments are responding to fires in their area. She stated there is no water on the truck and the Board needs to do something about the fire department not the ambulance service.

At this time there were no other public comments.

Chairman Lockley asked for a motion to send a letter to the county's State Representative to see if he will help with the boat ramp situation at Alligator Point. **Commissioner Boldt made a motion to send the State Representative a letter to see if he will help with the boat ramp. Commissioner Massey seconded the motion.** Commissioner Parrish reported the Board has already sent a letter to the Board of Trustees for the State of Florida which has possession of this property. Mr. Pierce stated he thinks the Board sent a letter but it has been a couple of years so maybe they should try again with the new State Representative. Commissioner Parrish reported leases are being issued when they know there is no public boat ramp and the county has no property for a boat ramp. He explained the Governor and Cabinet are the Board of Trustees for the state and the county has already tried to get this property. He stated the boats and trailers at Sun n Sand boat ramp are going to be a problem and the county has told the state it is a problem. Commissioner Parrish reported the state was proposing a lot more leases in this area and the Board wrote a letter that the county does not have the capacity, boat ramps, and parking. He explained the Board dealt with this issue and got no response. He said they continue to issue the leases knowing this and he thinks it will continue to be an issue. He stated the county tried to get the property to open as a public boat ramp. Mr. Pierce suggested the letter be sent to the Department of Environmental Protection (DEP) warning the lease issuing agency of this problem. Commissioner Parrish said this is a problem, they knew it was a problem and they continued to issue leases. He stated the Department of Agriculture and Consumer Services (DACS) should provide the county with a letter of support or the state should give DACS the boat ramp and let them run it. He said something must be done if they are going to continue to approve leases and do aquaculture. Chairman Lockley said the letter was sent one place but needs to be copied all over the state because they do not understand there is only so much room there. He stated sooner or later it is going to be a big problem and the Sheriff is going to have to straighten it out. Commissioner Jones questioned who they want to send the letter to. Chairman Lockley said he asked for it to go to their State Representative. Mr. Pierce reported the letter can go to the county's elected official to help with the Governor and Cabinet. He said the Board has already written the Governor and Cabinet. **Motion carried; 5-0.**

Rick Watson – Tax Collector – County Owned Tax Certificates Discussion

Mr. Watson said the purpose of his appearance is to discuss county owned tax certificates that are about to expire. He reported he needs some discussion and direction from the Board. He stated to his knowledge the county has never applied for a tax deed on the county owned tax certificates. He explained the process and said any delinquent property tax certificate that is not purchased by private investors goes to the county. He reported the tax certificates are

good for 7 years. Mr. Watson stated at the end of 7 years the tax certificate expires if no tax deed is applied for. Commissioner Parrish asked what happens when they expire. Mr. Watson reported they evaporate like they never were there. Commissioner Parrish said the property stays with the owner and they have not paid the taxes on the property. Mr. Watson stated that is correct. Commissioner Parrish asked if that is fair to everyone else that pays their property taxes. Mr. Watson said that is why he is here. He reported his office does about 50 tax deed applications for the private holders of tax certificates. Mr. Watson explained after the certificate is held for 22 months the private investor can apply for a tax deed and they have to pay all the taxes due for the last 7 years. He said the county does not have to pay other people's taxes so that is a savings to the county. He stated his office sends a demand letter notifying the property owner that the tax deed application has been filed and if the taxes are not paid, they could lose the property. Mr. Watson reported about 20% of the time the taxes are paid. He reported after the demand letter and a 2 week period has passed a title search needs to be done on the property and the cost for the title search is \$200. Mr. Watson said the title search determines who gets noticed when they file the tax deed application to get the property sold on the Courthouse steps. He stated he has talked with the Clerk and the County Attorney and the cost to the county for the tax deed application would be a \$400 fee to the Clerk of Court to handle the sale, \$200 for the cost of the title search and \$75.00 to the Tax Collector's Office. He said the total will be \$675.00 per parcel. Mr. Watson said this is where the difference is on a sale on the Courthouse steps by the county. He explained if anyone bids on the property then all the taxes must be paid including the county tax certificate. He stated if no one bids then the county puts its expenses in (the taxes due on that year) and the cost incurred and the title goes to the county. Mr. Watson stated the county has to hold the property for 3 years and it goes to an Excess Lands List. He explained during that 3 years anyone can go to the list and purchase property but they must pay everyone's taxes including the county's and their expenses. He stated his office and the Clerk's Office get calls all the time about the Excess Lands List but they do not have a list since they have never done this before. He explained after 3 years if no one buys the property from the Excess Lands List the title to the property is vested in the county and they can do whatever they want with the property. He said they can sell the property and get it back on the tax rolls or it can be used for workforce or affordable housing. He stated it takes about 4 months from the time the tax deed application is filed to the Courthouse sale and then 3 years to hold the tax deed before the property goes to the county. Mr. Watson reported there are 55 parcels that have county certificates on them that will expire in April, 2020. He said the statute says the county is required to go forward on the tax deed applications on property with an appraised value of more than \$5,000. Mr. Watson reported 28 of the 55 parcels are appraised at more than \$5,000. Mr. Watson reported the assessed value of the 28 parcels is \$1,339,805 and the taxes due to the county for that tax year (2012-2013) are \$29,811. He explained the total filing fee for the 28 parcels will be \$18,900. Mr. Watson stated the tax deed applications can be processed over several months because it is easier for his office to do 5-6 applications a month. He said a lot of the parcels are for lots in platted subdivisions in Eastpoint. He said he will see if they can have one tax deed application for joint parcels to limit the costs to the county. Mr. Watson stated this is an opportunity and he would like the Board to consider this matter and give him direction on how

they would like to proceed. Chairman Lockley said this is the first time he has ever heard about this. He questioned the owners of the property. Mr. Watson said they must do the title search to determine the owners. Chairman Lockley stated it is not fair for someone to go 7 years without paying taxes and at the end the property goes back to them when everyone else is paying their taxes. He stated the county should do something to try and collect the money. Mr. Watson recommended the county proceed on the parcels that have an assessed value of more than \$5,000. He explained the statute allows the county to file a tax deed application on all the parcels but since this is a new process they should see how it works out. He said he will be coming to the Board every year on tax certificates that the county holds that are about to expire. Commissioner Parrish reported in looking at the information there are a couple of different companies that hold a lot of this land and did not pay for 7 years and then when the tax certificates expire they get to keep their property. He explained they could do this again for 7 more years. Mr. Watson said these are absentee owners and he does not think the county will get a response when they are notified that the property will be sold. Mr. Watson stated the county will either get the taxes due or the property. Commissioner Parrish questioned where the county can get the money to pay for these tax deed applications. Mrs. Griffith suggested the Board pay for the applications out of professional services and once the county does something with the title of the property then maybe they could recoup some funds and use the property for affordable housing. Commissioner Parrish asked if they can think about this and then take action. Mr. Watson said that would be fine but he wanted to present the Memorandum and talk with the Commissioners. Commissioner Parrish suggested the Board table this matter and talk with their attorney and staff and address it at the next meeting. Mr. Pierce questioned the status of the other lots with an assessed value of less than \$5,000 and if they are lots that have eroded away or are not there. Mr. Watson did not think they were but said he has not done an analysis on those with a value of less than \$5,000. Attorney Shuler reported there is no way Mr. Watson can answer those questions now. Mr. Pierce said if a portion of a lot has washed away they may still have some value as the remaining property could be used for access to the water. Mr. Watson stated he will check with the Property Appraiser about that matter because it is important to look at these issues. He pointed out the tax certificates will not expire until April, 2020. He stated maybe the Board can make a decision this year because it does require some work for his office and the Clerk's Office to have the sales. **Commissioner Jones made a motion to table this matter. Commissioner Parrish seconded the motion.** Chairman Lockley asked how long they are tabling this matter. Commissioner Jones said the next meeting in 2 weeks. Mr. Watson stated he will be out of town at the next meeting but will be here for the first meeting in September. **Commissioner Jones amended his motion to include the next time they are going to talk about this item is the first meeting in September. Commissioner Parrish amended his second. Motion carried; 5-0.** Mr. Watson offered to answer any questions. Chairman Lockley thanked Mr. Watson for bringing this up to the Board.

Department Directors Report

Howard Nabors – Superintendent of Public Works

Mr. Nabors said his department continues to cut grass on right-of-ways. He stated they are also putting culverts in and cleaning ditches. Mr. Nabors presented the following request:

Board Approval: Purchase of 2019 Ford F-150 4WD Supercrew Truck

The truck would be a shared purchase between the Road Department and Mosquito Control. The Road Department would use a portion of received FEMA funding from this current fiscal year and Mosquito Control would use Zika Funding received this year to purchase this truck.

The total price for the truck is \$34,899.48 from the state bid list and is currently available.

The quote from Cogging Ford is attached.

Mr. Nabors said the price for the truck will be split between the Road Department and Mosquito Control. **Commissioner Massey made a motion to approve the purchase of a 2019 Ford F-150 4 WD Supercrew Truck. Commissioner Parrish seconded the motion.**

Commissioner Jones asked if this will be done now or after October. Mr. Nabors answered now and the purchase will come out of some FEMA money. He informed the Board he has worked with Mrs. Griffith on this item. Mrs. Griffith said they will use Hurricane Michael funds and \$20,000 in ZIKA funding. Mr. Nabors reported the Mosquito Control Department will use the truck during the winter and the Road Department will use it in the summer. **Motion carried; 5-0.**

Chairman Lockley asked how the work is going at the hospital. Mr. Nabors said they cut some trees and will be removing the stumps this morning. He stated the trailer will be torn down and they will fill in some of the area with limerock. Mr. Moron said on behalf of the Hospital he wants to thank Mr. Nabors and his crew for this work. He explained the area was cleared and the EMS trailer should be in within a week or two. Chairman Lockley stated they did a good job.

Fonda Davis – Solid Waste Director

Mr. Davis presented his report, as follows:

SUBJECT(S):

FOR BOARD INFORMATION: Franklin County Dixie Youth Baseball World Series.

Team Florida traveled to Ruston Louisiana played five games in the World Series-winning two games. The Team Florida, coaches, and parents would like to thank the Board for their support in making this possible.

Commissioner Jones asked if they ended up in 4th Place. Mr. Davis answered yes.

Mr. Davis reported there has been some vandalism on two trucks in Carrabelle, the concession stand at Vrooman Park in Eastpoint and the concession stand at D.W. Wilson Park in Apalachicola. He stated the police have already pulled the video from Vrooman Park.

Mr. Davis reported Duke Energy wants to donate some steel poles that the county may be able to use at the soccer field. He said they are in the process of trying to move these poles to the county yard. Chairman Lockley asked if Duke Energy can move them. Mr. Davis stated they will look into moving the poles if the county cannot move them. Mr. Moron explained they are brand new poles already assembled and rather than destroy the pipes Duke Energy will donate them for lights at the parks. He stated this is a good thing that Duke Energy has done. Chairman Lockley asked Mr. Moron to thank them on behalf of the county and he suggested a motion to write them a letter.

REQUESTED ACTION: Direction on purchase of equipment:

Mr. Davis said this equipment was on demo and was used by the Road Department at the Hospital. Chairman Lockley asked if they have the money for this equipment. Mrs. Griffith explained this equipment would be paid for out of the Tipping Fee Fund. She stated they have processed over 4 times their volume of waste through the landfill. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve this request to purchase the excavator off of the Florida Sheriff's Association contract.** Commissioner Boldt said he recognizes they have a dual use for this equipment for intra-departments.

REQUESTED ACTION: EASTPOINT FIRE.

Request for the Board to allow finance to transfer the monies (\$5,908) from the landfill account to Capital Area Community Action Agency, this money was collected for the old burned vehicles in the Eastpoint fire.

Commissioner Jones made a motion to approve this request. Commissioner Massey seconded the motion. Commissioner Parrish reported when the fire happened the county took the vehicles to the landfill to store and see if there were insurance inquiries. He stated the vehicles remained for a long time and then Mr. Davis had someone come and take the vehicles. Commissioner Parrish reported as they did with the money from the metal they are giving the money back to the Capital Area Community Action Agency to help the people that suffered harm in the fire. **Motion carried; 5-0.**

Mr. Davis said he emailed the Commissioners but wants to let them know they pulled in the recycling bins temporarily because the trucks that pull the bins are down. He said hopefully the bins will be back out by the end of the week. Commissioner Boldt asked about a mobile recycling service. He said they need recycling but also need supervision of the site. Mr. Davis agreed that would good if they had someone to donate their time to monitor it and then the county could take the trailer once it was full. Commissioner Boldt stated he would like to work with Mr. Davis on a plan and maybe implement it in the fall. Mr. Davis agreed to meet with him.

Mr. Moron reported the quote for the excavator is available to the public and Board in the Board packet.

Mr. Moron read the following items from his report:

1. **Board action** to ratify the Chairman's signature on the Air Curtain Incinerator renewal permit and accompanying cover letter. The packet was due prior to today's meeting.

Commissioner Parrish made a motion to ratify the Chairman's signature on the Air Curtain Incinerator renewal permit and accompanying cover letter. Commissioner Boldt seconded the motion. Commissioner Boldt asked if this is the incinerator next to the grinder that was down. Mr. Davis said the incinerator is still usable but there is a permit to operate it. **Motion carried; 5-0.**

2. **Board action** to ratify the Chairman's signature on the Solid Waste Grant application. This grant is for approximately \$91,000 and was due prior to today's meeting.

On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to ratify the Chairman's signature on the Solid Waste Grant Application.

6. While reviewing the Animal Control budget during last week's budget workshops, the Board discussed sending both the City of Apalachicola and the City of Carrabelle a letter requesting funding if they wanted the County to continue to provide animal control officers within the city limits. The Board asked that I add this to my report for further discussion today. **Board discussion/action.**

Chairman Lockley said the cities should pay their fair share as the county is doing the work and it is in their boundaries. He reported the county should take care of the unincorporated areas. He stated the cities should control their own animals or contribute to the county doing it if they want the county to do it. Chairman Lockley asked if the county has permission to go in the city limits. Attorney Shuler explained under the current ordinance as amended they are incorporating services within the county and both cities. He reported prior to the 2017 amendment to the ordinance the county only provided services in the unincorporated areas

and excluded the cities. He said right now if they do not want to enter into a Memorandum of Understanding (MOU) to cost share then the county's option would be to continue what they are doing without a cost share or to amend the ordinance not to provide animal control services to the cities. Commissioner Boldt suggested the county reach out with a letter and show the cities the value of the services offered to them. He said he is glad to see the bundling of services between the county and cities. Chairman Lockley discussed the problems with pit bulls and people getting mad when something is said about the animals. Commissioner Parrish questioned if there is a number they came up with for these services. He said they are talking about adding another officer to help since they are spending so much time in the cities. Mrs. Griffith reported the Board discussed adding a permanent part-time Animal Control Officer 2 days a week which would be a \$14,000 increase to the budget. Commissioner Parrish stated each city could contribute \$7,000 to offset the costs and now is the time to ask since it is budget time. He reported if they do or do not participate then the county can decide what to do. He pointed out this was discussed because of the increase to the budget. Mr. Moron said the Board also discussed coverage on the weekends too. Chairman Lockley said there are day trippers on the beach and it will be easy for animal control to police these times without having to work in the cities if they decide not to pay. Commissioner Jones suggested adding this person just for the weekends so there is coverage 7 days a week. He explained there are people letting dogs run lose with the leash attached or using a 45 ft. leash so there are still issues. Mr. Davis said Mr. Albert Floyd, Animal Control Officer, had surgery and will be out of work for 6-8 weeks so there is only 1 officer with very little experience right now. Commissioner Parrish said they have to figure out what to ask the cities for. **Commissioner Parrish made a motion to ask the cities for a Memorandum of Understanding and \$7,000 a piece for animal control.** Chairman Lockley asked to include, if needed, a city police officer or county police officer to respond when the Animal Control Officer goes on a call. **Commissioner Parrish amended his motion that the MOU would include a police officer responding with an Animal Control Officer because the Animal Control Officer has no authority to handle civil matters. Commissioner Jones seconded the motion. Motion carried; 5-0.** Attorney Shuler explained the two examples Commissioner Jones mentioned about leashes are violations and can be cited and taken to court according to the ordinance.

Pam Brownell – Emergency Management Director

Mrs. Brownell said the good news is there is nothing in the tropics. Chairman Lockley asked if they are storm ready. Mrs. Brownell reported they are as long as the citizens have a plan.

Mrs. Brownell offered the following report:

Action Items:

1. Request the Boards approval and signing of the Emergency Management Performance Grant (EMPG) in the amount of \$53,594.00

On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve and sign the EMPG in the amount of \$53,594.00.

2. Request the Boards approval and signing of the Statewide Mutual Aid Agreement. Along with resolution that goes to the state.

Commissioner Parrish asked what this is for. Mrs. Brownell answered the agreement is with the state for their help and resources. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve the Statewide Mutual Aid Agreement along with the Resolution.**

Information Items:

1. Franklin County EOC Staff continue to promote our Re-Entry Tag program and encourage all residents to apply for their Re-Entry Tag.
2. EOC Staff is updating our Special Needs Database to verify current information of our Special Needs Residents.
3. EOC Staff continues to submit request for reimbursements to FEMA for Hurricane Michael.
4. Site Inspections have been and will continue to be performed on facilities throughout the county for FEMA Reimbursement Requests.
5. Franklin County EOC Staff would like to remind residents to be storm ready. For assistance on Getting a Plan visit the EOC Website.
6. August 5-9th, Jennifer Daniels and Tress Dameron will be attending the FEPA Mid-Year Training and workshops.

Mrs. Brownell stated she is working with Ms. Nicole Tschaepe, Plant Operations Manager, on the Hospital's Comprehensive Emergency Plan. She explained this Plan must have her signature for AHCA to issue the Hospital their license. She explained once she signs this Plan no one can change it without notifying her first because she must review any changes. Chairman Lockley asked if she has a copy of the Plan. Mrs. Brownell answered yes; she is required to have a copy. She explained the criteria for the plan is set by AHCA. She reported once they meet AHCA's requirements then she signs the Plan. She said these are state guidelines and she is here to enforce their guidelines. Commissioner Boldt questioned if part of her response is to get with AHCA in relation to the recent site survey and any deficiencies that merited her attention. Mrs. Brownell reported they must submit the Plan every year because there are always changes and she reviews their exercises. Commissioner Boldt asked if there were any deficiencies that required her assistance to correct. Mrs. Brownell said she is reviewing the Plan now but AHCA's review is different from the Comprehensive Emergency Plan review. She explained without her signing off on the Comprehensive Emergency Plan which tells what they will do during each disaster, the state will not renew their license. She stated she is working with Ms. Tschaepe on this plan.

Erik Lovstrand – Extension Office Director

Mr. Lovstrand stated he does not have anything in addition to his report.

County Extension Activities July 17 – August 6, 2019

General Extension Activities:

- Assisted local citizens with information regarding soil tests, home pests, storm damaged landscape plants and palm tree disease.
- Worked with Architect to submit City building permit application.
- Extension Director participated in ACF Stakeholder’s Apalachicola Caucus conference call.
- Extension Director participated in the annual County budget workshop.

Sea Grant Extension:

- Extension Director taught six marine ecology sessions at 4-H Marine Camp Timpooshee.
- Extension Director co-hosted two workshops (one in Franklin, one in Wakulla) to gather oyster growers and discuss hurricane preparation strategies. Discussions took place regarding what took place prior to Hurricane Michael, what worked well and what did not. Oyster gear tags were ordered and paid for by a small grant from Sea Grant disaster assistance funds. Workshop partners included UF/IFAS, Auburn University, and the Florida Dept. of Agriculture and Consumer Services.

4-H Youth Development:

- Franklin County provided six youth who served as cabin counselors during the Timpooshee Marine Camp sessions this year.
- Five Franklin County youth attended 4-H University for a week on the UF Campus in Gainesville this year and two youth attended 4-H Legislature in Gainesville this year.
- Extension Director taught the “project book” session during the Poultry Perfection Workshop hosted by the Wakulla County 4-H program. Three Franklin County youth attended and learned how to prepare for and enter their chickens in a competitive poultry show.

Family Consumer Sciences:

- Family Nutrition Program (FNP) Assistant teaching hands-on cooking skills with pre-KK youth to 8th grade with “Kids in the Kitchen curriculum. Includes kitchen safety, cooking skills, how to follow recipes and, always the favorite part, taste testing!

The meeting recessed at 10:12 a.m.

The meeting reconvened at 10:25 a.m.

Evelin M. Ramirez – US Census Bureau – Presentation

Ms. Ramirez said she is the liaison for Franklin County and the U.S. Department of Commerce for the census. She stated this is her second decennial census and she gave the same presentation to the Board 9 years ago. She reported she has met with Chairman Lockley and talked about the importance of the census and the employment opportunities. Ms. Ramirez offered a power point presentation for the Board. She pointed out in order to have access to the funding the county needs they will need to have an accurate census count. She reported they do several surveys every year but a decennial census is done every 10 years. Ms. Ramirez stated the largest undercounted group in 2010 was children under 5 and that impacted funding for schools. She discussed privacy and confidentiality of the census information. She explained they do not share the information and it becomes public after 72 years and 1 day. She reported they do address canvassing this month and she described the difference between a legitimate census worker and a scammer. Ms. Ramirez said the census information can be filled out with a phone or computer. She reported after the third attempt the property owner will receive a paper copy to fill out. She stated reminders will be sent in March, 2020. Ms. Ramirez said they need to inform people that the census equals money and political representation and is mandated by the U.S. Constitution. Ms. Ramirez said the Complete Count Committee (CCC) is a body of community leaders who are in touch with the community and can advise how best to spread the word about the census. She explained in 2010 the response rate for Franklin County was 69% so they left 30% of funding on the table. She reported the numbers are for 10 years and discussed how people are counted by location. Ms. Ramirez said the message about how important the census is needs to come from the trusted voices of the community. She explained the job opportunities and said they are available at 2020.gov/jobs. Ms. Ramirez stated Mr. Moron will share this information online. She reported they pay \$.58 a mile plus \$12-\$19 an hour and they work with their schedule. Ms. Ramirez provided her contact information. She said they have partnerships to develop and have a national partnership with libraries. She asked anyone that is willing to donate space for training and testing to contact her. She offered to answer any questions. Commissioner Boldt said they need to emphasize the importance of getting money from the federal government depending on how accurate the census is. He agreed people are scared of providing confidential information because privacy is an issue. He suggested she contact the newspaper to provide as much information as possible. Commissioner Boldt said in the census 17.7% of people under age 65 have no health insurance according to the statistics 7 years ago and the Board is considering health care issues today. He asked if she will see that the CCC works with county staff to make sure this happens. Ms. Ramirez said she met with Chairman Lockley and they are working on establishing the CCC now and it is great to have assistance from staff but the information needs to come from the community leaders. She explained she met with faith based leaders. Commissioner Boldt stated the job opportunities are good so hopefully people will take advantage of it. Ms. Ramirez reported they will also do a workshop. Chairman Lockley advised her to contact staff and maybe the Armory will be available for a workshop and training. He thanked her for coming in and providing this information. He reported the census information is for 10 years, it helps get the right money and it only takes 5-10 minutes to complete the information. Ms. Ramirez stated it takes less than 10 minutes. She pointed out the undercounted in the last

census was children under 5 so they need to make sure everyone in the household is counted. She said they are also reaching out to the Superintendent of Schools.

Cary Williams – Request

Mr. Williams would like the Board to consider the use of the County's USACE spoil area for current dredge spoil. The dredge site is the 2-mile area; however, the spoil site is located adjacent to Pal River's Road.

Mr. Dan Garlick said he is here representing the Apalachicola Oyster Company. He reported they have been very successful except for one theft but it was minor in comparison to the emergency they are facing now. He said probably from the storm the sedimentation has piled up at the entrance to the Two Mile Channel. He reported the Corps of Engineers (COE) will dredge it but it will probably take a year or so after the Eastpoint Channel is done. He explained salinity is a problem for the intake to nourish the spat and compounded with the rain becomes a bigger problem. Mr. Garlick reported the best way they have found to remedy this situation is to open the entrance to the channel. He said his client is willing to do this now to remedy this problem and get the salinity back up which will help the spat survive and keep their operation going. Mr. Garlick stated he talked with the COE and Attorney Shuler about the issues and how to make this work. He reported the Apalachicola Oyster Company bought the land next to it to develop a spoil area but the area is too small although it will take care of the short term problem around the lease site which is where his dock is. Mr. Garlick said the area had a lot of damage during the storm and they worked with the Department of Environmental Protection (DEP) to get an emergency permit to do the work but the problem is that alone will not correct the issue. He said Mr. Williams is present and willing to expend his own money to open those parts of the channel. He explained if he can dredge those two areas referenced on the map it will resolve the issue and allow for better flushing and flow to get the appropriate salinity. He explained they are talking with the COE and looking for more area as their site is too small. Mr. Garlick reported they are looking at the old spoil area which is about 20 acres located south of the airport on Pal Rivers Road. He said they need just under 2 acres for disposal of solids. He explained this must be done and Mr. Williams cannot wait a year to get this done. He said the county will benefit because the channel will be done faster and the commercial fishermen are waiting for the Two Mile Channel to be dredged. Mr. Garlick explained the maps were sent to the Board showing the locations. He reported the dredge would take the materials to Mr. Williams' site and then the solid will be loaded into a truck that is sealed and taken to the Pal Rivers Road site. He reviewed the actual route with the Board. He stated before they can take spoil to the site the area must be prepped. He presented a map of the areas that need to be dredged and a picture of their spoil site. He said as they bring in the spoil and this site fills up then they would need to take the solids to the site on Pal Rivers Road. Mr. Garlick estimated they will take about 3,000 cubic yards to the site but commented that is probably a high estimate. He presented a picture of the spoil site on Pal Rivers Road. He explained there is a berm at the site and then it falls into a valley because the School Board took fill out to build the new school. Mr. Garlick reported this area has taken on wetland indicators and characteristics. He said the berm will be left in place and they will build another berm and the central area is

where they will deposit the soil. Mr. Garlick stated there will be about 3,000 cubic yards or about 20 truckloads of spoil. He discussed the trucks that will be used and traffic control that will occur during the transfer of the spoil. He said they will have a water truck in case anything spills. He reported they picked this site because they had some questions with DEP about the status of the areas that have been excavated and they are trying to figure out if it has created wetlands or not. Mr. Garlick stated it is inside the spoil area so he does not think it will be an issue. He said they will stay on the high ground and not get anywhere near the wet areas. He reported that is another reason for building a berm to contain it on the site. Mr. Garlick said most of the spoil will come from Two Mile Channel and the county will see a benefit from a navigational aspect. Mr. Garlick stated they are looking for the benefit of having the salinity back and their operation being successful. He stated they are looking for approval to use the site and he offered to answer any questions. Commissioner Parrish inquired about the pine trees that have grown in this area and asked if the COE said anything about them. He asked if the trees should be moved before they deposit the soil. Mr. Garlick said they will shape the area to hold the material. Commissioner Parrish asked how the county can move the soil if trees are grown in it. Mr. Garlick said they will cut the trees. Commissioner Parrish stated he does not want to have to move items if the spoil is moved later. He questioned if the COE commented about the trees. Mr. Garlick said they would move the trees. Commissioner Parrish said he wants to make sure they are not doing anything they should not do. Mr. Williams appeared before the Board. Mr. Garlick said he has talked with the COE and if they can make this happen then it is okay with them. Mr. Pierce stated the disposal area is the county's responsibility. He reported when the COE comes in to reshape the site they will bill the county. Mr. Williams said they will move the trees to shape the berm. Commissioner Parrish said his only concern is that they can move the soil if they need to get in there in future years. Mr. Williams stated they will do this right and scrape the trees and create the berm. He reported the ground will be clean when they come in with the spoil. Mr. Pierce questioned how tall the berm will be. Mr. Garlick said 4 ft. Mr. Pierce said initially they were 15 feet and asked if they will have a ramp up. Mr. Garlick stated there is an existing ramp but they may need to change the slope for safety of the trucks but they will bring it back up when they are done. Mr. Garlick said he talked with Attorney Shuler about the liability because Mr. Williams need to keep his operation going and is willing to do a hold harmless agreement and provide a letter of credit. Mr. Williams reported the site will be in better shape when they leave than when they came there. Chairman Lockley stated he likes doing this because right now the navigation flow for boats is not good. Attorney Shuler said in his discussions with Mr. Garlick he has been focusing on liability issues to the county as a result of putting the dredged material in the spoil site and any potential increased cost to the county to re-certify the site for the dredging of Two Mile Channel and although the agreement has not been drafted yet Mr. Garlick has agreed on behalf of the landowner to the conditions. He reported the agreement will be drafted and he has agreed to a 2 year irrevocable letter of credit in the amount of \$100,000 to fund any expenses the county may incur as a result of his activities in this public spoil site. Attorney Shuler said he is satisfied they have covered the legal issues that need to be addressed. He stated this is a policy decision on whether the Board wants to move forward or not. Commissioner Jones clarified Commissioner Parrish is trying to make sure in the future

when they are able to dredge the Two Mile Channel that there must be a re-certification of the site that the COE told them they must do. He said he does not want to run into a pitfall by allowing anything there that will then be a problem for the county. Commissioner Boldt reported this will improve navigation for everyone and will open the pathway for salty water to facilitate the growth of spat. Mr. Williams discussed the salinity needed to grow the spat. Mr. Williams explained he is not going to dredge the east end of the channel. He stated he will dredge from his place out to the bay and to the west. Attorney Shuler said Mr. Garlick's presentation was 3,000 cubic yards dredged from the two circled areas on the map. Mr. Williams said there still may be 3,000 cubic yards of spoil. Attorney Shuler questioned their calculations on the spoil area to be used. Mr. Garlick reported the spoil area will be less. Mr. Williams explained the area that will be dredged and explained he must be able to come in there with a barge when he starts harvesting in December or January. Mr. Williams said he will dredge a 50 ft. wide area down the channel. Attorney Shuler said he will make sure the area to be dredged is mapped and defined in the agreement. **Commissioner Parrish made a motion to approve based on Attorney Shuler's documents being completed. Commissioner Jones seconded the motion.** Commissioner Boldt reported this will facilitate other public uses in this area. Mr. Williams answered yes. Commissioner Boldt said at his own expense. Mr. Williams answered yes. Commissioner Boldt stated with the COE's blessing and the DEP facilitating it. Mr. Williams answered yes Mr. Garlick has all the emails from DEP. **Motion carried; 5-0.**

H.D. Cannington – Weems CEO – New Doctor Discussion

Mr. Cannington said there was a study done in June, 2017 by Community Hospital Corporation (CHC) where they identified Franklin County had a shortage of physicians. He stated Franklin County is still designated as a health professional shortage area by the federal government. He reported since May of last year he has been actively trying to recruit a physician. He said as a partner of Tallahassee Memorial Hospital (TMH) they have been actively assisting them since January of this year and they retained a search firm to assist them. He explained they now have a physician Dr. John Woltz but he was not found through a recruiting agency but because he vacationed on St. George Island and sent an email saying he would like to move here in a year or so. Mr. Cannington said Dr. Woltz is from Ohio and he contacted him saying they need a physician now and are actively recruiting. He explained at the time they were also talking with another physician that was showing interest. Mr. Cannington stated Dr. Woltz and his wife made a trip here and are interested in being here. He reported Dr. Woltz served in the Army and was a flight surgeon and is Board certified in occupational medicine but has spent his career working in primary care. Mr. Cannington highlighted his work history and said he went to school at Ohio University and did his residency at the University of Cincinnati and has a Master's of Science in Public Health. He explained with TMH they have been looking at his contract and what his requirements are and what they can do. He reported this is an investment in the hospital and the health care of the community. Mr. Cannington said Dr. Woltz and his wife will be a part of the community as they will be living in this area. He reported Dr. Woltz would be working at the clinics and supervising the mid levels the Hospital currently has. He stated within a year Dr. Woltz would be credentialed or have the privileges to

admit patients to the hospital which would have a significant impact on revenue at the hospital. Mr. Cannington said what they have come up with is a base salary of \$215,000 and as an employee he would have the same benefits and they would pay his malpractice insurance under the umbrella policy. He stated there are also some other benefits he would have that other employees are not eligible for so the total package would be \$237,000 as a base. Mr. Cannington explained there will be an incentive program and he described how this program works. He said the medium pay for a family practitioner that does not do obstetrics is \$247,253. He reported the TMH physician recruiter feels like this is a good deal. Mr. Cannington stated they will pay the retention amount and relocation of \$45,000. Commissioner Massey questioned if the \$45,000 is paying his rent and other items. Mr. Cannington explained they will pay up to \$15,000 for relocation and if Dr. Woltz is not able to sell his home then they would pay for temporary housing up to \$15,000. Commissioner Massey said he is not doing that. He stated he is making that much money and the county should not pay his rent. He questioned how they will pay for this doctor and where the money is coming from. Mr. Cannington explained the first year loss should be about \$118,000 and they do not have a doctor working full time in the clinics and they think there is a need for it. He said he thinks they can pay for most of this from operations and there will be increased revenue for the hospital by having a physician in the community. Mr. Cannington explained he can admit inpatients after the first year. Commissioner Massey said they will not be able to pay this out of operations. Chairman Lockley asked about the first year loss. Mr. Cannington said there is potential to pay this from operations but there may be a need of \$150,000-\$200,000 the first year to come out of the HCTF. Commissioner Massey reported the HCTF cannot pay for everything. He stated the savings account has already been used down from \$800,000 to \$100,000. Mr. Cannington said he does not believe that is true. He explained they had about \$800,000 in total cash since he has been here and that was operations plus the money market account. Commissioner Massey said the hospital did not have to borrow from the HCTF because they used the money in the money market account. Mr. Moron reported the balance in the money market account was \$743,000. Commissioner Massey agreed it was \$743,000 and now it is down to \$100,000. Mr. Cannington said with the increased revenue he thinks they will be able to pay most of this. He estimated after the first year it takes about 18 months for a physician to get to a breakeven point. Chairman Lockley asked why he is giving the physician \$45,000 to move here when he is making \$200,000. He said if he cannot move here for that salary then he should stay there because he is agreeing to pay transportation for him to come here. He reported they are paying him more than people out there are making. Mr. Cannington explained when he asked TMH how long it would take to recruit a physician they said it takes about a year and half to recruit a doctor and they have an opportunity to recruit one that is very well trained and that is how much it costs. Chairman Lockley said they understand the need for doctors but there is only so much money and they cannot be giving it away. Commissioner Massey inquired where the \$30,000 came from that was spent on the other positions. Commissioner Boldt said the medical technologists. Mr. Cannington reported that was paid from operations. Commissioner Massey questioned if they could find them on their own or had to pay someone to do it. Mr. Cannington reported they had to pay someone to do it and medical technologists are the hardest specialty to find in hospitals right now. He

stated when he came here they were paying a traveler \$62 an hour to be a medical technologist and work on a 3 month contract. He said they lost another medical technologist during the storm and he has been looking for medical technologists. He reported they had three different agencies working and finally found a husband and wife team. He explained they do have to pay recruiting agencies to find certain positions. Commissioner Parrish asked if they lost people and these two people were hired to replace them. Mr. Cannington answered yes. Mr. Cannington said they were 1 short when he got here so they were using a traveler and needed 2 positions. Commissioner Parrish stated that will increase the payroll. Mr. Cannington reported the payroll will decrease because they have been paying a significant amount of overtime. Commissioner Parrish discussed the increase for the doctor and the sparsity plan. Mr. Cannington reported the doctor will increase the payroll. Commissioner Parrish asked if the sparsity plan has been implemented and increased the payroll. Mr. Cannington reported the sparsity plan has not been implemented. Commissioner Parrish said the Board was looking at building a new hospital but like he said at the last meeting he does not see how they can do it because the HCTF will have to pay for everything else. He said he is not in favor of it and not voting for it. . Commissioner Boldt asked about the physician not being presently credentialed to admit patients to the hospital and if it would take a year to get him credentialed. Mr. Cannington said it would not take him a year to get credentialed in the area but he is not credentialed today. He stated he has not applied for privileges. Commissioner Boldt stated credentialing and privileges are different items but go together. He said if he is an income produce then he should be up and ready to start earning income for the hospital. Mr. Cannington discussed the use of hospitalists and said currently our emergency room group, Southland, is also their hospitalists and they admit any patient any practitioner, physician or nurse practitioner wants them to admit. He said when he talked with Dr. Patrick Conrad, Southland, he said they would admit patients for Dr. Woltz. Mr. Cannington reported there is not a requirement that Dr. Woltz admits patients to the hospital but he would like to. He reported Dr. Woltz is not admitting patients where he is but within a year he would like to get additional training to admit patients here. Chairman Lockley asked why he cannot get the training before he comes here. Mr. Cannington explained once the contract is approved then Dr. Woltz can submit an application to be a member of the medical staff and for certain privileges at the hospital. He explained at that time and when they complete the background check and he is fully credentialed here then they will give him half of the retention bonus. Chairman Lockley said they are not giving a bonus. He questioned what the guaranteed time is in the contract that Dr. Woltz would be here. Mr. Cannington answered 5 years as he wants a 5 year employment contract. Commissioner Boldt said there is too much maintenance to get him here and keep him here. Mr. Cannington disagreed and said he talked with the TMH recruiter and this is what it takes to get a qualified physician to a rural area. He explained this is not a lot of money compared to the market for a physician. Commissioner Parrish said the number requested is not abnormal but where is the money coming from. He reported there is no way they can make payments on a hospital and pay a doctor. He stated if they are not going to build a new building then he might take it under consideration but if they are going to make a payment on a new building then they cannot afford these other items. Commissioner Parrish reported in the emails he says hopefully they can sustain it but he questioned what will happen if they cannot. He

explained if they are going for a doctor then he is not voting to build a hospital and if they cannot do anything to offset the cost of the new building then he is not voting for it. He said sustainability is an issue and they cannot keep coming back to the HCTF to sustain the hospital. He stated he is not in favor of a moving allowance and bonus. Commissioner Parrish reported he knows it is expensive but they cannot do all of this at once. He said the HCTF will be out of money and then what will they do. He reported he does not want to be in a position to bankrupt the HCTF. He said if there are more expenses than revenue then something is not right and you will be out of business. Commissioner Massey stated if they had not had the other money to borrow from in the money market account then they would have needed money from the HCTF. Commissioner Parrish said the money is gone now so where are they going to get the money. Commissioner Massey reported the Board thought everything was okay until they found out that money was gone. He said like Commissioner Parrish he is not going to put the county in that type of debt. Chairman Lockley commented they need a doctor but are giving a high price with all the extra things. Mr. Cannington explained this will be a good number and is for 5 years. He said the retention and relocation are a onetime payment. He reported if they want to recruit a physician this is what it will cost and probably more. Chairman Lockley asked if the physician got money to come down here. Mr. Cannington answered no. Commissioner Jones questioned if they are talking about moving to the area or Franklin County. Mr. Cannington replied they are moving to Franklin County and are required to live in Franklin County. Commissioner Jones said the bigger picture for them is revenue at the hospital. He said they cannot run to the HCTF. He stated if they are not collecting dollars then they need to squash dollars they need to spend until they can catch up. He said they must be able to afford to do these things. Commissioner Jones reported he is not opposed to the hospital but the dollars and cents have to make sense. He suggested they need to have more time with the Hospital Board. He explained the Commissioners do not need reports but the Hospital Board members need more reporting. Commissioner Jones stated if they lose the critical access designation then they lose the hospital. He reported in the last two times Mr. Cannington has been here he has not heard how they are getting past the AHCA report and if the critical access designation is intact. Mr. Cannington reported the critical access designation has never been in jeopardy. He explained when the AHCA report was done they submitted a plan of correction and that was accepted. He reported AHCA came back for a revisit on July 25th and everything was corrected and they are through for now. Commissioner Jones questioned if AHCA said everything is good. Mr. Cannington answered yes. Commissioner Jones asked if they have put that in writing. Mr. Cannington was not sure if they received it in writing. Commissioner Jones stated he would like to see it in writing. Commissioner Parrish and Commissioner Boldt said they would too. Chairman Lockley asked if Mr. Cannington can run the hospital without going to the HCTF. Mr. Cannington answered no, and explained a critical access hospital is paid based on costs by Medicare and Medicaid and there is no way this hospital can operate when their net revenues do not exceed their expenses because of the low volume. He reported this is the reason the federal government came up with the critical access hospital designation. He stated it is for communities that need a hospital but can't make enough money to sustain the hospital. He stated a lot of critical access hospitals use ad valorem money but this county decided to have a sales tax. Mr. Cannington said he cannot run

this hospital without outside revenue. Chairman Lockley reported they are going to the HCTF too often. Mr. Moron clarified Chairman Lockley wants to know if they can survive on just the percentage of the HCTF they receive now and not go beyond that amount. He said Mr. Doug Creamer, Chairman of the Hospital Board, was not able to be here today but his opinion is there will be a request from the HCTF to help assist with a doctor. He stated paying a doctor may cause a shortage somewhere else within operations but Mr. Creamer feels like there will be a request and he is in favor of a doctor. Commissioner Parrish explained with the 5 year agreement there will be an ongoing request. Commissioner Massey said Mr. Creamer does not think they can pay for the doctor with operations and will have to go to the HCTF. He reported everything cannot come out of the HCTF. He stated if they do not build a hospital then maybe they can get a doctor. Chairman Lockley asked what the CFO is bringing in. Mr. Cannington reported \$115,000. Chairman Lockley questioned how much he is bringing in. Mr. Cannington stated he is responsible for revenue and how it comes in and how it is collected. Mr. Cannington said he is asking to recruit a doctor. He stated he can run the hospital with the 50% they get from the HCTF. Chairman Lockley said they get 60%. He questioned why the \$700,000 in the money market is going down if the CFO is doing a good job. Mr. Cannington responded they went through a hurricane and did not ask for any additional money and now they are in the summer months and their expenses did not decrease that much. Chairman Lockley said they should have been told during the hurricane but they are being told after the fact and that is what gets them confused. He stated Mr. Cannington should have told them he was using the money but he came in and told them he did not have to borrow any money but he did not tell them why and then the bank account has \$123,000. He said all the Board wants is the truth. Mr. Cannington explained he has told the truth but he did not know he had to come to this Board in order to go into the money market account. He said if someone had told him that then he would have come to the County Commission and requested to take money from the money market account into the operating account. He stated this is a part of operations reported every month on their financials. He said he is sorry but was never told that. Mr. Pierce explained that \$600,000 was a onetime allocation from the HCTF and the operating was enhanced by the loan and they kept it on the books and recognized it an additional revenue stream. Mr. Pierce said now they have gone through that money and the Board is worried it will happen again. Mr. Cannington explained they make a report every month to the Hospital Board and if they made a presentation to the Board and said cash and cash equipment that is the operating account, money market account and any other cash accounts they have and that is the cash available to them. Commissioner Massey stated if they told him to hire the doctor where would he get the \$45,000. Mr. Cannington said from operations. Commissioner Massey asked if they have that money. Mr. Cannington answered yes but they do not need \$45,000. He explained the physician would receive \$15,000 once he went through the background check and credentialing and he has to give 180 days' notice where he is now. Mr. Pierce inquired if it would be 6 months before the doctor arrived. Mr. Cannington answered yes. Chairman Lockley said that is not going to happen. Commissioner Boldt stated they talked about needing physicians but they need to contact the FSU Medical School who has a connection with TMH. He reported they could offer opportunities to bring supervised residents here. He said they need more counsel from TMH to help facilitate the health care here with the physicians they

have there. Commissioner Boldt expressed concern that the physician is not credentialed well enough to get into the hospital situation they have now. Mr. Cannington said as an alternative they could look at the FSU Medical School and staff at TMH on a rotating basis if they had a physician here but most residents will not set up a medical home with someone who rotates in and out. He explained they need a permanent physician that is part of the community to build up the medical community and it is expensive and will be an investment. He stated TMH was involved in the recruitment and financial package that was presented this morning. Commissioner Boldt said they have Dr. Patrick Conrad. Mr. Cannington answered yes; he is an Emergency Room doctor and a Hospitalist. He stated Dr. Conrad also supervises the mid levels now. Commissioner Boldt stated he is the pathway to admitting patients to the hospital and the infrastructure is set up in many ways already. Mr. Moron suggested when they start to build their budget for the following year if they are sure they can pay for the physician from operations then they need to find a way to get it in the budget. Mr. Cannington reported it will be in the budget if he is hired. Commissioner Massey asked if they used money from the money market to pay payroll. Mr. Cannington answered yes. Commissioner Massey stated if they had not had that money then they would have come to the Board and asked for money like all the other CEO's before. Mr. Cannington said they have not come to the HCTF in 3 years. Mr. Moron explained no other CEO had the advantage of the \$743,000 in a money market account when they started so he would have asked for money from the HCTF just like the other CEO's. Commissioner Boldt said this money in the money market fund came from the HCTF originally. Mr. Pierce stated \$600,000 did. Commissioner Parrish reported it is the same with the doctor they hope to have the money but if not they have to go to the HCTF. He explained if they hire the physician then for 5 years they have to come up with the money. Commissioner Parrish stated if they do not have the revenue then they do not need to create the expenditures. Mr. Moron explained this is why he suggested adding it in the budget. Commissioner Parrish reported the LIP and DISH funding is decreasing and that will be another revenue stream that is gone. Chairman Lockley reported they are not to give out any money for traveling. He asked how much was given in travel and bonuses. Mr. Moron questioned the total cost (salary, travel, relocation and finder's fee) for the medical technologists. Mr. Cannington responded \$40,000. Chairman Lockley said not to give out any more money for traveling or to move anyone. Commissioner Massey asked where the medical technologists moved to. Mr. Cannington said they are living in Callaway. Chairman Lockley cautioned Mr. Cannington not to give away this money they are responsible for. Mr. Cannington reported sometimes they have to do things to have staff at the hospital. He said they have 3 medical technologists now.

The meeting recessed at 12:05 p.m.

The meeting reconvened at 1:00 p.m.

Mr. Moron read the following item on his report:

3. Keith Bassett of Synergy is here to give the Board an update on the Weems roofing project.

Mr. Bassett reported on the Weems Memorial Hospital roofing project there has been another change from AHCA's opinion on approvals versus non-approvals. He said initially they gave him a verbal that they could do the project as long as patient care services stayed underneath the hospital roof and he sent an email asking for it in writing and 3 days later they said it would have to go through a full review process. He said they reached out to their contacts that have done work with hospitals in the past and he was told they need an architectural/engineering firm to get AHCA to formally approve anything so he has retained the services of GWG from Tallahassee who has a long history of working with AHCA and medical facility projects. Mr. Bassett stated he will be meeting with them on Friday at 9:00 a.m. at the hospital. He reported they are aware of the time constraints and the necessities of getting this through the approval process as quick as possible so they can get a roof going on the hospital. He offered to answer any questions. Chairman Lockley stated they appreciate his time and effort and know it is not his fault. Mr. Bassett said anytime the Commissioners have questions Mr. Moron has his contact information. Chairman Lockley reported if it is going to be any longer to please let them know.

Marcia M. Johnson – Clerk of Court – Report

Clerk Johnson presented her report for the Board, as follows:

Board action is requested relative to the Value Adjustment Board (VAB):

- a. Two county commissioners must be appointed;
- b. A citizen member who owns homestead property within the county must be appointed. The citizen member cannot be a member or employee of any taxing authority. Mr. Donnie Gay has graciously agreed to serve again should it be the desire of the Board.

Board action is needed to appoint two commissioners and to appoint a citizen member to the VAB.

Chairman Lockley asked what date the meeting will be held. Clerk Johnson said they do not have a date yet but TRIM notices will be going out and they need to have the Value Adjustment Board in place. She reported last year they only had one meeting but it is according to how many petitions are filed. Chairman Lockley volunteered to serve. Commissioner Massey said he will serve also. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to appoint Chairman Lockley, Commissioner Massey and Mr. Donnie Gay as the Citizen Member to the Value Adjustment Board.**

2. For information, a copy of the county's audit reports for the year 17/18 has been provided to the Board and has been posted on the county's website.

Clerk Johnson stated the audits were good and the county as a whole has a good financial standing. Chairman Lockley said this is good news. Clerk Johnson said if the Board has questions after looking at the audit to let her or Mrs. Griffith know.

Alan Pierce – RESTORE Coordinator – Report

Mr. Pierce said the Florida League of Cities is helping not only with the insurance but also with the contractor and are doing a great job handling the roofing project at the Hospital. He explained sometimes the Board is approached by other insurance carriers but the Florida League of Cities provides great a service that goes beyond the private practice standard service. Attorney Shuler commented under the old insurance when they got sued if there were 7 counts in a lawsuit they would only cover 2-3 counts or less than 7 and the county had to pay to cover the rest which costs the county the insurance premium but also additional legal fees but under the Florida League of Cities if just 1 count is covered they cover all the counts so there is an additional benefit.

Mr. Pierce read the following report:

- 1- Provide Board with signed copy of the FDEP Alligator Point Beach Restoration Application and Resolution that was approved at the July 16 meeting. The application was developed by Mike Dombrowski, MRD Associates, based upon the direction I provided Mr. Dombrowski. The project is proposed to be 1.1 mile in length, centered on the old KOA, which is now county owned property, and will protect the section of Alligator Drive and Chip Morrison that is subject to storm damage. The project asks for \$200,000 from the 2021 legislature to complete the design and permitting for the project, and then an estimated \$10M for total construction costs (\$5M from the state and \$5M for local sources).

In the application the county is asking for the maximum state assistance, which is 50% of the total project costs, and in doing so, the county will be proposing a 100 car parking lot and a bathroom at the old KOA. The county is also saying that it has the ability to provide its share of the funds. The application does not commit to where the county funds are coming from as some of this still needs to be worked out. The matching share of the construction funds could come from the county's share of RESTORE funds, and the maintenance funds could come from a combination of sources, including an MSBU assessment, parking fees, or other options.

Mr. Pierce said he asked Mr. Dombrowski for a proposal regarding the development of the assessment and maintenance funds. Chairman Lockley asked if they can charge for the parking lot. Mr. Pierce said they have the ability to charge and that is a decision for the Board. Chairman Lockley stated that would help them do some things in this area. Mr. Pierce stated Bald Point State Park is now charging for parking on all areas of their property and he thinks it is \$5.00 a day. Chairman Lockley asked if they charge to go in the park also. Mr. Pierce reported it is an honor system for the park and parking. He explained they do not want to charge a fee

and then people do not use the parking lot and still go to the residential areas. He stated they want people to leave the residential areas alone. Chairman Lockley said they just want to charge and put the money back in the area. Mr. Pierce agreed. He reported they will not hear anything from the Legislature until next session so they have time to work on these items. He stated MRD thought they had a good chance with the design but he advised Mr. Pierce since DEP had already funded the project once and it was turned down by the voters this time they are going to want evidence from the county that this will go through before the 2022 Legislative session and before they authorize \$5 million in construction money. He said by that time they will have the funding sources in place for maintenance. Chairman Lockley said that's why they need to charge a little to help out with maintenance.

2- Provide Board with copy of letter of support I wrote as RESTORE Coordinator for a project the Apalachicola National Estuarine Research Reserve (ANERR) has submitted for a proposed study of how to protect St. George Island from storms and other changing environmental conditions. The deadline for the grant submitted by ANERR was July 31. The letter of support does not obligate the county for any funds.

Mr. Pierce said it does say they will help hold some meetings.

3- Board action to sign an FDOT supplemental JPA to increase the funds available for apron rehabilitation by \$351,273. The county signed an initial JPA for apron rehab in May, 2019, and now FDOT is offering to increase the funds available to the county to a total of \$779,711. Board action.

Commissioner Parrish made a motion to sign the FDOT Supplemental JPA and accept the funds. Commissioner Jones seconded the motion. Mr. Pierce reported they will be redoing the pavement in front of the Fixed Base Operator (FBO) and on the taxiway and apron. He said the money offered is 100% because this is a good project and Avcon does a good job of managing the projects. Mr. Pierce said they thought they were getting a generator but now are applying for Triumph funds to get a generator. Chairman Lockley asked how much the generator costs. Mr. Pierce estimated \$100,000 for one to serve the fuel farm. **Motion carried; 5-0.**

4- Inform Board that Michael Moron asked me to contact Ms. Beth Frost, DEO staff, regarding a legislative appropriation for Franklin County obtained by Senator Montford. The Senator's Office had asked for Hurricane Michael recovery estimates shortly before the session began and so the figures sent to the Senator was a best estimate. The county was not contacted during session and was not aware of the negotiations that went on, but at the end of the session, and after a long delay before the Governor signed the budget; \$750,000 had been approved by the Legislature and signed by the Governor to assist Franklin County in recovering from Hurricane Michael. The Dept. of Economic Opportunity (DEO) received the money from the Legislature and Ms. Beth Frost has been assigned the task of developing a scope of work that Franklin County agrees to perform in order to receive the funds. In discussing the range of work I asked Ms. Frost if the county could utilize some of the funds to install the fire suppression system in the Armory that has been required by the State Fire Marshall and to fix a leak in the roof. I

explained to Ms. Frost that the Armory has been and will be used as a meeting place for post-hurricane activities and the Fire Marshall's order limits the capacity of the building. After discussion with other DEO staff, Ms. Frost says the county can utilize some of the funds on the Armory. Mark Curenton has contacted Warren Emo for the recent cost estimates as the system has already been designed and is ready to go out for bid. An early estimate for the complete system was approximately \$350K. The county had received \$100K from the State Fire Marshall's office last year to assist in the project, but that was obviously not enough funds so the county had talked about obtaining the difference with either a Historic Preservation Grant or another allocation of TDC funds. The county did apply for a Preservation Grant and we did not score high enough. My recommendation to the Board is that we allocate enough funds from this DEO grant, combined with the existing Fire Marshall grant, to install the complete system and fix the roof. This will then bring the Armory into compliance and will allow the full use of the building. The remainder of the DEO funds can go towards the local match for any of FEMA projects the county wants to direct it to. Since the FEMA projects are very slowly working through the system it is unknown what the final match requirements will be. Added to the uncertainty is the possibility that the state will change the local match requirements from 12.5% to 5% since Hurricane Michael was upgraded to a Category 5 storm. I have discussed the local match requirement with Ms. Brownell and she says it appears at this time that the local match requirement is still 12.5% but she agrees it could change.

Ms. Frost is trying to compile a scope of work for the DEO funds so I need direction from the Board. Board direction.

Mr. Pierce said the Chairman asked to also consider painting at least the bottom part of the Armory. He stated he talked with Mr. Curenton and if there is lead paint they only have to remove the paint that is peeling off. He reported if there is lead paint then they can go over it without remedial action. He said Mr. Curenton will get cost estimates for painting. Mr. Pierce said Mr. Moron had another idea. Mr. Moron explained he has approached USDA about the possibility of a 75% grant with the county paying 25% to get a suppression system into the Armory. He stated he did not ask about the leak in the roof yet because they have a conference going on but he will know next week. He said they have to figure out the best use of the money they have to get the roof done, the fire system in and the painting if possible. Mr. Pierce stated his recommendation would be to use with DEO's approval part of the money for a match on the 75% USDA money. He stated then they can use the rest of the money to do some other things on the Armory that DEO may agree to. Commissioner Parrish asked what the limit is on the USDA money and if it can be used to complete what they have designed for the Armory. Mr. Moron was not sure and said Mr. Warren Emo, EMO, just sent in an estimate. Mr. Pierce said the budget is \$825,000-\$850,000 as outlined. Mr. Moron stated he does not think it includes the painting. Mr. Moron explained the pre-application for USDA is due Thursday or Friday. Mr. Moron said he will proceed with the USDA grant system and see how far they go and use the rest or match from DEO. Commissioner Jones asked if they already have \$100,000 from the State Fire Marshal's Office. Mr. Pierce answered yes and said it was allocated last year. Mr. Moron stated TDC has almost committed \$100,000. Mr. Pierce said he would like to avoid using that. Mr. Moron agreed that money could be used for something else. Commissioner Jones stated that is not in the TDC budget that has been tentatively approved. Chairman

Lockley said if they could get enough to complete the Armory that is what they want so they can move on to something else. Mr. Moron said the fire watch is difficult for Mr. Davis as he has to put someone there at the Armory. Mr. Pierce said they will get the information together and come back to the Board with a plan.

Mr. Pierce said Monday is the deadline for public comment for the planning grants for RESTORE. He explained one grant is to design a dune restoration plan for the county and the other one is to design stormwater improvements for St. George Island. He reported there were a few letters of support which they need in the file. He said Langston & Associates are putting together the package of information that will be sent to the U.S. Treasury by August 15th. He reported the U.S. Treasury has up to 60 days to review what was submitted and assuming they have no additional questions by October 15th the county could begin the process of advertising for consultants to do the work. Mr. Pierce said they expect questions from the U.S. Treasury so he will give it 30-45 days. He stated the Board does not need to take any more action and Langston & Associates will submit these items to the U.S. Treasury at no costs. Mr. Pierce stated he hopes by January they will have final approval from the U.S. Treasury to do what they want to do and advertise for bids for consultants to do the work. He said there are two projects now but the county could add more later depending on costs. Mr. Pierce reported \$9 million of RESTORE funds are available to the county now. He said if they use \$5 million for Alligator Point then there will be \$4 million available for these other projects for construction. He stated he told Langston & Associates to split the money in half because he does not know what the costs will be. He explained they will know the costs when the planning study is done. Mr. Pierce said they could also phase things in because every year starting now they will receive \$1.5 million of additional money in RESTORE. He stated the county will receive reports from Langston & Associates probably in October or November if there are questions from the U.S. Treasury.

Mr. Pierce said the county was trying to relocate the curve from Tom Roberts onto Alligator Drive to make it a safer route and the property owner is being cooperative. He stated Mr. Clay Kennedy, Dewberry, is having to monitor the design so it is possible on August 20th they will not be opening bids because the design is in progress. He explained it is possible the bids will be opened the first meeting in September. He stated this has been advertised and there are 6 bidders that have requested bid packages. He reported if the bidders do not have enough time to respond to the bid then they will postpone the bid opening two weeks so they have proper bids. Attorney Shuler reported he contacted Mr. Kennedy last week for an update on where he was with the surveys. He stated that is the delay at this point because he has surveys to reconfigure the intersection but not surveys for the trade land for Mr. Norman which is north of his property. He said no one has reached out to Mr. Norman at this time because they need the drawing to show him. Attorney Shuler stated August 18th is not a realistic date to receive a legal description at this time and the first meeting in September may be a push. Mr. Pierce reported they are proceeding with the road in the original configuration. He explained if all the stormwater is worked out for that configuration and bids are in they can open the bids and accept the low bid and then do a change order. He said he is not sure when the negotiations will be over and they could do a change order for the relocation of the road. Chairman Lockley

asked if they will have the money if the change order increases the price. Mr. Pierce answered they will need to notice FEMA and they have a meeting with them next week so they will notice them that they have this option. He explained if there is a problem they will deal with the Bald Point Trust Fund. Attorney Shuler questioned if they are still opening bids the second meeting in August. Mr. Pierce reported they still are but he will know the end of this week because they must give the contractors two weeks' notice so Mr. Kennedy is hoping to get this information out today. Mr. Moron asked if they will need to re-advertise. Mr. Pierce said the bidders had to contact Preble-Rish so they are in contact with the bidders. He explained there is an Addendum process where they do not have to re-advertise but notice all the bidders. Attorney Shuler reported if this does not work out then staff will notify the Board of the change.

Mr. Pierce continued his report, as follows:

5- As the Board is aware from conversations Mr. Moron had with the Board during the budget workshops, I have told him that I want to phase out of my role as RESTORE Coordinator with the county. The opportunity came up when Ms. Barfield informed Mr. Moron that she would not be returning to work. With that position needing to be filled, I informed Mr. Moron that I no longer want to serve as RESTORE Coordinator, or as a grant contact/liaison for the several programs I have been working on, and that I recommend to Mr. Moron that he use this opportunity to hire someone to take over all of my remaining duties. I will be available as a resource, but I don't want to be the point of contact for any projects in the future. The big picture issues I have been working on include RESTORE coordination, Alligator Point issues, TRIUMPH coordination, airport issues, Consortium contacts, USACOE dredging contact, and Island View Park recovery. To a lesser degree I do some letter writing and assist Mr. Moron with some public contact.

Mr. Pierce reported he saw this as an opportunity and he thinks now is the time.

Mr. Moron offered the following item from his report:

9. This narrative is a follow-up to Mr. Pierce's report item on his desire to phase out of his role as RESTORE Coordinator along with the other stated duties. As I see it, there are two major roles to consider, grants/special Project management and planning. Of the two, the grants/special project management is the priority and should be addressed as soon as possible. We have some time to address the Planning role as Mr. Curenton, your County Planner, has no plans to retire or resign within the near future. A Grants/Special Project Coordinator could address RESTORE and TRIUMPH coordination, Consortium contacts, Economic Opportunity coordination, FDOT LAP certification, state grant coordination, Alligator Point issues, USACOE dredging project and contacts, Island View Park recovery, and some of the airport issues. My recommendation is to advertise for a Grants & Special Project Coordinator with certain education and experience requirements and create a job description that would speak to these responsibilities. The salary for this position would be \$35,000 plus benefits per year, which would be funded from the \$25,000 vacant administrative assistant position plus a transfer of funds from professional services line item, where Mr. Pierce is paid from, to cover the additional cost. **Board discussion/action.**

On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve this proposal. Mr. Pierce said he will be around but this will allow things to work smoothly. Chairman Lockley thanked Mr. Pierce for his service. Commissioner Boldt pointed out the benefit package for the position will be worth 23-25% of the salary. He said if it is appropriate the benefit package should be highlighted in the advertisement.

Michael Morón – County Coordinator – Report

Mr. Moron presented his report, as follows:

1. This item was addressed earlier in the meeting.
2. The Board handled this item under the Solid Waste Director's report.
3. This report was given earlier in the meeting.
4. Community Action Eastpoint Limerock fire items:
 - a. The RV/Camper trailer at 601 Ridge Road had to be moved in order for the new permanent manufactured trailer to be placed and setup on the property. The purchase of a 20ft hose along with additional plumbing was necessary on order to connect sewer to the manufactured home. Since time was of the essence, I approved this \$450 expenditure.
 - b. At the July 16th meeting a request to spend up to \$300 to repair a broken gas line at 701 Ridge Road was authorized by the Board. I authorized payment of the \$324.77 invoice.
 - c. I authorized a \$324.99 payment to repair a damaged bathroom vent that was causing leaks in the unit located at 667 Ridge Road.

Board action to ratify my action to pay each of these invoices from the donated funds.

Ms. Angela Webster, Capital Area Community Action Agency, was present. **On motion by Commissioner Massey, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to ratify Mr. Moron's action.**

5. I received a report that someone tried to gain access to the Olan "Buddy" Ward Seafood Landing Park's Museum Building by breaking the lock on the freezer door. Fortunately, it appeared that access was limited to that room. I contacted both an access alarm and video security companies for quotes. I have received a quote (attached) from Vector Security for an access alarm system. ***Board action*** to authorize the \$256.00 installation fee along with the \$49.95 monthly monitoring fee.

Mr. Moron said if the access alarm system is tripped it will ring at a central station and they will call the Sheriff's Department. He reported the monthly monitoring fee includes Verizon wireless contact so the phones lines cannot be cut to turn off the alarm. **Commissioner Parrish**

made a motion to authorize the \$256.00 installation fee along with the \$49.95 monthly monitoring fee. Commissioner Jones seconded the motion. Chairman Lockley reported they heard this morning that other places were broken into and asked if they checked on them. Mr. Moron stated he did not know about the other places until this morning so he will need to talk with Mr. Davis about the other locations. Commissioner Massey stated they also broke into the old state office outside of Carrabelle. Chairman Lockley suggested Mr. Moron contact Mr. Davis about the other areas and come back to them on what they need to do about the security. Commissioner Parrish asked if they can include this as part of the renovation on the old Annex in Carrabelle for the relocation of the ambulances. He said they also need to know if they need any upgrades for the concession stands. Mr. Moron agreed he will include these items.

Motion carried; 5-0.

6. The Board addressed this item under Mr. Davis' report.
7. The Board, during last week's budget workshops, agreed to add \$7,570 to the Building Department's budget that would allow for a new full-time Building Inspector. This inspector will work with the part-time Building Official and will have one year to complete the necessary courses and pass the required tests to become the County's Building Official. Should staff begin the interview process now or should we wait until after the Budget Public Hearings? **Board discussion.**

Mr. Moron said he thinks they should wait until after the budget hearings in case something changes but he did not want to delay if the Board wanted him to move forward. **Commissioner Parrish made a motion to direct Mr. Moron to move forward with this process.**

Commissioner Jones seconded the motion. Commissioner Boldt said the county is good on the millage rate so he does not think there will be a problem. **Motion carried; 5-0.**

8. At your Thursday July 25th Budget Workshop, there was a discussion on a proposed new salary for the vacant Library Director position. The Board rejected the proposed \$61,000 salary submitted by the Library Advisory Board (LAB), but the discussed a salary amount between \$41,000 to \$45,000. The LAB would like this Board to agree on a salary so they can continue their search for a new Library Director. **Board discussion/action.**

Chairman Lockley stated a librarian at the school system with a Master's Degree starts at \$37,000 and that is what the previous librarian was receiving. He said the position in the Planning Department will start at \$35,000 and that position will be doing more than a librarian. He reported the Board should not be forced to pay that kind of money because of what their advisory board said because this Board should make those decisions. He explained they are putting a high salary on the county and the county has people who have been here 20-25 years and it is not fair to them. Chairman Lockley stated they should not receive \$45,000 starting off. He said they should start off at \$38,000. Commissioner Massey reported there is one employee at each branch getting a degree so they could give each one of them a \$2,000 raise and each

could be the librarian at their branch. Commissioner Boldt asked about an email they received about sharing a fully credentialed librarian with the City of Apalachicola. Mr. Moron reported someone sent a recommendation that they should consider talking to the City of Apalachicola about their Library Director. Commissioner Jones said that was a campaign pitch from someone running for an office that they do not know if they will get or not so the county should not base their decisions on that. Mr. Moron agreed it was not a city official. Commissioner Parrish expressed concern that if they did an Interlocal agreement with the City of Apalachicola and committed to this then the county would not have any control over the employee but have money allocated to help fund the position and would have to wait until the next budget process to take any action. Mr. Moron questioned if the person would be a city employee or a county employee. Commissioner Parrish agreed they are working for two governments and asked who the lead agency will be. He reported he is not saying he is opposed to it but is not sure how it would work. Chairman Lockley said this came before the Board before but they did not want to lose their top person and they wanted her to make the same money. He stated they want the library director to be a city employee and they want to control the pay. Mr. Moron reported they would have to see how the Wilderness Grant Funding would be affected if the county library director was overseeing a third library. He agreed they must work out a lot of details. Commissioner Jones stated he understands they want to advertise but they can advertise at the current pay for their Library Director which was \$35,000. He reported the county conditionally approved, when the budget gets finalized, paying more but they are not holding them up from advertising. Mr. Moron reported they have advertised and have 2 local applicants but they do not have Bachelor's Degrees and 1 applicant from out west that does have a Masters' Degree wants up to \$70,000. Commissioner Jones stated they have already disqualified themselves. Commissioner Massey explained both of the applicants are going to school to get their degrees. Mr. Moron reported they do not even have their Bachelor's Degrees yet. Commissioner Parrish reported the number for this position may come down and they want a commitment and if the Board reduces the amount then they will have advertised at a higher amount and it would be wrong to cut the money but the Board told her this money may be reduced. He explained if the Board gives a number today then that will be the number. Attorney Shuler advised the Board they cannot make formal budget decisions outside of duly noticed budget public hearings so today they are limited to the maximum amount allocated for that position from their current budget and no new number can be agreed to unless they are in a public hearing considering their budget. Chairman Lockley said to tell them the Board will get back with them.

9. This item was handled by the Board earlier in the meeting
10. At your July 2nd meeting the Board authorized Attorney Shuler to create a contract that would change the employment status of Ms. Nikol Tschaepe from the Interim Plant Operations Director to an independent contractor that would report to this Board directly on the status of all Weems buildings and facilities, serve as the County's project manager/representative on special projects such as the roof replacement on the current main facility, the new EMS

locations in Apalachicola and Carrabelle, and the new facility project. Ms. Tschaepe would also assist me in my role as the County's liaison to Weems. After Attorney Shuler created the contract, of which he did a very good job, some of you Commissioners reached out to me and stated that the path of Ms. Tschaepe as an independent contractor would not produce the results and expectations that you wanted. After taking all of your concerns and expectations into consideration, I propose the following. Ms. Tschaepe will remain in her current role as Weems Interim Plant Operations Director, with the same salary and job responsibilities, but as a temporary change, this position will report to the Board of County Commissioners not the hospital CEO/Administrator. Since this position has responsibilities that affect the operation of the hospital, the Plant Ops Director will continue to interact with the CEO on a daily basis to provide updates and status reports on everyday responsibilities/duties and any task assigned by the CEO. As it relates to facilities, special building projects, and life safety matters, the Plant Ops Director will update the CEO, to make sure that the CEO's concerns are addressed, and suggestions considered, when discussing these matters with the Board of County Commissioners. This position will also assist with my role as the County liaison. **Board discussion/action.**

Mr. Moron said he hopes that is what the Board was asking for and if not he will try again. Chairman Lockley stated this sounds good but if she accepts, they do not want any retaliation from the CEO. **Commissioner Parrish made a motion to approve this proposal and if Ms. Tschaepe accepts, there is to be no retaliation from the CEO. Commissioner Boldt seconded the motion.** Commissioner Boldt reported the Board is in command control and Ms. Tschaepe is representing this information to them and the Hospital CEO is kept in the loop but she does not have to pass through him each time. Chairman Lockley agreed. Commissioner Boldt said he wants to make sure Ms. Tschaepe is not confused in any way. Chairman Lockley reported the CEO should like this so Ms. Tschaepe will work on the building and he will work on the money. **Motion carried; 5-0.**

11. At your last meeting, I informed the Board of the problems at your EMS station located at the Lanark Village fire station. The Board authorized seeking a quote to renovate the building known as the "Old Carrabelle Annex" for a new EMS Station on the eastern side of the County. Mr. Doug Shuler of Barnett, Fronzack, Barlowe & Shuler Architects met Ms. Tschaepe there last week and submitted an estimate with a high end cost of \$150,765 and low end cost of \$120,000. To move this project along, Ms. Tschaepe recommends approving up \$135,000 to complete this renovation project but will work with Mr. Shuler to get the overall cost of the project to as close as \$120,000 as possible. **Board action** to authorize spending up to \$135,000 from the Healthcare Surtax Trust Fund for this project.

Ms. Tschaepe agreed this is correct. Mr. Moron said this proposal came in yesterday afternoon. He stated Mrs. Tschaepe will work with Mr. Shuler to narrow this price. Commissioner Massey asked if they are going back to the HCTF again. Mr. Moron answered yes. Clerk Johnson said the county does not own the building. Mrs. Griffith stated she thought they were in a long term lease and responsible for maintenance but she does not think they own the building. Attorney Shuler suggested the Board table this item and gather more information. Mr. Moron asked if they cannot make renovations. Mrs. Griffith stated they can make renovations but are

responsible for maintenance. Attorney Shuler reported it may be better to fix the problems at the Lanark Village Fire Station instead of spending this amount of money. Commissioner Parrish said that is being worked on now. Mr. Pierce reported the county has a 50 year lease on the Old Carrabelle Annex building that expires in 2051. Mr. Moron asked what condition the Lanark Village Fire station is in. Ms. Tschaepe responded it is bad quality and has not been kept up. She said there are problems from HVAC to plumbing. Commissioner Jones asked who owns the building. Attorney Shuler replied the fire department. Ms. Tschaepe stated the hospital did about \$5,000 in renovations to the building when EMS moved in initially. Mr. Moron said he got the Accounts Receivable Report from the Hospital and the Lanark Village Fire Department sent a water bill to the hospital saying they owe \$19,000. Commissioner Massey reported that is not correct as they are supposed to hook a meter on the pump to monitor how much goes in the fire truck and the hospital is not paying for that. Mr. Moron stated there are multiple problems going on over at the fire station. Chairman Lockley asked if the county owns any land in Lanark Village. Commissioner Massey said the county owns some property in Lanark Village in front of Chillis Hall. He stated it is a county park. Attorney Shuler explained said they would need to see the documentation to determine if this is a dedicated county park because if it is they could not covert the use. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to table this matter and bring back more options.**

12. Attached to my report is the County's 2019 Equal Employment Opportunity Plan (EEO), updated by Mrs. Deborah Belcher. Board approval of this document, including the narrative, is a requirement for DOJ grants. Mrs. Belcher has stated that the 2019 version is very similar to the 2017 version. **Board action** to authorize the Chairman's signature on the 2019 EEO certification.

On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to authorize the Chairman's signature on the 2019 EEO certification.

13. Inform the Board that Mrs. Sarah Hinds at the Health Department sent an email (attached) that provides information on what is being referred to as "flesh eating bacteria". If you have additional questions do not hesitate to contact Mrs. Hinds.
14. **Board action** to support and authorize the Chairman's signature on Resolution (attached) designating Saturday, September 28th, 2019 as Apalachicola National Estuarine Reserve Day.

On motion by Commissioner Jones, seconded by Commissioner Parrish, and by unanimous vote of the Board present, it was agreed to adopt the Resolution and authorize Chairman Lockley to sign the Resolution.

15. Inform the Board that Mr. Curenton received a letter from Mr. Christopher Crenshaw at the Florida Department of Environmental Protection Division of Lands office approving the submitted Land Use Plan.

Mr. Pierce reported the county does own property in Lanark Village across from the old Village Mall. Commissioner Massey agreed that is the property he was talking about. He estimated the lot is 50' x 100'. Commissioner Jones stated they will still need parking. Commissioner Massey reported there is room for parking. He said the City of Carrabelle also owns some property in this area.

Michael Shuler – County Attorney – Report

Attorney Shuler presented his report for the Board:

Action Items

1. Road Department Motor Grader

For the purpose of clarifying the record, the Clerk's Office needs the Board to make the following finding concerning the trade-in for the new motor grader; to wit:

“

This will provide a record for removing the trade-in from the board's asset inventory.

Board Action Requested: Approve the trade-in of a

2. Gil vs. Franklin County (ADA Website Lawsuit)

During the court ordered conference held late Friday, August 2, 2019, the parties discussed the case and explored settlement opportunities.

I may be able to conclude the litigation for less than \$8,000.00, so financially settlement makes sense. However, what remains unresolved is the wording and scope of a policy that the Plaintiff would like Franklin County to adopt concerning making county on-line documents going forward ADA compliant.

Until I see the proposed policy, I do not know whether the proposed policy will be objectionable or not.

There is August 9th filing deadline for the county to respond to the Amended Complaint and on or about August 16th there is another deadline for the county to provide discovery responses. All of which will incur additional attorney fees.

Board Action Requested: I request authority to settle this lawsuit for up to \$8,000.00; provided that I also approve of the wording and scope of an ADA website policy that the Plaintiff wants Franklin County to adopt.

Attorney Shuler explained it is hard to financially commit to continuing the litigation when they want to settle for a small amount of money. He stated the biggest issue is they want the county to spend time developing a policy the Board would adopt for ADA compatibility moving forward so he has to make sure they are not asking the county to agree to a legal standard that is not required by federal law. He asked if there are any questions. Commissioner Boldt said this is unfair on their part and they have done massive amounts of these. Attorney Shuler reported they have done hundreds of these lawsuits and there is a nationwide trend for law firms filing against governments and private corporations. Commissioner Jones mentioned at the last Apalachee Regional Planning Council (ARPC) meeting several of the Commissioners from different counties said they are going through the same thing. Attorney Shuler stated as a Title 2 Agency, which is what Franklin County is; his legal opinion is the ADA by their specific language do not say websites must be compatible. He explained the Department of Justice has not adopted any compatibility guidelines for websites but from time to time they have issued proposed rules and then retracted those 2 years ago and are not considering any ADA compatibility guidelines at this time. He reported in good faith if they can settle this lawsuit and stops spending public funds and adopts a policy that seems reasonable and provides public access then they should. Commissioner Jones asked what will prevent them from suing the county again in 6 months. Attorney Shuler said this case will resolve that and will provide the county with some protection from other people trying to file lawsuits against them. Commissioner Jones reported they can change the name and file another lawsuit. Clerk Johnson reported she has not been sued but when she saw the county lawsuit she had discussions with other clerks. She stated she signed a contract with a company to make her website forms compatible. She stated 2K Web Group has made her website and the county's website ADA compliant but it is the documents and forms that are out there that are not compliant. She stated once this company does her website and they are compliant then she will put him in contact with Mr. Moron. She said if she is pleased with his work then the county may want to do the same thing going forward. Mr. Moron explained this was Mrs. Coles' role in his office so if the Clerk is pleased he may go the same route. Clerk Johnson said the cost for this work is affordable and going forward it will be a certain amount per document. She agreed to stay in contact with Mr. Moron as this process moves forward. **Commissioner Jones made a motion to give Attorney Shuler the authority to settle this lawsuit for up to \$8,000 provided that he approves of the wording and scope of an ADA website policy that the plaintiff wants the county to adopt.** Attorney Shuler reported at the end of the last year and the first of this year Mr. Moron purchased some software and his office going forward was making these documents ADA compliant before uploading them to the county website. He stated the Clerk's Office is using the same software but it is a multi-step time consuming process so he is glad the Clerk has found someone to do this work going forward. Attorney Shuler reported one of the

things they are discussing in doing the policy is the county is only responsible for the county's website and its content and not responsible for making third parties' documents ADA compliant. He asked for settlement authority up to \$8,000 subject to his approval that the policy he brings to the Board is reasonable as well. **Commissioner Parrish seconded the motion. Motion carried; 5-0.**

Informational Items

3. Dan Garlick Presentation 2 Mile Spoil Site– Corp Eng. Email Correspondence

Mr. Waylon Register with the U.S. Army Corp of Engineers correspondence with Dan Garlick concerning possible use of the 2 Mile Spoil Site for private dredge material.

Although the email speaks for itself, the gist is that the Corp says it's completely up to the County whether it does, or does not, allow the private entity to place dredge spoil within the 2 Mile spoil site.

4. Possible Land Swap – Alligator Drive's Eastern Intersection With Tom Roberts Road ("Intersection")

Dewberry advises that the legal descriptions should be available this week. I am still waiting on confirmation from the APWRD that I can inform Mr. George Michael Norman that it has approved of a land swap with him.

5. Apalachicola Airport – Lease renewal and T-Hanger Rent Collection

I am still working with FDOT to get their position concerning T-Hanger rent collection. I think my discussions with Centric have matured sufficiently that I understand their position, so I am waiting on FDOT before proceeding with further discussions with Centric.

6. Jimmy Sadler

I have contacted Mr. Jimmy Sadler several times via text messaging to remove his vehicles. I have not received any response. I have not written him a letter as it is my understanding that he does not live at the property any longer.

7. Bobby Curry, Sr. (2277 Oak Street, Lanark Village, FL)

Mr. Curry does not live on the property, so I am working to locate and deliver the notice to him for clean-up of the subject property.

8. Lanark Village Fire Department

The letter notifying Mr. David Curry to vacate the fire house at 2367 Oak Street, Lanark Village, Florida has been sent via certified mail. A copy is attached.

Commissioners' Comments

There were no comments.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 2:13 p.m.

Noah Lockley - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts