

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
AUGUST 3, 2021
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Bert Boldt, II-Vice-Chairman, Noah Lockley, Joseph Parrish, Jessica V. Ward

Others Present: Michael Shuler-County Attorney, Michael Moron—County Coordinator, Jessica Gay-Deputy Clerk to the Board

1. Call to Order

Chairman Jones called the order to meeting at 9:00 a.m.

2. Prayer and Pledge

Chairman Jones led the Board in prayer followed by the Pledge of Allegiance.

3. Approval of Minutes

July 20, 2021, Regular Meeting

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, it was agreed to approve the minutes from the meeting held on July 20, 2021. Motion carried 5-0.

4. Payment of County Bills

On a motion by Commissioner Parrish, seconded by Commissioner Ward, and by a unanimous vote of the Board present, it was agreed to approve the payment of County Bills. Motion carried 5-0.

5. Health Department Administrator - Ms. Sarah Quaranta - COVID Update

Ms. Sarah Quaranta and Mrs. Nicole Sandoval gave a brief update to the Board. Ms. Quaranta explained that the \$49k received from the County budget goes directly to a local public health nurse. She thanked the Board for acting early and sending the letter requesting more vaccinations for the county. She reported that 70% of adults 65 or older are fully vaccinated. She said that we have the counter measure to fight pandemic, can help to not get sick, if you still get the virus, it can reduce severe illness. Seeing it to be true in our own local surveillance. Science is continuing to evolve, delta is one highly transmittable variant, we are seeing those, mutation of virus. Some can spread faster than others, some can spread faster than others. Seeing a difference in those who are vaccinated and those who have not been. Majority of cases are still occurring in the unvaccinated population. Flu vaccine is anywhere from 40-60% effective, every year we see people who have the flu vaccine get the flu. Merdana and Pfizer 94 and 95 % effective during clinical state, now 90% effective. If you get the virus, stay at home, and recover. If you need medical care go get it, if not stay put If you are exposed and are not vaccinated, please quarantine during the duration. The virus can develop

during that 10-day quarantine period. Team wants the pandemic to end just like everyone else. We are going to continue to do everything we can to protect our residents. Need to make sure we can prioritize the pandemic and still be able to provide other services to public. Encourage you to talk to your medical provider. Mrs. Sandoval said that the Merdana and Pfizer vaccines are available at the health department. CVS offers Pfizer. They are currently out but have ordered more. Buy Rite carries the Johnson and Johnson. Weems East and West carry the Merdana vaccination. Johnson and Johnson are a one-shot dose. The shots are still no cost to the public. CVS in Port St. Joe has vaccinations available. Is it true that Florida has jumped up to number one? Mrs. Quaranta not sure of that looking at the data. Commissioner Lockley asked about masks. We will follow the decisions made at the state level to reduce spread. Commissioner Lockley said there are no steps for the people who come in as visitors. Chairman Jones asked if they had heard anything from the state as to what counter measures they are looking at. Ms. Quaranta said that the state is pretty set that the number way to protect yourself is the vaccine. Chairman Jones noted that he will be calling to schedule an appointment for his vaccination. Commissioner Boldt asked if there is any information to provide to the public regarding frequently asked questions. Ms. Quaranta said they are working on something and think they will have that available on Friday to provide to the public. She said that the public can Text Franklincv19 To 888777 to receive updates. Commissioner Lockley said he is begging the public to take the shot, had Covid and it is nothing to play with. Ms. Quaranta appreciates the shout out. Commissioner Boldt said he had spoken with Commissioner Ward regarding how she is dealing with the patients in the respiratory system. He encourages everyone to get the shot. Commissioner Ward said that is the whole reason why she got the vaccine was because she has seen young people die, and she encourages the public to get vaccinated. She said the ones who have been vaccinated are not as sick as those who have been vaccinated and extended appreciation to the health department staff for all their work. Commissioner Parrish encouraged everyone to get the vaccine and protect your people. School is fixing to start, and the new variant strand is proving to be devastating to Florida. Thanked staff for coming in this morning. Chairman Jones said they will look forward to the email/text blast on Friday, thanked them for giving answers and not just responses. Ms. Quaranta said the updates are to inform residents so that they can make decisions for their families. Commissioner Boldt asked if there is any way to do a mobile unit for vaccination. Ms. Quaranta said this is part of the public health innovative lens that we have been talking about. Ms. Quaranta said they have thought about bringing a vaccination van with an ice cream van. Mrs. Sandoval said that is some of things we are looking at if we get the funding. The state has come down in different locations throughout the community. We are medical and transportation under served. Ms. Quaranta said that EMS can go in homebound patients' homes to provide vaccinations; we get the call from patient and coordinate with EMS to go out and provide the vaccinations. Commissioner Boldt said that it seems like we got the transportation out there, is there any creative way to get your tools out to the community. Commissioner Lockley said to call the sheriff department he has an ice cream truck. Ms. Quaranta said that we must be innovative especially in rural communities. Commissioner Boldt said transportation for disadvantage has several vehicles, maybe they could be used for this. Chairman Jones said that with the Merdana and Pfizer you must get two shots, and that complicates things. Commissioner Lockley said with school starting do you think it will be a good idea to have vaccine on campus. Ms. Quaranta said yes, we will make sure vaccines are on site, Covid as well as other vaccinations. Commissioner Ward told Ms. Quaranta that their budget was tentatively approved at workshop. Mr. Moron asked about approval of age below 12, Ms. Quaranta said the only vaccine to administer between 12-15 is the Pfizer.

6. Public Comments

There were no public comments.

Constitutional Officers

7. Clerk of Courts – Michele Maxwell – Report

Clerk Maxwell was not present and had no report for the Board.

Department Directors Reports

8. Superintendent of Roads and Bridges – Howard Nabors

Informational Item:

a. Detail of Work Performed and Material Hauled by District (agenda packet)

Commissioner Ward said that she had sent an email to Ms. Virginia requesting signage in her district to be replaced or repaired. If you have any questions, feel free to give me a call. Mr. Nabors said he will take care of it. Chairman Jones thanked him for replacing the signs that were faded on St. George Island, he knows there is more to be replaced but appreciates the work so far.

9. Solid Waste Director – Fonda Davis

Informational Item:

a. Right-of-Way Debris Pickup / Recycle Material Hauled (agenda packet)

Mr. Davis asked if any decision had been made regarding the hours of use for all parks. Chairman Jones asked if there is a particular issue that needed to be addressed. Mr. Davis said the State attorney had contacted him asking if there were specific hours.

Attorney Shuler said the Board does not have an ordinance on file establishing hours of operation for parks. Attorney Shuler asked if the Board thought that there was a need to have an ordinance opening and closing the parks throughout the county. Mr. Davis said no that in his experience the only park was Regatta Park but overall, the other parks were great. Attorney Shuler said just like the boat ramps, we didn't have an ordinance until an issue arose. If the Board wants to be proactive and create an ordinance, we can schedule a public hearing. However, the Board typically waits until there is an issue.

Chairman Jones said his concern is that it is going to be difficult because like the ball parks during the season they may be there until 10 pm at night. He said that he was apprehensive in setting times and that it will be very difficult. He said that he is not saying we shouldn't consider it if we begin having problems.

Mr. Moron said he agrees it is difficult enough for Mr. Davis to get the lights on and off during the season, it is going to be tough to set a hard rule about the parks. The parks are there to provide different things for different people.

The Board has been a hands-on *laissez-faire* but it in the directors' hands if it's not broken don't change it.

Chairman Jones told Mr. Davis that if he started to see a real issue, please don't hesitate to bring it back to the Board.

Commissioner Lockley said that he received another call for someone needing a dumpster in Eastpoint. Mr. Davis said that he will take care of it.

10. Emergency Management Director – Pam Brownell Informational Items:

- a. EOC staff are attending the FEPA Mid-year Training and workshop in Crystal River from 08/01/2021-08/06/2021
- b. EOC staff continue to update plans and contracts for Franklin County.
- c. EOC submitted reimbursement request for EMPA, EMPG, and CERT.
- d. 07/28/2021 EOC Staff delivered 2nd Message Board Sign to Franklin County Courthouse advertising Leslie Street is 2 - way.
- e. 07/27/21 EOC Staff attended the Onboarding Webinar for EMPA, EMPG and EMPG- ARPA Grants for 2021-2022.
- f. 07/28/21 EOC Staff completed IPAWS Required monthly testing.
- g. 07/28/21 EOC received \$83,179.24 for the waiver we wrote for Hurricane Michael.
- h. 08/14/21-08/15/21 and 08/21/21-08/22/21 EOC will be offering a CERT (Community Emergency Response Team) Training her at the EOC. To register email em3frank@fairpoint.net.

11. Extension Office Director – Erik Lovstrand

Informational Items:

General Extension Activities:

- a. During this period, the Extension office assisted citizens on topics of palm tree identification, termite identification, large trees near home, control of invasive weeds, and more.
- b. Extension Director participated in a webinar training about identifying biting bugs and best practices for working with clientele.

Sea Grant Extension:

- c. Extension Director working with State Shellfish Specialist and other faculty to host an in-service training for county extension faculty on the topic of the off-bottom oyster aquaculture industry.

4-H Youth Development:

- d. Local 4-H shooting sports club was successful in receiving a grant from the NRA Foundation Teach Freedom grant program to purchase needed archery equipment and supplies. Supplies are currently arriving at the Extension office.

Family and Consumer Sciences:

- e. Family Nutrition Program assistant continues providing nutrition programing in local schools and is assisting with Gulf County FNP programming as they seek to fill a vacant position.

Agriculture/Home Horticulture:

f. Franklin County Master Gardeners have begun hosting weekly plant clinics at the Extension office on Wednesdays from 10-noon to answer questions for walk-in visitors on gardening and home horticulture issues. These will also be provided at local libraries.

Chairman Jones asked how the new archery program was going. Mr. Lovestrand said they recently received word from the NRA that the program was awarded a grant for \$8K. The grant will purchase most of the equipment. We are currently looking for a trailer to transport equipment to the range and to the events students participate in.

Commissioner Lockley asked if there were other programs available for children who do not like archery. Mr. Lovestrand said this is the only active 4H program at this time. He said they are working with one other volunteer who has been through background process, and she will be leading a group that will focus on leadership activities for youth. Commissioner Lockley said he would like to try to find the others something to do to occupy their time. Mr. Lovestrand noted that he found old records from previous years and interesting to see names of older folks in the community. He will get the information out regarding Camp Timpochee when it is available. They can participate in that without being a member.

Mr. Moron told Mr. Lovestrand that if he ever came across a grant for a county range that would serve the community this project was still in the minds of the commissioners and himself. Commissioner Boldt asked if Mr. Moron thought that the County would cross over with the sheriff for a range. Mr. Moron said that Sheriff Smith has the plan but doesn't have the money at this time.

12. Library Director – Whitney Roundtree

Informational Items:

- a. We interviewed two applicants for the vacant permanent PT Library Assistant position. n employment offer has been extended, pending pre-employment screening results.
- b. A big thank you to the Friends of the Franklin County Public Libraries for funding this year's Summer Reading Program: Tails & Tales.
- c. Both libraries will be closed August 23rd, for WILD Staff Development Day. Upcoming Events: Franklin County Public Library Eastpoint Branch
 - August 3rd– Diabetes Awareness at 10:00am-11:00am. This is a monthly program that you can come to and have all your questions answered about Diabetes from a trained professional. John is here to answer any questions you may have. No appointment is needed, and this is a free program.
 - August 3rd – Book Chat at 1:30pm. This is a monthly group that meets to discuss the current books they have been reading or maybe interested in reading. There is no set book for this group; the book of choice is up to the individual.
 - August 11th – Poetry Workshop at 10:00am. There will be a brief reading by Anthony Watkins followed by sharing and discussing the work of local poets as well as a general discussion about all things literary.
 - August 18th - Writers forum at 1:00pm. Interested in becoming a writer? This group meets once a month to discuss new ideas and learn useful tips from local author, Dawn Radford.

Franklin County Public Library Carrabelle Branch

- August 6th - Book Chat at 1:30pm. This is a monthly group that meets to discuss the current books they have been reading or maybe interested in reading. There is no set book for this group; the book of choice is up to the individual.
- August 26th- Poetry Workshop at 10:00am. There will be a brief reading by Anthony Watkins followed by sharing and discussing the work of local poets as well as a general discussion about all things literary.

Chairman Jones asked when their new employee would start, and Ms. Roundtree said that they would start next week.

Other Reports

13. TDC Administrator – John Solomon

Informational Items:

a. The May collections were \$276,458.66 which is an Increase of \$152,619.39 or a 123% increase over May 2020. This is the highest collections for the month of May by

\$110,319.01. This is also the third highest collections for one month in the history of the Franklin County TDC. The top two months were both in the month of June in 2019 and 2020.

b. The Franklin County TDC is very proud to announce that the Florida’s Forgotten Coast Mobile App that the Franklin County TDC developed and produced has won a 2021 Flagler Award from Visit Florida.

“The Flagler Awards is an annual statewide competition recognizing outstanding Florida tourism marketing. The program was created by VISIT FLORIDA to honor the countless individuals and organizations that help position Florida as the No. 1 travel destination in the world. Each year the Flagler Awards pay tribute to the determined efforts of those who use their skill, resourcefulness, creativity and innovative spirit to market Florida to the world.”

Commissioner Jones noted that the app is a resource for our residents and visitors to keep them aware of what is going on in our community. Commissioner Lockley noted that we still don’t have the infrastructure to accommodate the people coming. Mr. Solomon told the Board that they have tentatively approved the budget which includes infrastructure. We would not be able to build the infrastructure that we plan on building without the visitors who have come into the community. Commissioner Lockley said that we need to go up in the air with some parking lots. We need bathrooms and parking lots to help eliminate some of the other problems. Mr. Moron said he wanted to clarify that Mr. Solomon can’t take the money and go build a parking lot or bathroom. Unfortunately, the state doesn’t feel the same way everyone else does. Mr. Solomon said he will do whatever is within his power to do with the funds.

Commissioner Lockley said in September we need to talk to the legislature and let them know what is not working. Chairman Jones said if a tourist development council in a county receives over \$10 million, they can do anything with the funds, if it is less than \$10 million there is limitations. Mr. Moron said he believes that is what Commissioner Lockley is expressing his frustration with. Mr. Solomon said there is a lot that we can do and there are ways that we can get the infrastructure within the rules that the legislature has set. We are still able to do what we’ve done before but with more funds we can do it sooner and quicker.

Commissioner Lockley said the Board is going to have to let the legislature know that the way it is set up is not doing us any good.

Commissioner Boldt said that it seems to him that we as a board need to work closely with the Tourist Development Council to create a list of projects that we know is approved and money is available.

Attorney Shuler said when the infrastructure projects are brought to him, he approves based on what criteria the legislature has set, that is the lens that he must look through. Attorney Shuler said we will hear another strike against small government when Commissioner Ward brings up her discussion regarding infrastructure. Attorney Shuler said the good news is that they have clearly laid out a road map of what is allowable. The projects that the Board approves as infrastructure will have to match the statutorily criteria.

Commissioner Boldt make a motion to create a list of what infrastructure we are going to create.

Mr. Moron would recommend Commissioner Boldt delay his motion until after the budget is completed. Then we can bring TDC together with the board to meet.

Mr. Solomon TDC board having them involved would be a good thing, agree until after the budget, since it is just tentatively approved. The \$600k does not include the money for restrooms, etc. that is already in budget. We do not know what is coming. We can't budget until we see what we are making. Starting next month, we will have an idea. The TDC is just as invigorated as Mr. Lockley to begin some infrastructure projects for our visitors as well as our residents.

Attorney Shuler asked if TDC had already been discussing potential projects to present to the Board. Mr. Solomon said no, and that they wanted to converse with the County Commission to see what their ideas were on the infrastructure first.

Commissioner Boldt suggested having a conversation in October with the Board and the TDC. Chairman Jones said we would probably need to make a motion to hold a public workshop. Mr. Moron said he will put on the next meeting to make a motion to hold a workshop. Chairman Jones said we are hindered in what we could do and what we need to do. Commissioner Lockley said we can start doing the things that we can do. The rules have been there and aren't going to change. We need to pick out something and start doing it.

The Board recessed at 10:03 a.m. and reconvened at 10:13 a.m.

14. Interim Airport Manager – Ted Mosteller

a. FYI: Our Airport Manager committee is still meeting and will have a report soon.

North Florida Construction Management LLC (Chuck Stensland, Crawfordville from roof repair – gave options to Board)

Mr. Chuck Stensland with North Florida Construction Management, LLC gave the following options to the Board.

Option #1: Repair to stop leak (immediate need—conferred with both Erin and Michael) Note: The repair option would stop the leaking and must be done—as there are actual rusted out holes in the areas where leaking. The affected panels would be replaced instead of just patched as before. This would extend those (three) areas to last if the rest of the roof—considering the advanced rust—will not be too many years. They are scheduled to do this repair on Friday July 30th. The cost is estimated to be less than \$1000. They will replace the rusted metal in three areas and treat and coat the areas with Gayco.

Option #2: Pressure clean - Replace all screws (they are most all rusting) Apply Gayco—a Rubberized coating. Note: This option is estimated at this time to be approximately \$40,000.

Note: Most all the screws are rusting—and the metal around them--some very serious. Chuck told me that this is because of the rubber washer is deteriorating away—thus option # 2—to replace all the screws and treat around them—then to clean and coat the entire roof with Gayco—a rubberized coating (very expensive product). Has a 15-to-20-year life expectancy.

Option #3: Replace entire metal roofing - replace current type insulation or spray foam entire under roof and pertinent walls

Note: This option is estimated at this time to be approximately \$152,000. Note: If the entire roof is replaced—this would finish off the insulation—which would then need to be replaced. The insulation is fiberglass matt and is in bad shape. An alternative is to install new metal and to spray foam underneath.

Note: There are extensive areas such as most seams that have been painted with some type of coating. We don't know what is under this. Some of these areas are suspicious— but are not currently obviously leaking.

Note: The overall roof metal except the conditions mentioned is mostly in good condition—considering it was built in 1992/1993—some 29 years old.

Note: I would welcome to take you on a tour—even take you onto the roof in the JLG High Lift—or at least raise you up to the edge to see it firsthand

Attorney Shuler said that the Board has a local bid policy with a \$10k threshold. Attorney Shuler asked if on the estimate for materials is more than \$10k. Mr. Mosteller replied to no. Is there anything structurally unsound because of the damage to the roof where there would be a factual basis to declare an emergency? Mr. Mosteller replied to no. Attorney Shuler said there doesn't seem to be any reason to waive the local bid policy. Mr. Mosteller said that it may be leaking next week, or it may be next year. However, he agrees that more than likely it must be bid out. Mr. Mosteller said that Mr. Stensland attended today to answer any questions the Board may have. Attorney Shuler recommended that AVCON would be the best option to write up the request for bids. Mr. Moron asked for clarification on what we are asking for bids for. Is it to replace the roof or for treatment that will provide many years of life? Chairman Jones asked what Commissioner Lockley's experience is with galvanized roofs. He said that you are only going to get so many years out of it. Commissioner Boldt asked what if they sealed each individual screw, his roof was done like a Hershey kiss. Mr. Stensland started answering Commissioner Boldt's questions. At that time Attorney Shuler advised the Board that if Mr. Stensland continued to discuss the project, he would disqualify himself. The contractor cannot write the specs and bid on the project.

Attorney Shuler said the Board should have the engineer look at it and let them make a recommendation to the Board.

Commissioner Lockley asked what type of material it was, Mr. Stensland said it was 26-gauge galvalume. Mr. Moron said it wasn't that the Board did not want the information, but they did not want him to disqualify himself.

Attorney Shuler said the Board would need to make a motion to direct the engineer to make a recommendation.

Commissioner Ward made a motion, seconded by Commissioner Boldt, to task AVCON engineers to do the appropriate research and provide a recommendation to this board if we should have the roof repaired or replaced and possibly come up with bid specs so that we can put it out for bids. Commissioner Lockley and Mr. Mosteller discussed the age and condition of the roof. Mr. Mosteller provided pictures to the Board showing the water damage due to the roof. Commissioner Lockley asked if they were going to repair the ceiling tiles. Mr. Mosteller said he can replace the tiles if the Board approves.
Motion carried 5-0.

Mr. Moron asked Mr. Mosteller to provide him with a price to replace the tiles in need of repair.

PUMP Discussion:

Chairman Jones said with a lift station there is one in a vicinity and not several. If what you are referring to has multiple of then they are most likely grinder pumps. Mr. Mosteller explained that they have both. Commissioner Jones asked if this was for action or discussion. Mr. Mosteller said that it was for discussion, and they have tasked him to repair. So, unless the Board wants to replace the grinder there is no action needed. Chairman Jones said he believes there was some confusion on what we were needing to repair lift station vs. grinder pump. The grinder pump is our responsibility, and the lift station is the city's responsibility. Yes, but there might be ten or less lift stations in Eastpoint. Not trying to oversimplify it. If you can replace for \$1k that is not a lift station. Mr. Moron asked Mr. Mosteller to send him the quote and then we will go from there. Mr. Mosteller said every time someone flushes the toilet it bubbles up. Chairman Jones said this is a health issue and needs to be fixed. Commissioner Lockley indicated that the Board had authorized them to fix it at the last meeting. Mr. Mosteller said that he has been trying to get a plumber to come do the work but he is working on plumber number 5.

b. Note: A point of clarification—concerning me working on the diesel-powered generator: At the July 06 BCC meeting, I was asked if I am a Certified Diesel Mechanic— my answer was no but I am a Certified Aircraft Airframe and Power plant mechanic. My answer reflected that I don't consider myself a certified diesel mechanic, per se, however I am certified on diesel engines. As an example, we have a twin-engine Diamond aircraft based here at the airport. The engines are diesel of which my Certification qualifies me to work on them.

c. FYI and consideration/discussion: FBO roof leaking: (Note: The hangar/office was built in 1991/1992 at a cost of \$200,000 on the existing old hangar concrete slab.) Having received complaints and witnessing the FBO roof leaking into the FBO office and being informed that the roof has been patched numerous times by local contractors, I have taken action.

Being currently involved as a Trustee, and with the re-roofing of First UMC Apalachicola by North Florida Construction Management LLC (Chuck Stensland, Crawfordville); I asked if they were interested in taking a look at the FBO. I have met with them on the FBO roof twice; and they offer the following three options:

Option #1: Repair to stop leak (immediate need—conferred with both Erin and Michael) Note: The repair option would stop the leaking and must be done—as there are actual rusted out holes in the areas where leaking. The affected panels would be replaced instead of just patched as before. This would extend those (three) areas to last as long as the rest of the roof—considering the advanced rust—will not be too many years.

Note: They are scheduled to do this repair on Friday July 30th. The cost is estimated to be less than \$1000. They will replace the rusted metal in three areas and treat and coat the areas with Gayco.

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Note: This option is estimated at this time to be approximately \$40,000.

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Option #3: Replace entire metal roofing - replace current type insulation or spray foam entire under roof and pertinent walls

Note: This option is estimated at this time to be approximately \$152,000. Note: If the entire roof is replaced—this would finish off the insulation—which would then need to be replaced. The insulation is fiberglass matt and is in bad shape. An alternative is to install new metal and to spray foam underneath.

Note: There are extensive areas such as most seams that have been painted with some type of coating. We don't know what is under this. Some of these areas are suspicious— but are not currently obviously leaking.

Note: The overall roof metal except the conditions mentioned is mostly in good condition—considering it was built in 1992/1993—some 29 years old.

Note: I would welcome to take you on a tour—even take you onto the roof in the JLG High Lift—or at least raise you up to the edge to see it firsthand

d. FYI: Sewer lift station: FYI: To reiterate: Pam informed me that there apparently is a water leak near the EOC--serving the 60 x 60 hangar and the EOC. The city was called who reported that the sewage lift station which is located near the water meter; was not working. Randall Terry confirmed that the breakers in the 60 x 60 are not tripped— which supplies electric to the lift station.

After conferring with Michael, I have called 5 different plumbers with neither calling back as of Saturday morning—will try again Monday.

Note: The pump (sewage system) was originally installed in 2004/2005.

After several calls, I was finally called back by plumber #1 who promised to be there Tuesday July 20th morning. After several more calls, he finally came Friday. He informed me that the electric was out—that the pump would work if electric restored—thus he and his crew left. I was unable to gain access to the hangar to get the breakers checked again.

Note: Plumber # 2 finally called just as #1 was on the way. I thanked him but informed him that #1 was on the way—that I would call him if needed.

Saturday, I checked it out myself—with test meter in hand and a temporary extension cord plugged into the EOC for troubleshooting purposes; I found the GFCI is defective, and the pump is shorted and needs replacement. I called plumber #1 and left a voice mail asking him to call me if he is interested in replacing the pump. As of Wednesday afternoon (28th) I have not heard from him.

Tuesday, after conferring with Michael--after plumber #3 & #4 proved not to be able to do the job for lack of equipment; and I tried to contact #2 again— so far failed after several calls and cell mailbox full.

Tuesday evening: If #2 doesn't call back, I plan to try to contact #5 again Wednesday morning. I understand that possibly #2 and #5 both have the equipment needed for the repair. (Suggested equipment needed is a portable pump and tanker).

I left a voice mail with #5 Wednesday morning As of Wednesday afternoon, #2 nor #5 have called me back.

e. FYI: "T" hangar electric checking into request for electric in the 'T' hangars.

f. FYI: Some other issues currently working on:

Airport Manager Duties, etc. report. Update. Flight Obstruction Clearance.

Fuel Farm, Mogas, etc. EOC

Prospective list in excess of 12 waiting for T hangars. Prospective tenant for a box hangar.

Review of leases—(FDOT) including revenue flow and use of facilities. Equipment inventory (including repair and maintenance)

Shelter for airport equipment.

Building maintenance--Leaking roofs, etc.--Electric service for T hangars Flight operations counter

NDB

Security Plan

Apron rehabilitation

FBO hangar ventilation ceiling fans FBO hangar floor (original WWII)

g. FYI: I was informed Saturday (17th) morning that the ASOS was inoperative. I called Noaa— was reported they would send a technician on Monday.

h. Note: I am finding as most of you know that building supplies/materials are currently costing at least three times of just a few months ago. This is reflected especially in the metal and electric quotes.

15. SHIP Administrator - Lori Switzer-Mills

Action Item:

a. Hurricane Housing Recovery Funds (HHRP)

At the May 4th meeting you approved a mobile home replacement bid for 611 Ave D- 7th Street, Carrabelle for a total of \$85,869.80. Capital Area Community Action agreed to help with the engineered foundation if one was needed. It has been determined that this applicant will need the engineered foundation which will cost \$12,550.00. Capital Area Community Action is only able to help with \$9,400 which leaves \$3,150.00.

I am requesting a motion to change the amount of the mobile home replacement for 611 Ave D-7th Street, Carrabelle from \$85,869.80 to \$89,019.80.

Of the 4 homes in this last bid package:

123 Long Road, Apalachicola- Has been delivered

611 Ave D-7th Street, Carrabelle-Ready to be delivered (waiting on the Engineered Foundation)

151 Bear Creek Road, Eastpoint-Is expected to be delivered around August 28th 552 Oyster Road, Apalachicola-expected to be delivered sometime in January.

Commissioner Lockley requested a breakdown on what the costs included for an engineer foundation. The boring test \$950, FEMA foundation design \$600, FEMA foundation \$8500, the crane to place the home on foundation \$2,500 equal to \$12,550.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, to approve changing the amount of the mobile home replacement for 611 Ave D-7th Street, Carrabelle from \$85,869.80 to \$89,019.80. Motion carried 5-0.

Informational Item:

b. SHIP Funds

We have received the \$350,000 allocation of SHIP funds for this year. The ad for applications was in the Times in last Thursday's paper. We will be accepting applications from Sept 1st through Sept 30th for the Emergency Repair & Owner- Occupied Rehabilitation Programs. Applications for the Down Payment Assistance program will also begin on Sept 1st and will be ongoing until the funds are used.

Commissioner Lockley asked how many more mobile homes would be purchased with this program. Ms. Switzer said she believed only one more and that the rest will be repairs. There are no more funds to her knowledge. She did request additional funds initially and received them. Ms. Switzer said that we did receive the \$350k SHIP funds. It will have to advertise for 30 days, and they will accept applications from September 1st -30th. Applications for down payments will also be accepted beginning September 1st. Commissioner Lockley said there is still a great need even though funds have been cut off.

Planning and Zoning Reports

16. Critical Shoreline Applications

a. 1474 Alligator Drive

Consideration of a request to construct a Single-Family Residential Dock with a 353'x4' access walkway with an 8'x20' Terminus and Two (2) 12'x20' Boat lifts. Property is described as Lot 3 of Lot 9 Sub Penn Point, Block L, Unit 2, 1474 Alligator Drive, Alligator Point, Franklin County, Florida. State and Federal Permits have been received. Request submitted by Docks 4 Less, agent for John Adam Dowdy, III. (Application originally submitted and approved 5/14/2019)

P&Z Board Recommended Approval BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Boldt, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the request to construct a Single-Family Residential Dock with a 353'x4' access walkway with an 8'x20' Terminus and Two (2) 12'x20' Boat lifts. Property is described as Lot 3 of Lot 9 Sub Penn Point, Block L, Unit 2, 1474 Alligator Drive, Alligator Point, Franklin County, Florida. Motion carried 5-0.

b. 26 Mardi Gras Way

Consideration of a request to modify an existing dock by adding a 24'x6' access walkway, a 6'x3' step-down, and a 12'x24' uncovered boat lift. Property is described as Lot 20 Holiday Beach, Unit 1, 26 Mardi Gras Way, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Debra Fadool, applicant. State and Federal Permits have been received. P&Z Board Recommended Approval

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Boldt, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request to modify an existing dock by adding a 24'x6' access walkway, a 6'x3' step-down, and a 12'x24' uncovered boat lift. Property is described as Lot 20 Holiday Beach, Unit 1, 26 Mardi Gras Way, Alligator Point, Franklin County, Florida. Motion carried 5-0.

c. 147 Harbor Circle

Consideration of a request to construct a Single-Family Dock with a 231'x4' access walkway, a 26'x4.5' Terminus with a 26'x1.5' Step-down, and Two (2) 16'x26' Covered Boat Lifts. Property described as Tract 4 Alligator Harbor, 147 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Steven Fling, applicant. P&Z Board Recommended approval contingent upon State and Federal Permits

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Boldt, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request to construct a Single-Family Dock with a 231'x4' access walkway, a 26'x4.5' Terminus with a 26'x1.5' Step-down, and Two (2) 16'x26' Covered Boat Lifts. Property described as Tract 4 Alligator Harbor, 147 Harbor Circle, Alligator Point, Franklin County, Florida, contingent upon State and Federal Permits. Motion carried 5-0.

d. 333 River Road

Consideration of a request of a tear down and rebuild of a Single-Family Dock with a 51'x6' access walkway and a 13'x38' Covered Boat Lift. Property is described as Block 5, Carrabelle River Sub Lot 3 & North 35' of Lot 4, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for John Mooney, applicant. Applicant will be contingent upon State and Federal Permits. P&Z Board recommended approval contingent upon State and Federal Permits

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the request of a tear down and rebuild of a Single-Family Dock with a 51'x6' access walkway and a 13'x38' Covered Boat Lift. Property is described as Block 5, Carrabelle River Sub Lot 3 & North 35' of Lot 4, Carrabelle, Franklin County, Florida, contingent upon State and Federal Permits. Motion carried 5-0.

e. 1927 Indian Harbor Road

Consideration of a request to construct a new 4'x237' Single Family Dock with a 6'x26' Terminus and a 3' step-down. Property is described as Lot 7 Indian Bay Village, 1927 Indian Harbor Road, St. George Island, Franklin County, Florida. State and Federal Permits have been received. Request submitted by Better Built Docks, agent for Jared Orciani, applicant. P&Z Board Recommended approval

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the request to construct a new 4'x237' Single Family Dock with a 6'x26' Terminus and a 3' step-down. Property is described as Lot 7 Indian Bay Village, 1927 Indian Harbor Road, St. George Island, Franklin County, Florida. Motion carried 5-0.

f. 1968 Highway 98 West

Consideration of a request to construct a New Single-Family Dock with a 242'x4' access walkway with a 15'x15' midway access deck, a 10'x16' Terminus, and Two (2) 10'x20' Boat Lifts. Property is described as Lot 1 Crooked River Light House Reservation, 1968 Highway 98 West, Carrabelle Beach, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Jennifer Smith, applicant. Application will be contingent upon State and Federal Permits. P&Z Board recommended approval contingent upon State and Federal Permits

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Ward, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request to construct a New Single-Family Dock with a 242'x4' access walkway with a 15'x15' midway access deck, a 10'x16' Terminus, and Two (2) 10'x20' Boat Lifts. Property is described as Lot 1 Crooked River Light House Reservation, 1968 Highway 98 West, Carrabelle Beach, Franklin County, Florida, contingent upon State and Federal Permits. Motion carried 5-0.

g. 2392 Highway 98 West

Consideration of a request to add fill to construct a driveway over a portion of a jurisdictional wetland on the front of the property. Property is described as Pinewood Shores Sub Lot 3 being 1.07 Acres, 2392 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Rick Soria, applicant. The applicant will be contingent upon FDEP permit. P&Z Board recommended approval contingent upon DEP permit.

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the request to add fill to construct a driveway over a portion of a jurisdictional wetland on the front of the property. Property is described as Pinewood Shores Sub Lot 3 being 1.07 Acres, 2392 Highway 98 West, Carrabelle, Franklin County, Florida, contingent upon DEP permit.

Commissioner Lockley inquired as to what they were building. Mrs. Bankston said they are constructing a driveway. It is a jurisdictional wetland, and they are required to get a permit from FDEP. DEP has taken over jurisdictional wetlands, but they must get a permit from the County to put in the fill and construct the driveway. **Motion carried 5-0.**

h. 4530 St. Theresa Landings Road

Consideration of a request to modify an existing Community Dock by adding 12.6'x12.6' Boat lift. Property described as parcel # 28-06-02W-1000-0000-0COM, St Theresa Landings Road, St. Theresa, Franklin County, Florida. Request submitted by Hydra Engineering & Construction, agent for Matthew Fox, applicant. Applicant will be contingent upon State and Federal Permits or Exemption.

P&Z Board recommended approval contingent upon State and Federal permits or Exemption

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Boldt, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the request to modify an existing Community Dock by adding 12.6'x12.6' Boat lift. Property described as parcel # 28-06-02W-1000-0000-0COM, St Theresa Landings Road, St. Theresa, Franklin County, Florida, contingent upon State and Federal Permits. Motion carried 5-0.

17. Commercial Site Plan Applications

a. St. James Bay

Consideration of a request for Site Plan review for an additional 12 Villa Unit at the Club House area of St. James Bay Golf Course. Property described as 160 Laughing Gull Lane, Carrabelle, Franklin County, Florida. Request submitted by Jim Waddell, agent for St. James Bay PUD. Applicant will be contingent upon State and Federal Permits. P&Z Board recommends approval contingent upon State and Federal Permits

BOARD ACTION: Approve, Table, or Deny

Commissioner Boldt stated that he would need to recuse himself since he lived at the property up for action. Attorney Shuler confirmed with Commissioner Boldt that he has a conflict of interest and that he will file a form recusing himself for the official record.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, the Board approved the request for Site Plan review for an additional 12 Villa Unit at the Club House area of St. James Bay Golf Course. Property described as 160 Laughing Gull Lane, Carrabelle, Franklin County, Florida, contingent upon State and Federal Permits. Motion carried 4-0, Commissioner Boldt recused.

b. 116 Otter Slide Road

Consideration of a request for Commercial Site Plan review of a 37'x12' Storage Building on a 9.09-acre parcel on property described as a parcel containing 34.36 acres located at 116 Otter Slide Road, Eastpoint, Franklin County, Florida. Request submitted by LMB Properties Partnership, Ltd, applicant. P&Z Board recommended approval

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Parrish, seconded by Commissioner Lockley and Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the request for Commercial Site Plan review of a 37'x12' Storage Building on a 9.09-acre parcel on property

described as a parcel containing 34.36 acres located at 116 Otter Slide Road, Eastpoint, Franklin County, Florida. Motion carried 5-0.

18. Re-Zoning & Land Use Change Applications

a. Seacured Storage LLC

Consideration of a request for Public Hearing to re-zone a 5.9-acre parcel lying in Section 36, Township 8 South, Range 7 West, located in Eastpoint, Franklin County, Florida from C-2 Commercial Business to R-7 Multi-Family High Density. Request submitted by Garlick Environmental Associates, agent for Seacured Storage LLC, applicant. P&Z Board recommends approval for Public Hearing

BOARD ACTION: Approve, Table, or Deny

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the request for Public Hearing to re-zone a 5.9-acre parcel lying in Section 36, Township 8 South, Range 7 West, located in Eastpoint, Franklin County, Florida from C-2 Commercial Business to R-7 Multi-Family High Density. Motion carried 5-0.

Mr. Moron presented the following item from his report at this time.

d. Special Master/Magistrate for P&Z/BOA: Another item Commissioner Bold discussed at the July 20th meeting was the use of a Special Master/Magistrate to hear Planning & Zoning (P&Z) applications and Board of Adjustment (BOA) variance requests, due to attendance issues with the community member boards. If the Board agrees to pursue this idea, Mrs. Cortni Bankston would reach out to other counties and cities that uses master/magistrates and report back to this Board. As an option, until the Board decides on the use of a master/magistrate, would the Board consider merging the current P&Z and BOA members to serve as both P&Z and BOA to hear their applications and requests. By combining the active members on both boards, we could have a seven- member board with two alternates. The seven-member board make-up will be 5 district seats and two at-large seats. On the second Tuesday of every month, they would meet at 6:30 p.m. as the Board of Adjustment then at 7:00 p.m. as the Planning and Zoning Commission. If the Board favors this option, I will ask for two motions, one to combine the membership for a five-member board to hear the August Planning and Zoning and Board of Adjustment applications, most likely with an Emergency Ordinance. The other motion would authorize Attorney Shuler to schedule a public hearing to amend the Zoning Ordinance to allow for the seven-member board along with the other necessary changes.

On a motion by Commissioner Boldt, seconded by Commissioner Ward, to authorize staff to reach out to other counties and cities that use masters/magistrates and report back to the Board.

Commissioner Lockley asked if this would be for informational purposes at this time. Mr. Moron confirmed that this was strictly information, to collect information and bring back to the Board. Then the Board can decide on if and how they want to handle it. Commissioner Lockley said he would like information on both and asked if there has ever been a combined board. Attorney Shuler said to his knowledge there has always been two separate boards since the present ordinance was adopted in the 1980s. After we handle this component, we will move on to address the issue of potentially merging the two together. Commissioner Ward said she doesn't have a problem in collecting this data for informational only purposes. Commissioner Boldt look at the public input that has been afforded in a magistrate system. **Motion carried 5-0.**

Mr. Moron discussed the request for motion to combine the membership for a five-member board to hear the August Planning and Zoning and Board of Adjustment applications.

Mr. Moron said there is difficulty in getting a quorum, his office ran the ad for thirty days, on the website and radio, with no response. Volunteering is not like it used to be. Without this action you will not have a BOA in August and possibly not a P&Z. Chairman Jones said he is in favor of temporarily combining the meetings to make sure that the board will be as solid about meeting as the board of County Commissioners. In some instances, we are cutting off public access unintentionally. It is taxing to everyone from the public, the applicants, and the board members.

Mrs. Bankston said with combining the two boards we will have six dependable members so we will always have a quorum. Commissioner Ward said she spoke with one member and was in favor of combining the two boards. Mr. Moron said he or Mrs. Bankston had reached out to all the current members, and they were all in favor.

Commissioner Ward made a motion to approve the emergency ordinance merging the P&Z and Board of Adjustment combine the membership for a five-member board to hear the August Planning and Zoning and Board of Adjustment applications.

Attorney Shuler asked Commissioner Ward for the record and to comply with the statutorily formalities, if she agreed that she was making a motion that Franklin County has declared that an emergency exists, and that the immediate enactment of this Ordinance is necessary and waives the usual notice requirements of s. 125.66(2), Florida Statutes, is that your motion? Commissioner Ward said yes, that is her motion.

Chairman Jones clarified that we are moving to a seven-member board and not a five-member board. Mr. Moron said yes, seven members with two alternates. **Seconded by Commissioner Boldt.**

Attorney Shuler explained the ordinance in detail to the Board. Commissioner Lockley asked if this ordinance would be temporary. Attorney Shuler said the ordinance will be in place until the Board changes it.

EMERGENCY ORDINANCE 2021-13

AN EMERGENCY ORDINANCE OF FRANKLIN COUNTY, FLORIDA; AMENDING SECTIONS 305 AND 315 OF THE FRANKLIN COUNTY ZONING CODE FOR THE PURPOSE OF MERGING THE FUNCTIONS OF THE PLANNING AND ZONING ADVISORY BOARD AND THE ADVISORY BOARD OF ADJUSTMENT INTO A SINGLE BOARD WITH THE SAME POWERS IN SECTIONS 305 AND 315 OF THE FRANKLIN COUNTY ZONING CODE; CREATING A SEVEN MEMBER PLANNING AND ZONING ADJUSTMENT BOARD WITH TWO ALTERNATES; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCES OR PARTS OF OTHER ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 305 of the Franklin County Zoning Code established an advisory Planning and Zoning Board, and;

WHEREAS, Section 315 of the Franklin County Zoning Code created an advisory Board of Adjustment, and;

WHEREAS, too frequently, both boards have had substantial difficulty fulfilling their lawful duties due to the lack of a quorum, resulting in delays in processing development applications, variances and special exceptions; and

WHEREAS, Franklin County has previously decreased the number of seats on the Planning and Zoning Commission for the purpose of lowering the quorum threshold and has advertised in the local newspaper and on the radio seeking volunteers for both boards with small success, and;

WHEREAS, the lack of quorums adversely impacts development of private property and the tax base, and, generally, annoys both the public and the builders; and,

WHEREAS, the construction industry is a vital component of tourism, which is the county's last remaining economic base, and;

WHEREAS, Franklin County finds that combining the participating volunteers of the Planning and Zoning Board with the Board of Adjustment will be helpful in obtaining quorums, and;

WHEREAS, Franklin County has declared that an emergency exists and that the immediate enactment of this Ordinance is necessary and waives the usual notice requirements of s. 125.66(2), Florida Statutes,

NOW THEREFORE BE IT ORDAINED THAT:

1. The Planning and Zoning Adjustment Board is established by this ordinance as a seven member board, with two alternates, and it shall exercise all of the powers and duties enumerated in Sections 305 and 315 of the Franklin County Zoning Code.
2. It is the intent of this ordinance to amend Sections 305 and 315 of the Franklin County Zoning Code by combining the functions of the Planning and Zoning Board into the Planning and Zoning Adjustment Board empowered to exercise all of the powers and duties of said Sections 305 and 315.
3. Except for the merger of the Planning and Zoning Board and the Board of Adjustment into the Planning and Zoning Adjustment Board, it is the specific intent of the Board of County Commissioners that this ordinance shall not repeal any other part of Section 305, establishing the Planning and Zoning Board, or Section 315, establishing the Board of Adjustment.
4. To encourage attendance, it is the intent of the Board that alternates who appear at meetings shall be authorized to participate in the review of, and vote on, any item on the agenda, with the same authority as a regular member even if there is quorum of regular members present.
5. SEVERABILITY: If any part of this ordinance should be found to be unlawful and unenforceable, then the Court shall strike such unlawful portion and enforce the remainder of this ordinance.
6. REPEALER: All ordinances, or parts of such ordinances, in conflict with this ordinance are hereby repealed.
7. EFFECTIVE DATE: This ordinance shall take effect upon being filed with the Department of State.

On this the 3rd day of August 2021, this ordinance was adopted by unanimous vote of the Board of County Commissioners of Franklin County, Florida, during a duly declared local state of emergency.

Motion carried 5-0.

County Staff & Attorney Reports

19. Fiscal Manager/Grants Coordinator – Erin Griffith

Action Items:

1. BOARD ACTION: Approval of Grant Resolution and Supplemental Agreement, Timber Island Road

On July 20th, the Board opened the bids for the resurfacing of Timber Island Road. Of the three bids received, Pigott Asphalt and Sitework, LLC was the lowest responsive bidder. However, their bid of \$761,977.65 was still greater than the available construction budget for the grant by \$74,855.56. Franklin County sent a request for increased funding and FDOT has prepared a supplemental agreement to provide the additional construction funds. The new total award for the Timber Island Road SCOP Grant will be \$894,596.00.

Board action to approve the attached resolution and supplemental agreement and authorization for the chairman to sign.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the grant resolution and supplemental agreement for the resurfacing of Timber Island Road and authorized the Chairman to sign. Motion carried 5-0.

2. BOARD ACTION: CEI Contract Award, Timber Island Road

On June 15th, the Board authorized staff to proceed with negotiations with the highest ranked firm Southeastern Consulting Engineering, Inc. for the construction, engineering, and inspection services for the Timber Island Road Project. Southeastern will provide the services referenced in the attached agreement for a total lump sum fee of \$67,039.00. Board action to approve and authorize the chairman to sign the agreement with Southeastern Consulting Engineering, Inc.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the agreement with Southeastern Consulting Engineering, Inc. and authorized the Chairman to sign. Motion carried 5-0.

3. BOARD ACTION: Construction Notice of award, Timber Island Road

As mentioned above, Pigott Asphalt and Sitework, LLC was the lowest, responsive bidder for the Timber Island Road Project. Grant funding is now in place to fund the construction contract in the amount of \$761,977.65.

Board action to approve and authorize chairman to sign the attached Notice of Award for Pigott Construction.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the Notice of Award for Pigott Construction. Motion carried 5-0.

4. BOARD ACTION: Change Order, CR67 Paving Project

The Florida Department of Transportation has approved a change order for the CR67 paving project for contractor C.W. Roberts to repair an area around a manhole at the intersection of Highway 98 and County Road 67. The change order will be for an additional \$14,018.21 which will increase the total grant funded

contract price to \$2,827,990.14. The county received the actual change order form this morning from the construction engineers on this project and we would like to seek approval from the Board for the Chairman to sign once the form is ready so the project can proceed on schedule.

Board action to approve and authorize the chairman to sign a change order for C.W. Roberts Contracting in the amount of \$14,018.21 once the form is received from the engineer.

On a motion by Commissioner Boldt, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the change order for C.W. Roberts Contracting in the amount of \$14,018.21 once the form is received from the engineer. Motion carried 5-0.

5. As mentioned above, Pigott Asphalt and Sitework, LLC was the lowest, responsive bidder for the Timber Island Road Project. Grant funding is now in place to fund the construction contract in the amount of \$761,977.65.

Board action to approve and authorize chairman to sign the attached Notice of Award for Pigott Construction.

This item was a duplication of Item #3.

Informational Item:

6. BOARD INFORMATION:

Upon conclusion of the budget workshop this past week, the proposed 2021 COUNTY millage rate that will go out on the 'Truth in Millage' (TRIM) Notice will be 5.4707 mills. TRIM notices are mailed to property owners in mid to late August each year. The TRIM Notice is not a bill, but rather an estimate of your taxes based on the proposed tax rates by taxing authority, your property value, and exemptions. The notice outlines your property's market, assessed and taxable values and any exemptions you may have. The first public hearing is set for Tuesday, September 7th, 5:15 at the Franklin County Courthouse Annex.

20. County Coordinator – Michael Morón

Action Items:

a. Airport Generator Quote: At the June 20th meeting, the Board approved a \$5,903.00 RingPower quote to repair the airfield vault emergency generator. Mr. Mosteller forwarded me a separate \$3,940 quote from RingPower for the rebuilding of the injection pump for the same generator that was not part of the \$5,903 quote. The manufacture does not have a replacement injector pump, therefore if repairs are necessary, it would have to be rebuilt. Mr. Mosteller will keep me updated on the status of the generator repairs.

Board action to approve the \$3,940 quote for the airfield vault generator.

Mr. Mosteller said that in cleaning the tank, adding fuel and changing filters, this may have solved the problem. He said that he has started it several times and had no issues. He suggested after we purchased the new one, we could put this one on a trailer and use for a backup generator. Chairman Jones asked what the turnaround time would be for the rebuilding of the injection pump. Mr. Mosteller said he is very hopeful that we aren't going to have to cross that bridge. Mr. Mosteller said he will tell the mechanic to hold off on injector pump. Commissioner Parrish said the quote for \$3,940 is very expensive for a rebuild. This might

be a moot point, approving money for something that we aren't going to need. In an emergency, Mr. Moron could approve the repair and have it ratified at the next meeting. Attorney Shuler said there is no need to table, just take no action.

b. EOC Use of Warehouse: At your last meeting Mrs. Pam Brownell asked the Board to allow her the use of the warehouse located at the vacant Bay City Workcamp to store equipment and supplies for storms and emergencies. I verified with Mr. John Collins (AVCON) that the warehouse, and the entire workcamp, is located on County Airport owned property, therefore a lease for fair market value would be necessary if the County intends on using the warehouse for storage. I suggested to Mr. Collins that he contact both FDOT and FAA and ask their opinion on hiring an appraiser to seek an appraised square footage price on unimproved, improved, airport and non-airport related uses of County Airport owned property. Mr. Collins has contacted both agencies and is awaiting a response. If he receives a favorable response, would the Board like some quotes for this service?

Board discussion and direction.

Commissioner Ward asked why the Board would need to pay someone to get a contract or enter into a lease agreement for property that we own. Chairman Jones said he thought that the Board opened the door when we started talking about relocating the EOC. It's all county property, but it's designated as airport property. Commissioner Parrish said that's why the state paid rent when they had the correctional facility there, not.

Attorney Shuler said only to the FAA and federal government does it make sense to pay yourself to lease property, but our airport engineer has advised us to do this. I don't think there is a need to hire someone to appraise square footage price. Commissioner Lockley asked why we didn't we have to go through this before when we agreed to allow the sheriff's department to use as a drug rehab center. Attorney Shuler said we did not consult with the airport engineering firm at that time but would have most likely been told that then. Chairman Jones suggested discussing this item at the next meeting.

c. Alligator Point Public vs Private Beach Property: Also at your last meeting, Commissioner Boldt discussed the need for the County to determine if certain beach front properties on Alligator Point is public or private property. Attorney Shuler stated that he has a conflict on this issue, therefore the Board would have to appoint outside counsel to address this matter. How would the Board like to proceed?

Commissioner Boldt said he has been impressed with Mr. David Thoriac and his background. He recommends that he be brought in to consider this issue. Commissioner Lockley said he is high dollar. Chairman Jones inquired as to what is sparking this discussion, what are we being asked to do? Commissioner Boldt said he would like an official conclusion on what is private and public regarding beach accesses.

Attorney Shuler that he does not have a conflict on what is a public beach at Alligator Point. The board has already answered this question during the lawsuit 2001-2004 in favor of the county. The Board took that rationale and applied it to plats at Alligator Point. Unless the board wants to re-access that then Attorney Shuler said he believes you are bound by the decision in that case. If you are looking for advice on the specific deed, I have a conflict. Chairman Jones said if the Board is being asked to hire an attorney, then we need to know the exact question we are trying to answer. Chairman Jones most of that information should be in the public records.

Chairman Jones used as an example in Eastpoint on the bay two homeowners have two deeds that overlap themselves. That is not a matter that the county would address.

Commissioner Parrish said that has a lot to do with surveys. Why would the individual purchase a survey if we have that? They want the county to pay for them. I brought this up last time this situation came up. The emails I got showed beach access on ___ road owned by the county the individuals believe they own but they haven't had a survey to determine that they own it. Commissioner Lockley we have a map plan of what we have.

Attorney Shuler there are recorded subdivision plats for Alligator Point and St. George Island part of the litigation 2001. The litigation was only for St. George Island but around the time it concluded the board said those are public beaches at Alligator Point as well. Based on the county's successful of establishment of county beaches on St. George Island. Attorney Shuler doesn't feel like the board needs to go back and reestablish what was determined previously. Attorney Shuler said that he can't say more than what he has said.

Attorney Shuler said all plats are recorded as official records of Franklin County. Commissioner Lockley said he feels if property owners have an issue with who owns the property, they need to bring their survey and compare. If it is different, then the board would have to fund determining ownership. Commissioner Boldt thanked the Board for the discussion. Chairman Jones said the Board was not unconcerned but if the Board starts hiring legal counsel for things that can be handle in different ways, the Board is not being good stewards of the taxpayer's money.

d. Special Master/Magistrate for P&Z/BOA: Another item Commissioner Bold discussed at the July 20th meeting was the use of a Special Master/Magistrate to hear Planning & Zoning (P&Z) applications and Board of Adjustment (BOA) variance requests, due to attendance issues with the community member boards. If the Board agrees to pursue this idea, Mrs. Cortni Bankston would reach out to other counties and cities that uses master/magistrates and report back to this Board. As an option, until the Board decides on the use of a master/magistrate, would the Board consider merging the current P&Z and BOA members to serve as both P&Z and BOA to hear their applications and requests. By combining the active members on both boards, we could have a seven- member board with two alternates. The seven-member board make-up will be 5 district seats and two at-large seats. On the second Tuesday of every month, they would meet at 6:30 p.m. as the Board of Adjustment then at 7:00 p.m. as the Planning and Zoning Commission. If the Board favors this option, I will ask for two motions, one to combine the membership for a five-member board to hear the August Planning and Zoning and Board of Adjustment applications, most likely with an Emergency Ordinance. The other motion would authorize Attorney Shuler to schedule a public hearing to amend the Zoning Ordinance to allow for the seven-member board along with the other necessary changes.

i. Board action to authorize staff to research other counties and cities that use special masters/magistrates for Planning and Zoning and/or Board of Adjustment requests and present this information at an upcoming meeting. ii. Board action to merge the current members of both the Planning & Zoning and the Board of Adjustment boards to one board. This seven-member board will serve as the Planning and Zoning commission and hear applications and as the Board of Adjustment and hear variance requests. This action will also authorize Attorney Shuler to schedule a public hearing to expand the current membership of the Planning and Zoning and Board of Adjustment boards from five-members with two alternates to seven-members with two alternates. iii. Board action to temporarily authorize, as an Emergency Ordinance, the merging of the County's Planning and Zoning and Board of Adjustment

members to a five-member two alternate Board to hear August Planning and Zoning and Board of Adjustment applications.

Item addressed earlier in the meeting.

e. Ryan Drive Repairs: The paving contractor has reviewed the Ryan Drive engineered plans provided by the City of Carrabelle and submitted a revised proposal with a new total of \$116,770. This is approximately \$27,000 more than the original quote prior to the submittal of the engineered plans. The City of Carrabelle is aware of revised quote and will decide at their August 5th meeting whether to increase their payment to cover half of the project cost or put the project out to bid.

Board action to accept the revised Roberts and Roberts quote of \$116,770 to repair Ryan Drive and proceed with the project if the City of Carrabelle agrees to pay half of the project cost. If the City of Carrabelle Commission preference is to bid out the project, the city will be responsible for the bidding process, the selection process, inspections, and all other project responsibilities and costs, except for the county's portion. I recommend that the County stipulates to paying up to \$58,385 (1/2 of the \$116,770) or the bid amount, whichever is less.

Commissioner Parrish said he felt this was up to Commissioner Ward since it is in her district. Mr. Moron the problem is we pay half, and the city of Carrabelle pays half. Attorney Shuler said in an ordinary project that is true, we have an interlocal agreement with the City of Carrabelle for cost sharing how the final price of the project is determine. The board is not taking away her authority to spend her funds. Commissioner Ward said the issue is there is an increase of \$27k, the City of Carrabelle must put this back before their board, Commissioner Ward doesn't want to put it back out for bid prices are going up. The City of Carrabelle was concerned about the increase of costs.

Commissioner Jones said hasn't the county and city agreed upon the interlocal agreement. Attorney Shuler said that when he wrote the agreement, he added conditional provision a subsequent cost estimate City of Carrabelle wanted engineer to do bid specs. Attorney Shuler anticipated increase of cost. Reinforce talked to Mr. Hartman if the city approved the increase, they would not require bidding. If they want to bid it, then they need to be responsible to bid. Chairman Jones said there is already an interlocal agreement agreeing to the repairs cost by 50/50. At a loss to why we are doing this, seems like a delay.

Commissioner Ward said there was nothing that says what to do if the costs rise, no dollar amount. It just says that it can increase or decrease. She said that she thinks their concern is they could get a cheaper quote by putting it out for bids. Commissioner Ward said she does not want to do that. She believes they are trying to be good stewards of their money, but she is hoping we can move forward with the project.

Commissioner Parrish asked how much the cost of the engineer was. Mr. Moron said the Carrabelle said it was at no cost. Mr. Moron said he fears that if we go out for bid and the bids are higher. Attorney Shuler said he did not draft any thresholds. It was written that if the costs went up the board would have the option of parachuting out of the agreement. We can get out of the interlocal agreement just as the City of Carrabelle can. However, then the repairs don't get done. Commissioner Ward said this has been an issue for a long time. Roberts and Roberts are in the area now but if we wait, go out for bids then they win it. We will then have to pay for mobilization. Commissioner Lockley we went through this same thing with the animal control. It must be done before someone gets hurt or killed.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved accepting the revised Roberts and Roberts quote of \$116,770

to repair Ryan Drive and to proceed with the project if the City of Carrabelle agrees to pay half of the project cost. If the City of Carrabelle Commission preference is to bid out the project, the city will be responsible for the bidding process, the selection process, inspections, and all other project responsibilities and costs, except for the county's portion. The County stipulates to paying up to \$58,385 (1/2 of the \$116,770) or the bid amount, whichever is less. Motion carried 5-0.

f. License Plate Camera @ Abercrombie: Previously, the Board approved installing a security camera system at the Abercrombie boat ramp to reduce vandalism to the cars and boats. What was not included in the approved proposal was a camera designed specifically to read the license plates of cars as they enter or leave the boat ramp. The contractor submitted a \$1,367 quote for the tag camera that includes parts, labor, and installation.

Board action to accept the \$1,367 quote from Premise Network Solutions for the installation of a tag camera at the entrance of Abercrombie boat ramp.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved installing a security camera system at the Abercrombie boat ramp to reduce vandalism to the cars and boats. Motion carried 5-0.

g. Courthouse Repairs: Recently, based on the Boards directive, I requested an inspection of the Courthouse structure from Southeastern Consulting Engineers. The Board was concerned that the issues that required the City of Apalachicola to close a portion of Leslie and Forbes Street did not affect the structural integrity of the Courthouse. Mr. Lance Watson of SCE completed an inspection and found no issues with the Courthouse's structure but did find other issues that are contributing to constant leaks throughout the building. Mr. Watson has submitted a \$19,950 proposal that will cover on-site inspections, repair scope of work, bid document preparations, and construction inspections throughout the project to address the issues that are causing the leaks.

Board action to accept the \$19,950 proposal from Southeastern Consulting Engineers to repair the cracks and other issues that are causing the leaks in the Courthouse. This professional services fee will be paid from the courthouse maintenance budget.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved accepting the \$19,950 proposal from Southeastern Consulting Engineers to repair the cracks and other issues that are causing the leaks in the Courthouse. Motion carried 5-0.

h. Federal Delegation Digital Divide Letter: Chris Doolin of the Small County Coalition (SCC) is asking the Board to consider sending a letter to our Federal Legislative Delegation on the "Urgent Request Regarding Inclusion of Key Digital Divide Items in the Congressional Negotiations on the Digital Divide elements of the Infrastructure Legislation." I've attached the SCC request along with a link to a draft letter for your consideration.

Board action to authorize the Chairman's signature on the letter to our Federal Legislative Delegation.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the letter to our Federal Legislative Delegation. Motion carried 5-0.

i. Franklin County as a Trafficking Free Zone: The U.S. Institute Against Human Trafficking has reached out to all Florida county attorneys with a request to designate each county as a Trafficking Free Zone (TFZ). There are already 10 zones in Florida that are declared TFZs. If the Board is interested, Attorney Shuler and staff could do some additional research and report at the next meeting.

Board discussion and direction. Informational Item:

Commissioner Parrish asked if there were any teeth to the designation. Mr. Moron said he doesn't know, but he would be researching the issue provided the Board is interested. Board directed Mr. Moron to research and report back to the Board.

j. CitizenServe Software: As stated at the Budget Workshop on Thursday, the Building Department is moving to a new building permitting software, CitizenServe. This software will allow the County to be compliance with the new legislative online permitting requirements. CitizenServe is in use in Wakulla and Gulf Counties, which should make it easier on contractors as they are familiar with the software and further reduce walk-in traffic and phone calls. Mr. Steve Paterson (Building Official) will host a training workshop for interested contractors and homeowners when the program is online.

Chairman Jones noted that the state mandated this requirement but unfunded. Chairman Jones said that he had received a series of text from Senator Ausley making sure that we are aware there are dollars available for emergency fund for schools and even funds to build out networks that do not exist. The deadline is August 13th. Mr. Moron is going to attend workshop this afternoon and see if there is something we can do.

Chairman Jones said we need a comprehensive plan for broadband in place. Commissioner Lockley asked where we are at on armory. Mr. Moron said next week we open bids for new architect of record. Asking for some direction for going out for bids for painting bids.

Mr. Moron said we will have a better answer on timeline once architect is on board. Only one architect showed up for the walk through and he was one that had worked with Mr. Emo. Commissioner Lockley has constituents that want to have weddings and there is nowhere to go. He is trying to find out if we can open. Mr. Moron said it was closed due to Covid and the fire sprinkler system. In discussions with the state, we agreed to not have any events there until we get sprinkler system install. We did temporarily do a fire watch for use, and we used the excuse they hadn't funded.

Commissioner Lockley made a motion to allow the use of the armory with fire watch for this wedding. Commissioner Ward seconded the motion.

Attorney Shuler said we can't allow one person to use it and exclude others from using it. Mr. Moron said he and Mrs. Bankston have turned a lot of people down wanting to use it. Chairman Jones asked Commissioner Lockley if he would amend his motion to open the armory for all events.

Mr. Moron asked what the Board wanted to do as far as liability. We are opening the armory against the direction of the state. Now that the state has given us the funds to install the system, how do we move forward with this. It is about safety and security of everyone. Mr. Moron asked should he ask the state if the watch is still good. Chairman Jones said maybe we could do multiple things. We continue to do the fire watch, we are about to open bids for new architect, know that we are moving forward with the fire suppression systems. If the state says so, provide this information back to the board. Mr. Moron what do I

need to do about anyone who wants to apply. Chairman Jones said shouldn't we have an answer back by the next meeting? If you do accept applications, ratify them at the next meeting. 3:14

Commissioner Parrish if we are going to open it then there needs to be a time that you don't make reservations so that the fire suppression can be installed. There needs to be a time that we block off and not take reservations. Mr. Moron what if you direct me today to contact the state and come back with a decision. If I call the state this afternoon and they say not, in between now and the next meeting, do I put the application acceptance on hold until the next meeting for your decision.

Commissioner Parrish said Covid is now coming back as cases are on the uptick. Mr. Moron said yes, we are not wanting to create any super spreaders. Chairman Jones are we wanting to do what county coordinator is asking to get an answer from the state to bring back before us at the next meeting.

Commissioner Lockley said he would like the motion amended to open the armory until January 2022.

Mr. Moron what happens if the state does not agree to open it up. Commissioner Lockley then we won't accept applications. Commissioner Lockley said he is asking for them to open and accept applications.

Commissioner Ward said that she feels like we need to contact the state and get their view on opening with fire watch.

Commissioner Lockley amended his motion to open the armory until Jan 2022, accept applications and if the state tells us something different go from there. Commissioner Ward withdrew her second.

Commissioner Ward said she would like for Mr. Moron to get direction from the state and provide information at the next meeting. Chairman Jones called for a second to Commissioner Lockley's motion.

Motion died for lack of second.

The Board recessed at 12:33 p.m. and resumed at 12:39 p.m.

21. County Attorney – Michael Shuler

Action Items:

1. Speaker Cards for Public Comment for Participants Who are Present

On a motion by Commissioner Parrish, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved requiring participants who are present to complete speaker cards and turn them in before the meeting. Motion carried 5-0.

2. Lanark Village-St. James Fire District

The Board discussed the issue at length. Commissioner Boldt said he in no way was in favor of disbanding the volunteer fire department. Commissioner Parrish said he would like to have community input before dismantling the department. He suggested holding a public workshop to allow the public an opportunity to speak. Attorney Shuler there would have to be a public hearing to amend the ordinance. This has drug on for years and this is the only solution that he can come up with. Unlawful expenditures were found and reported to the sheriff's department.

Commissioner Parrish asked how would they divide the funds; would they be split? Attorney Shuler said he hopes that the other departments would give us guidance on what areas they can take, but that he has no idea what the fire chiefs will say. The first step would be to see if they are interested and able to take this on. If they say no, then it is a no starter.

Commissioner Boldt said he would like to contact the state fire marshal and ask for help. Mr. Moron said he believed that the fire marshal would look to the local government and what they are doing to address the issue.

Chairman Jones said there are two ways to have fire departments, you can have volunteer departments which are self-governing, or we could go to a paid fire department, but the citizens would have to pay for that. Commissioner Boldt said so we don't have any say so on how the funds can be spent. Chairman Jones restated those self-governing funds were not controlled by the BOCC.

Mr. Moron said that the board can't force someone to sit on board or serve on fire department.

Commissioner Ward said that she believed that Attorney Shuler was asking us to reach out to other districts to see if they would be willing to take on portions of the Lanark Village-St. James Fire District. Commissioner Boldt said that we have a crisis at Lanark Village. Commissioner Parrish said no one can demand that others volunteer.

Commissioner Ward make a motion to contact the districts.

Mr. Moron asked for clarification on what exactly Commissioner Boldt wanted to ask when contacting the fire marshal for help. Commissioner Boldt said that we have a safety dysfunction issue. Mr. Moron is going to ask what the local government is doing to address.

Chairman Jones restated the motion as requested by Attorney Shuler to address the immediate need of the district that is Lanark Village-St. James Fire District currently by reaching out to adjacent districts to see how they feel about permanently assuming the role going forward for what is now the Lanark Village-St. James Fire District. **Seconded by Boldt. 5-0**

Motion by Commissioner Boldt to ask the state marshal to come in and give us guidance to restore the functionality of the fire department. Seconded by Lockley.

Commissioner Parrish said it starts within the community. He suggested holding a town hall meeting within Lanark village where the volunteers will come from. Commissioner Lockley believes that it will work out if one person will get it started. He said that he seconded the motion but believes the state marshal will tell us to handle our own issues. Commissioner Boldt apologized for interrupting Commissioner Parrish in his passion for the subject. Chairman Jones said he is going to support the motion but believes he is going to tell us we need to start paying if we don't have volunteers. **Motion carried 5-0.**

3. Eastpoint Boat Ramp located along Patton Drive, Eastpoint, Florida

Does the Board want to authorize a public hearing to repeal Ordinance 81-3, which closes the boat ramp daily from 10 p.m. to 5 a.m.? No other county boat ramp has such a closure. Other ordinances provide regulations governing the use of boats, as well as closure. Other ordinances provide regulations governing the use of boats, as well as prohibiting the consumption of alcohol at county boat ramps.

Commissioner Parrish said he hates to see a boat ramp close because there is commercial fisherman who use the ramps at all hours, day, and night. We have laws on alcohol. Things change and time to move on from that. What little they are allowed to do in our bay right now.

Chairman Jones said it was hard to cut off public boat ramps for public use. He said what information he was receiving second hand from the sheriff's department is that they want signs up stating the rules. He said that he doesn't believe we should have to put a bunch of signs up for something we already have an ordinance in place to address.

On a motion by Commissioner Parrish, seconded by Commissioner Boldt and Commissioner Lockley, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to schedule a public hearing to repeal ordinance 81-3. Motion carried 5-0.

Commissioners' Comments & Adjournment

22. Commissioners' Comments

Commissioner Ward said that she had thought of a way to make money for the county through a sales tax for infrastructure. This would have paid for vehicles, parks and recreations, provided money for landfill. However, we are not able to levy this tax because we are only allowed to levy 1% and we already do so. Maybe this is something that we can lobby with the legislature and what benefits smaller counties vs larger counties in terms of money and the way they can get money to help pay for things.

Chairman Jones so when the Board enacted the 1% general tax, they tied it to the hospital, and they had people vote on it to do so, hopefully there's coming a day that we have the hospital built. ½ cent that the state allows for health care, another ½ cent for indigent care. Then we would still have almost a full 1% going to the hospital. It would free up that 1% to use for road infrastructure, mandatory trash pickup, etc.

Commissioner Lockley made a motion to build a hospital. Chairman Jones called for a second. **The motion died for lack of second.**

Commissioner Boldt asked if the school board has tentatively approved giving the land just north of the sheriff's department to the county. Mr. Moron said there was a meeting to be held with the Board chair, Superintendent and Mr. Moron to determine if they are giving it with or without strings.

23. Adjournment

Chairman Jones adjourned the meeting.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts