

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
MARCH 15, 2022
9:00 AM
MINUTES**

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

Others Present: Michele Maxwell-Clerk of Court, Michael Shuler-County Attorney, Michael Moron—County Coordinator, and Jessica Gay-Deputy Clerk to the Board

1) Call To Order

Chairman Jones called the meeting order.

2) Prayer and Pledge

Commissioner Ward led the Board in prayer followed by the Pledge of Allegiance.

3) Approval of Minutes

- a) **FCBCC Special Meeting 3/8/2022**
- b) **FCBCC Regular Meeting 3/1/2022**
- c) **FCBCC Regular Meeting 2/15/2022**

On a motion by Commissioner Parrish, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the minutes from the following meetings: FCBCC Special Meeting 3/8/2022; FCBCC Regular Meeting 3/1/2022; FCBCC Regular Meeting 2/15/2022. Motion carried 5-0.

4) Payment of County Bills

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the payment of County Bills. Motion carried 5-0.

5) Special Coordinator – Alan Pierce – Update

Mr. Pierce gave an update to the Board on the Eastpoint, and 2-mile dredge projects, and Mrs. Griffith presented the following item from her report at this time.

d. **BOARD ACTION:** Dredge Project Manual Check Army Corp of Engineers on Wednesday, March 9, Chairman Jones, Alan, and I participated in a conference call with the Corps of Engineers and representatives of the Gulf Consortium. The purpose of the call was to finalize the payment of funds to the Corps for the dredging of the Eastpoint and Two-Mile Channels. The

Corps explained they are now ready to move forward with dredging, but they cannot move forward with a Task Order to Mike Hooks, Inc. (the dredge contractor) until the Corps has received all of the funds from the county. Representatives of the Consortium believe the county will have the \$5,000,000 of Consortium funds to pay the Corps later this week. The Board may recall that Mr. Pierce advised the Board at the last meeting that the Corps had sent a letter informing the Board that they had revised the dredging costs upwards and the latest cost estimate for the project is now \$6,000,000. The county has asked the Gulf Consortium for the additional funds and the Consortium staff believes that a grant amendment will be approved but not received in the timeframe requested for payment by the Corps. In order to avoid any further delay in formulating a task order between the Corps and dredge contractor, I recommend the Board authorize a manual check to be cut for the \$6,000,000 upon receipt of the \$5,000,000 in Consortium funds and for the county to seek interim short-term financing to cover the amount of the additional \$1,000,000 in dredge costs while the grant amendment moves through the approval process with the Gulf Consortium. It is our understanding that once the Corps receives the funds, they will then process the Task Order. Dredging should start within 30 days of the Task Order being issued. Board action to authorize the Clerk's finance office to cut a manual check-up to the \$6,000,000 made payable to the Army Corps of Engineers upon receipt of the \$5,000,000 in Consortium Funds and for county staff to seek interim short-term financing for the \$1,000,000 project amendment.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to authorize the Clerk's finance office to cut a manual check-up to the \$6,000,000 made payable to the Army Corps of Engineers upon receipt of the \$5,000,000 in Consortium Funds and for county staff to seek interim short-term financing for the \$1,000,000 project amendment.

Commissioner Ward said she appreciated Mr. Pierce's work on the project and expressed her frustration with the Corps giving the runaround. Mr. Pierce advised the Board that there may never be another deal with the Corps and the County may choose to dredge on their own every couple of years on a regular basis. He suggested maybe contacting the contractors directly in the future and going through them instead of the Corps. The channels are still local, and the Corps only works on them when Congress allocates money. This has only been done twice in the last thirty years. The Board discussed designating the channels as part of the navigation system and the risk of not using the Corps. Commissioner Lockley noted that they took money back from us during Hurricane Katrina. Mr. Pierce said he is not certain how much it would cost to do on a regular basis, but it wouldn't be in the millions. We would have to see how the disposal area in Eastpoint holds up. Commissioner Lockley said he feels they are ripping us off because he doesn't feel it should cost that much. Mr. Pierce noted that the Corps is a federal agency, and we don't have much negotiability. Commissioner Boldt said he felt with us considering short-term financing for a million dollars, it shows that we care about our waterways. He noted that this is another navigable waterway for our seafood industry. **Motion carried 5-0.**

6) Public Comments

Ms. Melissa Spear expressed her concern about the stormwater issue in Las Brisas. She noted that

during the recent rains the fire hydrant had been completely submerged and the pump station for the sewer almost submerged. She said that there had been a previous discussion about using the property on South Bayshore. She urged the Board to quit issuing permits for buildings until we can remedy the issue. Chairman Jones said his recollection is that all property owners were contacted on the bayside and none had responded to the certified letters.

Dr. Jackie McMillan spoke about her work with FAMU providing teaching and prevention treatment for opioid addiction. Chairman Jones asked Mr. Moron to set up a time in order for Dr. McMillan to present the program to the Board.

7) Awards and Recognitions

a) National Volunteer Week – John Solomon – Proclamation

National Volunteer Week PROCLAMATION

WHEREAS the entire community can inspire, equip, and mobilize people to take action that changes the world; and

WHEREAS, individuals and communities are at the center of social change, discovering their power to make a difference; and

WHEREAS, during the week of April 17th - 23rd 2022 all over the nation volunteers will be recognized for their commitment to service; and

WHEREAS the giving of oneself in service to another empowers the giver and the recipient; and

WHEREAS our Country's volunteer force of 63 million is a great treasure; and

WHEREAS Volunteers are vital to our future as a caring and productive community; and

WHEREAS A volunteer saves on a national average \$28.54 an hour for the organization it volunteers for.

WHEREAS In Florida a volunteer saves the organization it volunteers for an average of \$26.32

WHEREAS Volunteers give of themselves for no other reason but to make our community better.

NOW, THEREFORE, We, Franklin County Commissioners do hereby proclaim April 17th -23rd 2022 National Volunteer Week in Franklin County and also urge our fellow citizens to volunteer in Franklin County. Also, we urge others to recognize those who serve, by tirelessly sharing their time and talent with those in need.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the National Volunteer Week proclamation. Motion carried 5-0.

Mr. Moron reminded the Board that the Planning and Zoning boards are also volunteers.

Constitutional Officers

8. Clerk of Courts – Michele Maxwell – Report

a) Government Finance Professionals Week – Clerk Maxwell – Proclamation

Mrs. Maxwell, Clerk of Courts, would like the Board to acknowledge Government Finance Professionals Week. Clerk Maxwell will read a Proclamation proclaiming March 14-18 Government Finance Professionals Week.

Government Finance Professionals Week

PROCLAMATION

WHEREAS The Florida Government Finance Officers Association is a professional association founded in 1937 and serves more than 3,300 professionals from state, county, and city governments, school districts, colleges and universities, special districts, and private firms; and

WHEREAS the FGFOA is dedicated to being your professional resource by providing opportunities through education, networking, leadership, and information; and

WHEREAS, this inaugural Government Finance Professionals Week, sponsored by the FGFOA and all of its member governmental organizations, is a weeklong series of activities aimed at recognizing government finance professionals and the vital services that they provide to our state and our community; and

WHEREAS, during this week, government finance professionals throughout the State of Florida will be acknowledged for their hard work, dedication, and leadership.

NOW, THEREFORE, I, Michele Maxwell, Franklin County Clerk of Court, on behalf of Commissioner Jones, Commissioner Boldt, Commissioner Lockley, Commissioner Parrish, and Commissioner Ward, do hereby proclaim March 14-18, 2022, as Government Finance Professionals Week in the County of Franklin and extend our appreciation to all government finance professionals throughout the state and here in the County of Franklin for their hard work, dedication, and leadership.

Clerk Maxwell recognized Mrs. Linda Phillips, Ms. Lauren Luberto, Mr. Danny Gay, and Mrs. Andrea Register from the Clerk of Courts' Office.

Mr. Rick Watson recognized Ms. Marzetta Davis and Mrs. Shawna Martina from the Tax Collector's Office.

Mrs. Ronda Skipper recognized Mrs. Meghan Shiver from the Property Appraiser's Office.

Sheriff Smith recognized Mrs. Ginger Coulter from the Franklin County Sheriff's Office.

Mr. Moron and Mr. Alan Pierce recognized Mrs. Erin Griffith as the Fiscal Manager and Grants Coordinator for the county.

Department Directors Reports

9. Superintendent of Roads and Bridges – Howard Nabors

Mr. Nabors presented his report to the Board at this time and had no action items.

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

c. Florida Department of Corrections has sent new Interagency/Public Works Agreements for the use of community work squads. I forwarded the agreements to your departments for their review and comments. I recommend that each Board member and Attorney Shuler review these agreements as there have been questions and discussions recently about work squad availability, especially the number of inmates and the frequency in which each department receives a squad. After these reviews and comments, we can contact FDOC to discuss any possible changes to the agreements and then proceed with signing.

Board discussion and direction.

Mr. Moron said that we have a contract for mosquito control. Mr. Dewitt Polous said he doesn't understand how we got here because they had their own at one time then it used to be under parks and recs. Mr. Moron asked the Board if there was anything else they wanted to discuss with them as we begin negotiations. He asked that each of the Board members contact him before the next meeting so he can put all of the suggestions together. Chairman Jones thanked Mr. Nabors and asked him to be sure to thank his employees for the job they do.

10. Solid Waste Director – Fonda Davis Informational Items (attached to agenda)

Mr. Davis said that they are not taking any sludge from the cities due to at the last inspection with DEP they said we were overcapacity. Later on, we found out that we are not supposed to be taking sludge. Somewhere down the line, it was removed from the permit. Testing would allow us to be able to do it, but they took the testing out due to risk, which eliminated the ability to accept sludge. We are going to work on revising the permit to allow for the acceptance of sludge and add the testing clause back in. Mr. Davis noted that they have a big inspection coming next week because it is time for our permit to be renewed. Chairman Jones asked if this was something the Board needed to approve, and Attorney Shuler said this is issued by DEP. Commissioner Boldt reminded the Board of the importance of the expansion of the landfill. Mr. Davis said he has Dewberry working on it, and once we get the permit for the next five years in place, we will begin working on the future. Mr. Pierce said the Board and the public have a major cost coming up because we are running out of space. Mrs. Griffith said once we get the permit in place we will begin working on a future plan. Chairman Jones thanked Mr. Davis and his crew for all they do. Mr. Davis said he would like to recognize Ms. Melissa West who handles finance at the landfill. Mr. Moron said we should also recognize Ms. Virginia at the Road Department.

11. Emergency Management Director – Pam Brownell

Action Item

a. Asking for Board approval and signing of the MOU with Franklin County and Franklin County School Board. This MOU is the same as last year and serves as our means for transporting our transportation disadvantaged clients out of the county during an evacuation.

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 MOU with Franklin County and Franklin County School Board. Motion carried 5-0.

Ms. Brownell said her recommendation would be to suspend the burn ban. Attorney Shuler noted that the burn ban expired on its own terms

12. Extension Office Director – Erik Lovstrand

Informational Items (attached to agenda)

Mr. Lovstrand recognized Ms. Michelle Huber for her role in the finance department at his office.

Other Reports

13. SHIP Administrator – Lori Switzer-Mills

Action Items:

a. Hurricane Housing Recovery Funds (HHRP)

We advertised for bids for bid package #3 for 1 final mobile home replacement at 354 24th Avenue, Apalachicola. The bid opening was March 9th. There were two bidders, Ironwood Mobile Homes of Perry, and Clayton Homes. Ironwood Mobile Homes of Perry won the bid. The bids are as follows:

Ironwood bid: \$107,015.60

Clayton Homes bid: \$114,300

This is a two-bedroom, two-bath basic design single-wide home. The home is being placed on a Franklin County Community Land Trust Lot with a Land Trust Lease. The bid includes water & sewer tap fees and a light pole. This is a wooded lot. We have partnered with Rose Griffin, with Capital Area Community Action who has taken care of the lot clearing.

Action Item: Approval of bid

I am requesting a motion to go over the maximum award amount of \$86,000 for this applicant and to award the bid for 354-25th Avenue to Ironwood Mobile Home in the amount of \$107,015.60.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, to approve exceeding the maximum award amount of \$86,000 for this applicant and to award the bid

for 354-25th Avenue to Ironwood Mobile Home in the amount of \$107,015.60.

Commissioner Lockley inquired as to if this included water and sewer hookup. Mrs. Switzer confirmed that it did. Chairman Jones inquired about the ownership and if the person would own the home or if it would be owned for the Franklin County Community Land Trust Lot. Attorney Shuler said the lien will be on the mobile home. He clarified for the Board that when they say a ten-year land lease that means a fixed amount of lot rent for the owner. Mrs. Switzer said that it is affordable. Commissioner Lockley said they will have to pay a lot-rent but will not have a note of the trailer. Mrs. Switzer confirmed and said that she believed the \$300 lot rent would include water and sewer. **Motion carried 5-0.**

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

a. Action Item: SHIP Program

At your last meeting, I informed the Board that Mrs. Lori Switzer-Mills, the county's SHIP Administrator, will not renew the SHIP administrative agreement that takes effect on July 1, 2022. There was a discussion regarding the advertising for Request for Qualifications versus requesting quotes from Apalachee Regional Planning Council (ARPC) and Capital Area Community Action Agency (CACAA), agencies with SHIP and housing program experience, to provide SHIP administration services for the county. Most counties, especially those in our region and similar size, either have a county staff member or an agency like ARPC or CACAA providing administrative services. In addition, the 10% administrative fee, currently \$35,000 per year, will not equal a reasonable salary for a qualified individual after all office and business expenses are deducted. Based on that information, I recommend that we request quotes from ARPC and CACAA for SHIP administrative services.

Board action to request quotes from Apalachee Regional Planning Council and Capital Area Community Action Agency for SHIP administrative services.

Commissioner Lockley asked Mr. Moron if ARPC currently had a building in Franklin County. Mr. Moron said they do employ local building officials for each county, but they do not have a building in our county at this time. Commissioner Lockley said he would like to see someone with a building because they will be dealing with confidential information, and it has to be secured. Mr. Moron said that the Board could include a local office in their request for quotes. Mr. Moron noted that the SHIP records are property of the county and need to be in a secure location. Commissioner Boldt said he is mindful of the needs of the people and feels that they need boots on the ground.

On a motion by Commissioner Parrish, seconded by Commissioner Ward, to request quotes from Apalachee Regional Planning Council and Capital Area Community Action Agency for SHIP administrative services. Motion carried 4-1, Commissioner Lockley opposed.

Mr. Moron noted we are requesting proposals and not hiring anyone today.

14. Interim Airport Manager – Ted Mosteller

I have no action items this morning. However, FYI—a few comments:

- a) As reported last meeting--all Projects and issues addressed in previous meetings are still ongoing.
- b) I attended the triannual Northwest Florida Region CFASPP (Continuing Florida Aviation System Planning Process) (FDOT) Thursday, March 3, at the Northwest Florida Beaches Intl. Airport representing our airport. The next state CFASPP will be in Lakeland on April 6th and the next Northwest Florida CFASPP will be June 23rd.
- c) Our county mechanics have been working on servicing and repairing airport equipment.
- d) The March 1, 2022, high school field trip to the airport to introduce students to the world of aviation—hosted by and thanks to a group of EAA Chapter 1646 members, volunteers, the FBO, and the Carrabelle Flying Club--was deemed a huge success. The students and chaperones were introduced to static displays of various aircraft. FBO staff, mechanics, and pilots answered questions and pointed out component details of the aircraft. The students also tried their hands on a flight simulator. They were also offered actual flights by EAA member pilots--which is ongoing.
- f) The FDOT has scheduled the next airport licensing inspection for April 19th.
- h) Questions/Discussion

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

b) Action Item: Duke Energy’s Site Readiness Program

At your last meeting, there was some discussion regarding Duke Energy’s interest in the Airport as part of their Site Readiness Program. The following is a better description of the program and if the Board is interested, we could proceed today. “The Duke Energy Site Readiness Program is intended to identify, assess, improve, and increase awareness of industrial sites in the Duke Energy service territory.

The goal of the program is to increase the inventory of good industrial sites throughout the territories that Duke Energy serves and to advance the state of readiness of these sites. It is not a “site certification” process, but rather a program to help local economic development organizations find and prepare potential sites. However, a site that has successfully completed the recommendations from this program should have completed the initial steps required for certification in many states.” Chairman Jones and Mr. Ted Mosteller, along with myself, participated in the meetings and may have some additional comments regarding the program. There is no direct cost to the county unless the County decides to remove the airport from the program prior to three years and it will be necessary for county staff to provide information, via a Request for Information (RFI) from the site selection firm, on detailed information about the site and the county. I have reached out to Mr. Chris Wimsatt of Duke Energy, for a better explanation regarding the “Further, it ensures that all parties recognize the financial investment that is being made by Duke Energy and

acknowledge the return requirements of that investment” and “If reimbursement is required, the cost would depend upon how much of the Site Readiness work has been completed at the time, not to exceed \$20,000” statements. If the Board is interested in proceeding with this project and since it will be three weeks before the next regular meeting, the Board could authorize proceeding with the program and the Chairman’s signature on the Letter of Intent contingent on staff’s and the County Attorney’s review and approval.

Board action to authorize the Chairman’s signature on the Duke Energy Site Readiness Program Letter of Intent contingent on staff’s and Attorney Shuler’s review and approval.

Commissioner Parrish inquired as to what property this is in reference to. Mr. Moron said it is on the east side of the airport. Chairman Jones said it appears that Duke Energy wants to do things in our community, and they are currently working on the hardening project on St. George Island. He said that if someone is wanting to relocate to the airport, this site selection proves will help to identify and notify applicants. He said that we won’t have any investment in the process unless we decide to pull out. Mr. Moron asked if this was the old dumpsite, and Attorney Shuler said allegedly. Chairman Jones said that we have a hurdle in drawing down Triumph funds and maybe this will help. Mr. Moron agreed and said maybe this will help with that claw back. Commissioner Parrish asked if we needed to wait until ARPC comes back with their study. Mr. Moron said that he did mention in the meeting what ARPC is doing, and he is going to get them together to discuss it. Commissioner Ward said that she is concerned with the verbiage of owing Duke Energy money. Mr. Moron said that is why he would like to talk to them again, and then speak to each of the commissioners individually. Commissioner Lockley said that we need to get something going for the future of our kids. Hopefully, this will help. **Commissioner Lockley made a motion to authorize the Chairman’s signature on the Duke Energy Site Readiness Program Letter of Intent contingent on staff’s and Attorney Shuler’s review and approval, seconded by Commissioner Boldt.** Commissioner Boldt said that the airport is a diamond in the rough and we need to do anything possible for industrial infusion. He said that he feels \$20K is a minimal investment should it come to that. **Motion carried 5-0.**

Mr. Davis said that there are some lights out at the ball fields, and he would like the Board to authorize using the funds from the auction to replace them.

Commissioner Lockley made a motion to approve using the funds from the auction to replace the lights at the ball fields. Commissioner Boldt seconded the motion. Due to the item being added to the agenda, Chairman Jones called for public comment. There were no public comments. Attorney Shuler noted that he had spoken with Mrs. Griffith, and this complies with the new bid policy and will not require advertisement. **Motion carried 5-0.**

d. Action Item: Rachel Chestnut on PZA

Ms. Rachel Chestnut, a lifelong resident and practicing attorney, is interested in serving on the Planning Zoning and Adjustment board. Ms. Chestnut lives in the unincorporated Apalachicola area next to the airport so she would serve as District 4's representative on the PZA board.

Board action to appoint Ms. Rachel Chestnut to the Planning Zoning and Adjustment board.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board appointed Ms. Rachel Chestnut to the Planning, Zoning and Adjustment Board as District 4's representative. Motion carried 5-0.

Commissioner Boldt asked Mr. Moron to advertise the remaining vacancy on the Board. **Commissioner Lockley made a motion to advertise the remaining vacancy on the Planning Zoning and Adjustment Board. Commissioner Ward seconded the motion.** Due to the item being added to the agenda, Chairman Jones called for public comments and there were none. Commissioner Parrish said when we are advertising, he would include all of the board vacancies. **Commissioner Lockley amended his motion to include all of the board vacancies, Commissioner Ward seconded the motion. Motion carried 5-0.**

e. Action Item: Part-time maintenance worker

As the court system has ended its COVID-19 restrictions and the court system begins working through the backlog of court proceedings, staff needs some maintenance and custodial assistance for both buildings. I asked Mrs. Griffith and she verified that there is enough funding in the courthouse maintenance budget to fund a permanent part-time position at \$12.76 per hour.

Board action to advertise for the permanent part-time courthouse maintenance janitorial position.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to advertise for the permanent part-time courthouse maintenance janitorial position. Commissioner Ward said that she is concerned with the minimum requirement being \$15. Mrs. Griffith noted that it is in the pay plan and will be adjusted each year. **Motion carried 5-0.**

f. Action Item: ARPC's 2022 Hemp Summit

Apalachee Regional Planning Council is presenting the 850 Industrial Hemp Summit from April 26th – 28th at the Donald L. Tucker Civic Center in Tallahassee. If any of you are planning on attending, I will need to know as soon as possible as early bird registration

ends on March 25th.

Board action to approve travel and expenses for Board members to attend ARPC's 2022 Hemp Summit.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, to approve travel and expenses for Board members to attend ARPC's 2022 Hemp Summit. Commissioner Lockley asked Chairman Jones to explain what the meeting entailed. Chairman Jones noted that this was an attempt to find other businesses to attract to the area to offset the time it will take to grow the hemp. He noted there are 2500 uses for hemp, which includes clothes, towels, and sheets. They are working to find someone to open a site that can process it. Mr. Moron noted this is another way for job creation. **Motion carried 5-0.**

**14. Zoning Administrator – Cortni Bankston
Informational/Discussion Items:**

- a. On Friday, March 11, 2022, the new interactive Zoning map went live online. Anyone inquiring about what a particular property is zoned can search by Parcel ID or by 911 address to see what it is zoned (share screen demonstration). Any recent zoning changes will not be on it yet but will be updated within the next few weeks or so. Chairman Jones inquired as to if this was done through ARPC. Mr. Moron said yes.
- b. Met with Vendor to create a Planning & Zoning and Code Enforcement database that should be up and running within the next couple weeks.
- c. Building official and I investigated a few concern/complaints on March 9, 2022

Public Hearings

15. Land Use Change 89 Otter Slide 10:30 a.m. (ET)

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 4+/- ACRE PARCEL OF LAND IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM SINGLE-FAMILY TO COMMERCIAL MIXED-USE.

Mrs. Bankston notified the Board that there was a typo, and it is 89 Otter Slide instead of 79.

Mr. Moron said the sign was placed in front of the correct lot. Attorney Shuler asked for a recommendation from planning and zoning. Mrs. Bankston said they recommended approval. Mr. Pierce said they were approved by P&Z. Chairman Jones called for public comments and there were none. Chairman Jones said he has spoken to Mr. Millender as well as property owners in the area and he doesn't know of anyone who is opposed. Commissioner Ward said moving forward anything that comes up we need to make a point to know that anything that is built has proper drainage.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved an ordinance amending the Franklin County Comprehensive Plan to change the permitted use of a 4+/- acre parcel of land in Section 30, Township 8 South, Range 6 West, from Single-Family to Commercial Mixed-Use. Motion carried 5-0.

16. Zoning Change 89 Otter Slide 10:35 a.m. (ET)

AN ORDINANCE REZONING 4+/- ACRES OF LAND IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-4 SINGLE-FAMILY HOME INDUSTRY TO C-4 MIXED-USE RESIDENTIAL DISTRICT.

On a motion by Commissioner Ward to approve an ordinance rezoning 4+/- acres of land in Section 30, Township 8 South, Range 6 West, from R-4 Single-Family Home Industry to C-4 Mixed-Use Residential District. Motion seconded by Commissioner Boldt. Chairman Jones called for public comments and there were none. Motion carried 5-0.

17. Zoning Change 478 Ave A 10:40 a.m. (ET)

AN ORDINANCE REZONING 1.39 +/- ACRES OF LAND IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-4 SINGLE-FAMILY HOME INDUSTRY TO R-8 MULTI-FAMILY MEDIUM DENSITY DISTRICT.

Mr. Moron noted this does not require a land-use change because it is residential to residential. Chairman Jones called for public comments and there were none. Attorney Shuler asked what the recommendation was from P&Z. Mrs. Bankston said it was to approve. Chairman Jones said the residents' only concern was that we weren't doing some type of change that would allow for RV park.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, to approve an ordinance rezoning 1.39 +/- acres of land in Section 30, Township 8 South, Range 6 West, from R-4 Single-Family Home Industry to R-8 Multi-Family Medium Density District. Motion carried 5-0.

18. Land Use Change 16 N Franklin 10:45 a.m. (ET)

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 1 +/- ACRE PARCEL OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM SINGLE-FAMILY TO COMMERCIAL MIXED-USE.

Chairman Jones called for public comments and there were none. Attorney Shuler asked what the P&Z recommendation was on this. Mrs. Bankston said it was to approve. Chairman Jones said he doesn't know of anyone who is opposed to this, there was some

discussion of commercial being north of the power line. He said that he thinks this is consistent with the growth to his knowledge. Mr. Moron noted that Mr. Evan Thomas was online and would like to comment. Mr. Thomas said in looking under sewer and water, he believes the applicant should state whether it would be one or the other. Mrs. Bankston said Ave E, Otterslide, and 16 N Franklin Street will all have water and sewer. Attorney Shuler asked if Mrs. Bankston was referring to Eastpoint Water and Sewer and she said yes.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, to approve the ordinance amending the Franklin County Comprehensive Plan to change the permitted use of a 1+/- acre parcel of land in Section 31, Township 8 South, Range 6 West, from Single-Family to Commercial Mixed-Use. Commissioner Boldt said that he believes that Eastpoint Water and Sewer is a big reason for the commercial development in Eastpoint. **Motion carried 5-0.**

19. Zoning Change 16 N Franklin 10:50 a.m. (ET)

AN ORDINANCE REZONING 1 +/- ACRES OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-4 SINGLE-FAMILY HOME INDUSTRY TO C-4 MIXED-USE RESIDENTIAL DISTRICT.

Chairman Jones called for public comments and there were none. **On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved an ordinance rezoning 1+/- acres of land in Section 31, Township 8 South, Range 6 West, from R-4 Single-Family Home Industry to C-4 Mixed-Use Residential District. Motion carried 5-0.**

The Board recessed at 10:53 a.m. and reconvened at 11:00 a.m.

20. Land Use Change St. James Development 11:00 a.m. (ET)

The Franklin County Board of County Commissioners will hold a public hearing, pursuant to Section 163.3184, Florida Statutes, to consider adopting a proposed large-scale change to the Franklin County Comprehensive Plan Future Land Use Map Series on 79.67 acres in Section 6, Township 7 South, Range 3 West, as shown in the map below, from Public Facilities to Mixed Use Residential.

Mr. Curenton presented the land-use change to the Board. He said that the transmittal hearing was held on January 18th. He said they had received comments back from various state agencies. DOT had concerns about traffic analysis, basically, they said that we could not analyze all of the traffic that could potentially be generated. They were looking at the total amount that could be allowed under the new land use, but the applicant is not proposing to do that, we can address that very easily. The other comment was in regard to the bears in the area. There were suggestions that people moving into this area are educated

about the bears and how to interact with them, using some bear literature and educating them on the bears. Chairman Jones asked if the actual uses, they are wanting to do will they have to come back for site approval. Mr. Curenton said the subdivision plan will need to be approved and a site plan for the multi-family. Mr. Pierce said those two stages will be listed on the map today. Attorney Shuler said he has consulted with and advised Commissioner Boldt that he has a conflict due to a long-term lease that he has with the applicant. Commissioner Boldt will complete the form to be filed with the state agency. Mr. John Green said that he is under contract to purchase the property. He discussed his plan to build affordable housing. He said this is an opportunity to address the need of the community for places to live and work. He said it is possible it will be age restrictive. Commissioner Lockley asked about the price of the homes. Mr. Green said he believes that will be around \$300K. Mr. Pierce noted that in St James Bay there are size restrictions. Mr. Green said the architectural and other requirements in St James Bay are difficult. Commissioner Ward said she doesn't feel that \$300k is workforce housing, Mr. Green said he is referring to the apartments that will be workforce housing. Commissioner Ward inquired as to the rent of the apartments, and if they are going to be where people can afford the rent. Mr. Green said they hope so. Commissioner Lockley asked if this is going to be affordable housing. Mr. Green said they have proposed to contribute to affordable housing. \$500 for each unit of the initial sale to go to an entity for the development of affordable housing.

Mr. Chester Butler believes there are issues that have not been flushed out. Both issues that Commissioners have addressed include affordable housing and the bears. When you have over 500 lots, 17 homes there may be stormwater drainage, and traffic control issues. Mr. Butler said that they have a lot of questions; the definition of affordable housing is very ambiguous. He does not agree with the Board deciding today.

Mr. Paul Mitchell expressed concerns revolving around the proposed development appearing very ambiguous, he said they haven't nailed down the costs and haven't defined affordable housing. If the Commissioners don't define affordable housing, you have to be able to identify the residents who need a place to live. Eventually, it will become a market-rate unit and there will not be affordable housing. It is very important for you to define it and enforce it. We as owners are in the dark on this proposal, we haven't seen much of anything at all. If we don't see the details, you aren't going to get buy-ins from us. We bought based on a definition of a community. We need to slow this thing down and have some information shared from developers to homeowners. We don't have enough information to support it.

Ms. Linda Murnane said that it is not going to be the same as it was before. She expressed concerns about not knowing who is going to be moving in and asked why there couldn't be another entrance. She spoke in opposition to the project, expressed concerns about traffic, and would want to see speed bumps. She said that she doesn't see a lot of people

walking, everyone is going to have a car, concerned about traffic and what it is going to do to our community.

Ms. Michelle Yon said her primary concern is the unknown. She said they were all asking for the Board to slow down and give the residents more information. The speed bumps are not effective, we do have such a cohesive wonderful community now is that we don't see law enforcement in the area, because we don't need them. She doesn't think we have enough information and asked for more time.

Mr. Lewis Capollo said the draw to the community was the custom homes. He doesn't believe the developer is looking out for residents and if this goes through, he doesn't plan to stay.

Mr. Moron called for public comments online at this time.

Ms. Debbie Jordan said that she doesn't support or oppose the development but wanted to make sure that the Board can provide proper fire services.

Mr. Jim Waddell spoke as the engineer for Mr. Green. He said the draft PUD ordinance and supporting documentation have been available for public view and comment for quite a while now. He agreed that the exhibit on the board is a little ambiguous but there are additional documents with detail available to view. With regard to stormwater, extending the setback to 100 feet. He said that the City of Carrabelle has given written confirmation that water/sewer will be available and along with that are fire services. With regard to the traffic, we used our standard methodology, the additional trips that this would generate don't move the needle. Chairman Jones said that during the public comments portion Mr. Waddell could not receive questions. Chairman Jones asked if any of the Commissioners had any questions. Commissioner Ward said she feels questions should be allowed from the public to Mr. Waddell at this time.

Ms. Michelle Yon inquired of Mr. Waddell where she could obtain the information regarding the land change. Mr. Pierce said it was provided at the January 18th meeting. Ms. Yon indicated it was not on the agenda packet.

Attorney Shuler asked Mr. Waddell if he went through the various aspects to make sure that the development fell within the guidelines of the county's comp plan. Mr. Waddell confirmed and noted that the various agency comments were adequately addressed, most of which were on an advisory level rather than a regulatory change level.

Attorney Shuler inquired as to specific issues concerning stormwater, traffic, and parking. Mr. Waddell noted there is significant space for parking, and that they have done calculations on the plan's provision of stormwater management facilities and increased that buffer width by 50 feet. Commissioner Ward noted that the item was on the minutes which are posted on the website.

Attorney Shuler said it may be appropriate for Mr. Curenton to give a supplement to his

presentation regarding the process.

Mr. Curenton said that there is a standard form that we ask everyone who has proposed a zoning or planning change to fill out. There are things called for in our comprehensive plan, soil, stormwater, facilities, endangered species, and historic resources.

Mr. Waddell filled it out and provided it to the County. Mr. Curenton said that he believed it was included in the board package at the initial meeting in January, but he did not check to make sure. It is definitely available in our office. The advertisement had telephone information for anyone to call with additional questions or for more information. He said that he was not aware of anyone that called their office for more information. He said that we don't require a stormwater permit prior to land use and zoning change. We asked that they provide evidence of room to deal with it. He said they are increasing setbacks to 100 feet and that should provide plenty of room to meet the county's land-use standard for mixed-use. They will have to have a permit or exemption before they record the plat. A traffic study was completed. The county's land-use standard for the mixed-use residential is 4.3 units an acre and that was DOT's concern. They said that this development, the traffic assessment sent in was based on the 1.5 units per acre that were in the PUD. They said the traffic analysis should have been done on the 4.3 units. He believes that once they provide the traffic analysis, they wouldn't have a problem with it. Basically, they have addressed all of the issues to Mr. Curenton's satisfaction and to the comprehensive plan.

Chairman Jones asked Mr. Curenton when the PUD for St. James Bay was passed. Mr. Curenton said it was in 2003. Chairman Jones said he wanted to make sure that everyone knows the PUD was designed many years ago. Commissioner Lockley confirmed with Mr. Curenton that it all meets the requirements of the county comp plan. Attorney Shuler asked if the advertisement included a statement that the proposed ordinance is on file and available for view at your office or the clerk's office. Mr. Pierce is not sure, but it does have contact information. Attorney Shuler recommended giving an opportunity for the audience to ask any questions of Mr. Pierce. Mr. Pierce noted that the advertisement is run in the local newspaper and a notice is sent to adjacent property owners, the minimum requirement is sending a notice to property owners. Mr. Pierce said he would have to look back, as he does not believe there is any procedure where there has to be a sign placed on the property.

Mr. Chester Butler said it seems like we have established two things the procedure was not followed and the error that the documents were not attached so that someone could easily find them. We need to give the property owners the chance to review the documents.

Chairman Jones said there have been mentions of failures in this meeting today, but no one has admitted them. The PUD has been in place since 2003.

Mr. Paul Mitchell said that as a registered engineer in Florida having the ability to look at

the proposed drafts would be very important. He said he has spent hours looking for information about this proposed change and could find nothing. He said he thinks before the Board votes and approves this thinks it would be appropriate for the owners of this development.

Commissioner Lockley asked Mr. Mitchell if he looked and could not find documents. He said that he searched the county's website and minutes and could not find it. Commissioner Lockley asked if he had contacted any of our staff and he said he had not. Chairman Jones said he echoed Commissioner Lockley's sentiment in that Mr. Mitchell never contacted staff for more information. Commissioner Ward noted that information was in the minutes. There is documentation that Mr. Waddell and Mr. Green provided a site plan of the development and other documentation including the traffic study from the state, and several other items including our checklist of what has to be provided. The applicant did their due diligence in providing the information and anyone could contact county staff to receive this information. Attorney Shuler said he has only recently started attending P&Z meetings but isn't it accustomed for P&Z and BOA to advertise their meetings in the newspaper. Mr. Curenton said the BOA items still get advertised, and he thinks only the items that require adjustments such as variances are advertised. Attorney Shuler asked Mr. Curenton if he prepared the land use and zoning advertisement, and Mr. Curenton confirmed. He said it always includes our contact information with directions to contact us for more information. Commissioner Lockley said change is hard and a lot of people don't want change, but you have to go by the law.

On a motion by Commissioner Lockley to adopt a proposed large-scale change to the Franklin County Comprehensive Plan Future Land Use Map series on 79.67 acres in Section 6, Township 7 South, Range 3 West, from Public Facilities to Mixed Use Residential. Motion seconded by Commissioner Ward. Motion carried 3-0, Commissioner Boldt abstaining and Commissioner Parrish absent.

21. Zoning Change St. James Development 11:00 a.m. (ET)

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA PROVIDING FOR THE REZONING AND APPROVAL OF THE ST. JAMES WEST PLANNED UNIT DEVELOPMENT (ST. JAMES WEST PUD) TERMS AND CONDITIONS; PROVIDING FOR PERMITTED USES AND DEVELOPMENT STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Chairman Jones called for public comments and there were none. Attorney Shuler noted that Mr. Moron handed him the actual advertisement and embedded in it is the statement on obtaining more information. The ad clearly states that more information is available and can be obtained upon request.

Mr. Waddell pointed out that Section 5 of the draft ordinance essentially approves the sketch plat level application for residential areas. The companion exhibits are B.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to approve an ordinance of Franklin County, Florida providing for the rezoning and approval of the St. James West Planned Unit Development (St. James West PUD) Terms and Conditions; Providing for Permitted Uses and Development Standards; Providing for Conflicts; Providing for Severability, and Providing for an Effective Date. Motion carried 3-0, Commissioner Boldt abstaining and Commissioner Parrish absent.

County Staff & Attorney Reports

22. Fiscal Manager/Grants Coordinator – Erin Griffith

a. **BOARD ACTION: RESTORE Program Construction Grant Applications – Langton & Associates**

The preliminary design and engineering concepts for the County-wide Dune Restoration Project and the St. George Island Storm Water Improvements Project are nearly complete once approval is received from state agencies. Once the current design/permitting phase is finished by MRD and Dewberry Engineers, it will take about one month to gather the required documentation and put together the grant applications. It will take around 90 days after submission for the construction grant applications to be approved. Langton and Associates have submitted a task order for pre-award grant writing services for time and materials not to exceed a total of \$7,020 for each grant application.

Board action to approve and authorize the chairman to sign the attached task orders from Langton & Associates for pre-award grant writing services for the County-Wide Dune Restoration Project and the St. George Island Storm Water Drainage Improvements Project.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to approve and authorize the chairman to sign the attached task orders from Langton & Associates for pre-award grant writing services for the County-Wide Dune Restoration Project and the St. George Island Storm Water Drainage Improvements Project. Chairman Jones said that will put our timeline around September to begin. Mrs. Griffith said that we are waiting on formal approval to use the DOT retention pond and the potential to create another pond. **Motion carried 4-0, Commissioner Parrish absent.**

b. **BOARD ACTION: Small Cities CDBG Program RFQ for Program Grant Administrator/Consultant**

The Community Development Block Grant (CDBG) Program is a competitive Federal grant program available to eligible small cities and small counties. The program concentrates on activities that benefit low- and moderate-income families. Examples of CDBG-funded projects include water and sewer improvements, street and sidewalk improvements, economic development activities that create jobs for those with low and moderate-income, downtown revitalization (including façade improvements, streetscaping, and underground utilities), park facilities and community centers, and drainage/stormwater improvements. Debbie Belcher was the county's

previous CDBG program grant administrator/consultant and since her retirement last year and a lack of funding opportunities with the CDBG program, the county has not pursued contracting with a new administrator. To be ready for the next funding cycle, I asked Ms. Belcher who is familiar with the county's needs/expectations and complex Federal regulations what she would charge to assist the county on an as-needed basis to develop the RFQ for a replacement CDBG administrator/consultant. Ms. Belcher has retired from CDBG administration but will help the county as needed with small assignments as a consultant at the rate of \$80/hour.

Board action to approve and authorize the development and advertisement of an RFQ for CDBG Small Cities Program Administration and authorize Debbie Belcher to assist as needed.

Commissioner Boldt made a motion to approve and authorize the development and advertisement of an RFQ for CDBG Small Cities Program Administration and authorize Debbie Belcher to assist as needed. Chairman Jones asked if we can only do one at a time or does it depend on the project. I know there is diversity in how to use the funds. Mrs. Griffith said that is a question for Ms. Belcher. Chairman Jones said that when we write this RFQ it is going to help us put it out there so that someone can bid to be our CDBG program grant administrator/consultant. **Commissioner Lockley seconded the motion. Motion carried 4-0, Commissioner Parrish absent.**

c. BOARD ACTION: SCOP C30A Supplemental Agreement & Notice of Award At the last meeting, bids were opened for the second time for the widening and resurfacing of C30A. The re-bid included the original distance and an alternate bid solicitation 'A' with a reduced scope in hopes of bids falling within funding constraints. The total grant funds available for construction was \$3,462,662.00, Roberts and Roberts were the lowest, responsible bidder at \$3,445,863.82 for alternate bid 'A' for 3.466 miles of CR 30A starting at Thirteen Mile Road and running eastward towards Highway 98. The project will include resurfacing, restriping, guardrails, shoulder stabilization, culvert extensions, and 5-foot paved shoulders. The Florida Department of Transportation has sent a supplemental grant agreement to formally modify the scope of work. Board action to approve and authorize the Chairman to sign the attached resolution of authorization and supplemental grant agreement for the modified project scope.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to approve and authorize the Chairman to sign the attached resolution of authorization and supplemental grant agreement for the modified project scope. Motion carried 4-0, Commissioner Parrish absent.

Board action to approve and authorize the Chairman to sign the Notice of Award for Alternate A of bids received on March 1st, 2021, in the amount of \$3,445,863.82 to Roberts and Roberts, Inc.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, to approve and authorize the Chairman to sign the Notice of Award for Alternate A of bids received on March 1st, 2021, in the amount of \$3,445,863.82 to Roberts and Roberts, Inc. Motion carried

4-0, Commissioner Parrish absent.

d. BOARD ACTION: Dredge Project Manual Check Army Corp of Engineers on Wednesday, March 9, Chairman Jones, Alan, and I participated in a conference call with the Corps of Engineers and representatives of the Gulf Consortium. The purpose of the call was to finalize the payment of funds to the Corps for the dredging of the Eastpoint and Two-Mile Channels. The Corps explained they are now ready to move forward with dredging, but they cannot move forward with a Task Order to Mike Hooks, Inc. (the dredge contractor) until the Corps has received all of the funds from the county. Representatives of the Consortium believe the county will have the \$5,000,000 of Consortium funds to pay the Corps later this week. The Board may recall that Mr. Pierce advised the Board at the last meeting that the Corps had sent a letter informing the Board that they had revised the dredging costs upwards and the latest cost estimate for the project is now \$6,000,000. The county has asked the Gulf Consortium for the additional funds and the Consortium staff believes that a grant amendment will be approved but not received in the timeframe requested for payment by the Corps. In order to avoid any further delay in formulating a task order between the Corps and dredge contractor, I recommend the Board authorize a manual check be cut for the \$6,000,000 upon receipt of the \$5,000,000 in Consortium funds and for the county to seek interim short-term financing to cover the amount of the additional \$1,000,000 in dredge costs while the grant amendment moves through the approval process with the Gulf Consortium. It is our understanding that once the Corps receives the funds, they will then process the Task Order. Dredging should start within 30 days of the Task Order being issued. Board action to authorize the Clerk's finance office to cut a manual check-up to the \$6,000,000 made payable to the Army Corps of Engineers upon receipt of the \$5,000,000 in Consortium Funds and for county staff to seek interim short-term financing for the \$1,000,000 project amendment.

Item addressed earlier in the meeting.

e. BOARD ACTION: Alligator Drive Multi-Use Path Marina to East Harbor Circle Bid specifications for the next phase of the CR 370 Alligator Drive Multi-Use Path are nearly complete. This phase runs from the marina to East Harbor Circle and consists of 5' wide bicycle lane shoulders on each side of Alligator Drive from the marina to the S-curve and a separate 10' wide path from the S-curve to East Harbor Circle. It is anticipated that the bid opening will be in May.

Board action to authorize advertisement for bids for the next phase of the CR370 Alligator Drive Multi-Use Path.

On a motion by Commissioner Boldt, seconded by Commissioner Lockley, to authorize advertisement for bids for the next phase of the CR370 Alligator Drive Multi-Use Path. Motion carried 4-0, Commissioner Parrish absent.

f. BOARD ACTION: E911 NG-911 Federal Grants Manual Check

The NG-911 Federal Grant Program's period of performance ends on March 31, 2022. The Datamark vendor invoices will not be available until the week of March 21st – March 25th. Board action to authorize two manual checks payable to Datamark for the NG-911 projects once an invoice is received and approved for payment by the E911 Coordinator and Clerk's finance office. Board action to authorize the Clerk's office to two manual checks once the E911 Datamark Invoices are received for the Federal NG-911 Grants.

On a motion by Commissioner Lockley, seconded by Commissioner Ward and Commissioner Boldt, to authorize the Clerk's office to two manual checks once the E911 Datamark Invoices are received for the Federal NG-911 Grants. Motion carried 4-0, Commissioner Parrish absent.

g. BOARD ACTION: E911 Maintenance Grant Application

The Annual Tri-County Rural E911 Maintenance Grant application is due by March 31st. This grant will pay 100% of the annual maintenance expenses of \$34,748 for the E911 system. The E911 Coordinator Renee Brannan is working to complete the grant application by the March 31st deadline, a blank copy of which is attached.

Board action to approve and authorize the Chairman's signature on the E911 Maintenance Grant Application once it is complete.

On a motion by Commissioner Ward, seconded by Commissioner Lockley, to approve and authorize the Chairman's signature on the E911 Maintenance Grant Application once it is complete.

Commissioner Lockley asked if Attorney Shuler needed to review. **Commissioner Ward amended her motion to include approval contingent on Attorney Shuler's review. Commissioner Lockley seconded the motion. Motion carried 4-0, Commissioner Parrish absent.**

h. BOARD Information: FRDAP and Historic Preservation Grants

Upon conclusion of the Legislative Session, the county understands that both the FRDAP Grant Program and the Historic Preservation Grant Program will be fully funded by the Florida legislature pending the adoption of the state's budget. The FRDAP program applications included \$200,000 for improvements to Vrooman Park and \$200,000 for SGI Playground Improvements at Lighthouse Park. The Historic Preservation Program applications included a county application for \$156,056 for the Carrabelle Beach Wayside Park Repairs and a Tourist Development Council application for \$188,500 for Marine Heritage Museum Exhibits at Buddy Ward Park. The Tourist Development Council wholeheartedly supported both of the historic preservation projects and offered assistance with the projects if grant funds were unavailable. The Carrabelle Beach Wayside Park Repairs design and bid specifications for construction are ready at this time and a bid solicitation for construction will go out as soon as the grant agreement is received.

i. Board Information: Upcoming 2022 FEMA Fire Prevention and Safety Grant Program

EMS Director Richard Lewis and county staff have received some inquiries from first responders in regard to funding assistance for the purchase of automated CPR life-saving equipment. The ambulances are equipped with the LUCAS life-saving devices (product brochure included as an attachment) and this device in the hands of first responders can further improve survival rates. The funding cycle has not yet opened for the 2022 FEMA Fire Prevention and Safety Grant Program but Volunteer Fire Departments, if interested, can take steps now to be ready by gathering supporting documentation and signing up for the FEMA grants portal at <https://go.fema.gov>. Franklin County will send an ‘Announcement of Funding Opportunity to all of the fire departments once the application window opens and county staff/EMS staff will be available to assist with the application process if needed.

Commissioner Ward thanked Mrs. Griffith for her work on the grants and asked her to send the plans for Vrooman Park. Chairman Jones said getting the lights replaced could help with the vandalism. Mrs. Griffith said she is looking for funding to do modern lighting systems. Mr. Moron said he is going to look into the same kind of security system at Vrooman Park. Commissioner Ward said she will talk to Mr. Moron after the meeting.

23. County Coordinator – Michael Morón

a. Action Item: SHIP Program

At your last meeting, I informed the Board that Mrs. Lori Switzer-Mills, the county’s SHIP Administrator, will not renew the SHIP administrative agreement that takes effect on July 1, 2022. There was a discussion regarding advertising for Request for Qualifications versus requesting quotes from Apalachee Regional Planning Council (ARPC) and Capital Area Community Action Agency (CACAA), agencies with SHIP and housing program experience, to provide SHIP administrative services for the county. Most counties, especially those in our region and similar size, either have county staff member or an agency like ARPC or CACAA providing administrative services. In addition, the 10% administrative fee, currently \$35,000 per year, will not equal to a reasonable salary for a qualified individual after all office and business expenses are deducted. Based on that information, I recommend that we request quotes from ARPC and CACAA for SHIP administrative services.

Board action to request quotes from Apalachee Regional Planning Council and Capital Area Community Action Agency for SHIP administrative services.

Item addressed earlier in the meeting.

b. Action Item: Duke Energy’s Site Readiness Program

At your last meeting, there was some discussion regarding Duke Energy’s interest in the Airport as part of their Site Readiness Program. The following is a better description of the program and if the Board is interested, we could proceed today. “The Duke Energy Site Readiness Program is intended to identify, assess, improve, and increase awareness of industrial sites in the Duke Energy service territory.

The goal of the program is to increase the inventory of good industrial sites throughout the

territories that Duke Energy serves and to advance the state of readiness of these sites. It is not a “site certification” process, but rather a program to help local economic development organizations find and prepare potential sites. However, a site that has successfully completed the recommendations from this program should have completed the initial steps required for certification in many states.” Chairman Jones and Mr. Ted Mosteller, along with myself, participated in the meetings and may have some additional comments regarding the program. There is no direct cost to the county unless the County decides to remove the airport from the program prior to three years and it will be necessary for county staff to provide information, via a Request for Information (RFI) from the site selection firm, on detailed information about the site and the county. I have reached out to Mr. Chris Wimsatt of Duke Energy, for a better explanation regarding the “Further, it ensures that all parties recognize the financial investment that is being made by Duke Energy and acknowledge the return requirements of that investment” and “If reimbursement is required, the cost would depend upon how much of the Site Readiness work has been completed at the time, not to exceed \$20,000” statements. If the Board is interested in proceeding with this project and since it will be three weeks before the next regular meeting, the Board could authorize proceeding with the program and the Chairman’s signature on the Letter of Intent contingent on staff’s and the County Attorney’s review and approval. Board action to authorize the Chairman’s signature on the Duke Energy Site Readiness Program Letter of Intent contingent on staff’s and Attorney Shuler’s review and approval.

Item addressed earlier in the meeting.

c. Action Item: FDOC contracts

Florida Department of Corrections has sent new Interagency/Public Works Agreements for the use of community work squads. I forwarded the agreements to your departments for their review and comments. I recommend that each Board member and Attorney Shuler review these agreements as there have been questions and discussions recently about work squad availability, especially the number of inmates and the frequency with which each department receives a squad. After these reviews and comments, we can contact FDOC to discuss any possible changes to the agreements and then proceed with signing. Board discussion and direction.

Item addressed earlier in the meeting.

d. Action Item: Rachel Chestnut on PZA

Ms. Rachel Chestnut, a lifelong resident and practicing attorney, is interested in serving on the Planning Zoning and Adjustment board. Ms. Chestnut lives in the unincorporated Apalachicola area next to the airport so she would serve as District 4’s representative on the PZA board. Board action to appoint Ms. Rachel Chestnut to the Planning Zoning and Adjustment board.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board authorized the appointment of Ms. Rachel Chestnut to the Planning Zoning and Adjustment Board. Motion carried 5-0.

Commissioner Boldt asked Mr. Moron to advertise for the vacant Board seats on the Planning Zoning and Adjustment board. **Commissioner Lockley made a motion to advertise, seconded by Commissioner Ward.** Chairman Jones called for public comments and there were none. Commissioner Parrish said he would like to advertise for all board vacancies while we are advertising. **Commissioner Lockley amended the motion to include advertising all of the board vacancies, seconded by Commissioner Ward. Motion carried 5-0.**

e. Action Item: Part-time maintenance worker

As the court system has ended its COVID-19 restrictions and the court system begins working through the backlog of court proceedings, staff needs some maintenance and custodial assistance for both buildings. I asked Mrs. Griffith and she verified that there is enough funding in the courthouse maintenance budget to fund a permanent part-time position at \$12.76 per hour.

Board action to advertise for the permanent part-time courthouse maintenance janitorial position.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to authorize the advertisement for the permanent part-time courthouse maintenance janitorial position.

Commissioner Ward said she was concerned with the minimum requirement being \$15, Mrs. Griffith said it is in the pay plan and will be adjusted each year. **Motion carried 5-0.**

f. Action Item: ARPC's 2022 Hemp Summit

Apalachee Regional Planning Council is presenting the 850 Industrial Hemp Summit from April 26th – 28th at the Donald L. Tucker Civic Center in Tallahassee. If any of you are planning on attending, I will need to know as soon as possible as early bird registration ends on March 25th.

Board action to approve travel and expenses for Board members to attend ARPC's 2022 Hemp Summit.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, to approve travel and expenses for Board members to attend ARPC's 2022 Hemp Summit.

Commissioner Lockley asked Chairman Jones to explain what the meeting entailed. Chairman Jones said it was basically an attempt to find some other business to attract to the area to offset the time it will take to grow. He noted that there are 2500 uses for hemp, which includes clothes, towels, and sheets. He said they are working to find someone to open a site to process. Mr. Moron said this is another way of job creation. **Motion carried 5-0.**

24. County Attorney – Michael Shuler

Action Items

1. Request for Public Hearing on Code Enforcement Ordinance

Attached is a draft ordinance for code enforcement that I recommend. This version would just involve the code enforcement staff and the magistrate. It would not include board involvement in the process of code enforcement.

Board Action Requested: Motion to schedule a public hearing on the draft ordinance.
Recommend no role by the board ratifying or approving magistrate decision

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present the Board authorized scheduling a public hearing on the draft Code Enforcement ordinance. Motion carried 5-0.

2. Draft RFP for Code Enforcement Magistrate
Attached is a draft request for proposals for code enforcement magistrate services.
In addition to any advertisement published by Mr. Moron, I plan to post the RFP on the county attorney's web server for publication state-wide. Once approved, Mr. Moron will fill in the dates.
Board Action Requested: Motion to approve RFP for publication.

On a motion by Commissioner Boldt, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the RFP for Code Enforcement Magistrate. Motion carried 5-0.

3. Regional 911 Contract Amendments for GeoComm and Consolidated Communications
The Board has contracts with GeoComm and Consolidated for regional 911 services. I was told late last week that an amendment is necessary before April 1, 2022. Copies of the amendments entered into by Gulf County are attached. It is expected that the Franklin amendments will be on the same terms.

Ms. Renee Brannan says that it is her understanding that the GeoComm contract is an annual renewal on the same terms and that the Consolidated contract adds a Rapid Deploy on the 911 side and to clarify some of the wording due to the Tri-County and Regional grants. Mr. Brannan is available by phone if you have any questions.
Board Action Requested: Board approval for the chairman to sign, subject to attorney approval.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board authorized the Chairman to sign the Regional 911 Contract Amendments for GeoComm subject to Attorney Shuler's review and approval. Motion carried 5-0.

4. Request to Advertise a Public Hearing for Amendment to the Golf Cart Ordinance

Attorney Shuler noted that there may or may not have been some changes in the statute since the ordinance was put in place. Attorney Shuler requested the Board considers scheduling a public hearing on the golf cart ordinance to clarify and revise.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, to authorize the advertisement for a public hearing on amending the golf cart ordinance. Attorney Shuler said

there was no need for public comment due to the nature of the item. **Motion carried 5-0.**

Non-Action Items for Board Discussion

4. Alligator Point Fire Department Property Purchase Negotiations

Attached is a draft term sheet that I prepared after discussions with Paul Parker, Alan Pierce, and Erin Griffith. Mr. Parker is reviewing the draft and will be in touch with me to discuss it. Once the draft contract is finalized, it will be presented to Franklin County for consideration after it is signed by the fire department.

An appraisal(s) will only be ordered once Franklin County and the Alligator Point Fire Department have each signed a contract for the purchase and sale of the property.

Board Action Requested: Board Discussion.

5. Travel Trailer Ordinance Draft

Attached is an initial draft of a supplemental Travel Trailer Ordinance. It will be circulated with staff for comments. I plan to possibly hold one or more public workshops at the beginning of the Planning and Zoning Board of Adjustment.

Board Action Requested: Board Discussion.

Commissioners' Comments & Adjournment

25. Commissioners' Comments

Commissioner Boldt said he would like to revisit the appropriateness of booting at the next meeting.

Chairman Jones noted for the record that he is returning the county-assigned iPad to Mr. Moron. Chairman Jones said he had several residents address him regarding the closure of the bay and FWC and all the things that are going on. He said he knew that the Board had discussed holding a roundtable with other agencies. Chairman Jones said after talking with some of the FWC officers he is good with the responses that he got from them. He said they were looking at monitoring and cultivating issues and are aware of the citizens' concerns. They are looking at these issues and are aware of the concerns. He said he had concerns about cultivation, but they assured him that they were looking at the issues. Chairman Jones said he is good with receiving updates from the ABSI board from Commissioner Boldt. Chairman Jones noted that those he had spoken to had already spoken with Commissioner Parrish and Commissioner Boldt and they would like to speak with

Commissioner Lockley and Commissioner Ward also. Mr. Moron said I think we should change the order of what was first proposed. We should have each of the commissioners meet with them individually and then have FWC come and speak to the public. At that time, the Board can decide if we need a roundtable. Commissioner Boldt said he would like a progress report to the public written in layman's language which is in the newspaper every six months. Chairman Jones said they are working on an opportunity for those in the public that want to go out one on one to see what is in the bay, they are willing to work out a type of 'field trip'.

Commissioner Boldt asked when the one-on-one meeting with FDOT would be scheduled for. Mr. Moron said he has given them dates and he is waiting for them to confirm.

26. Adjournment

There being no further business before the Board, the meeting was adjourned at 12:43 p.m.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts