

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
JUNE 21, 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. Chairman Jones noted that he will make a point to speak louder and asked those attending virtually to do so through Zoom in order for the Board to see them. He said the Board is here to make things better for the county.

2) Prayer and Pledge

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

3) Approval of Minutes

a) FCBCC Regular Meeting

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the minutes from the FCBCC Regular Meeting on 6/7/2022. 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) US Army Corps of Engineers – Kristin C. Medlin – Dredge Update

Mr. Waylon Register with the Corps attended by Zoom. He said that the contract has been awarded and the plan is to dredge Eastpoint first then Two Mile. He said the dredging sub-contractor has a prior commitment to another contract. It will probably be sometime in the September timeframe that the dredge will show up. Survey crews should be coming before lining things up. Probably see some heavy equipment in Two Mile staging area but the plan is still to have the dredge completed for Eastpoint first.

Commissioner Ward questioned what assurance the Board had that this is going to get done in September. What can we tell our constituents? Mr. Register said he shares the frustration and there has been great difficulty ironing out the issues The county has done its part, in but typical red tape government fashion there were delays in contracts. Unfortunately, there is a little bit of competition, large contracts for high-profile things get awarded before they could get to our

project. There could be minor shifts, but it is going to get dredged. Any recommendations to get things done quicker in the future. The Eastpoint and Two-Mile channels are critical for the area but unfortunately people further up the chain it is a lower priority.

Commissioner Lockley asked if Mr. Register could give some finishing dates for both channels. Mr. Register said the actual dredging work should take about two months each. There will be activity going on before the actual dredging begins. Said he believes all of the dredging will be done by the end of the year. Commissioner Lockley asked if this was a small company and if they are committed to doing various projects. Mr. Register noted that they can't afford to sit and wait and pay their workers' salaries while they aren't doing anything. Commissioner Lockley asked if they would have to pay us if they don't finish on time. Mr. Register noted they do get penalized if they don't finish in time.

Chairman Jones said several items brought up this morning are very similar to the items he brought up during the meeting with the contractor last week. The public is about to get to the point that they don't believe anything we tell them about the project. As we get closer to it, we will be given a time of when it will commence and be completed. Mr. Register noted we will have a lot more information at the time of the preconstruction meeting.

6) Answer Advisory – Sandi Neubarth – Possible Alligator Point Beach Renourishment Funding Options: MSBU or MSTU?

Similarities:

- Generate money for services and improvements provided by the County
- Dedicated funding source
- Identify benefit area
- Identify costs of services and improvements
- Can be collected on the tax bill

Differences:

MSTU

- Charge based on taxable value
- Identify taxable values in benefit area
- Determine millage rate based on taxable value of benefit area
- Each parcel is charged based on its taxable value
- Similarly situated parcels may not pay the same
- Counts against County's 2nd millage cap

MSBU

- Charge based on benefit received
- Conduct study to determine each parcel's benefit
- Rates based on level of benefit received
- Can be various levels of benefit
- Benefit zones
- Per unit rate

- All parcels similarly situated pay the same
- Does not count against County's millage cap

Implementation:

MSTU

- Adopt implementing Ordinance
- Must create MSTU by January 1, 2023
- For November 2023 tax bill

MSBU

- Tax Bill Collection Method
- Adopt Resolution of Intent by January 1, 2023
- For November 2023 tax bill
- Adopt procedural Ordinance
- Adopt rates by Resolution annually
- First Year
- Initial Rate Resolution
- First class notices to property owners
- Publish notice
- Final Rate Resolution
- After 1st Year Annual Rate Resolution

Ms. Neubarth presented the following presentation to the Board regarding the MSBU and MSTU options. She noted that the cost of MSBU is about twice the amount of the MSTU.

Attorney Shuler said you made a reference that the MSBU applies to the second set of millage rates, it's not county-wide. Attorney Shuler confirmed our first 10 mills will not be set aside for this. Attorney Shuler said throughout the state of Florida there are a lot of beach renourishment projects and asked which is the most used across the state of Florida. Mr. Mike Dombrasko said the vast majority projects of are funded locally by MSTU vs MSBU. He said that one county was funded through MSBU but most of their properties were through leases. It depends on the taxable values, cities can't do MSTU so they will use special assessments. How soon generally speaking does the board need to make this decision? MSTU you would need in place by January, MSBU is nonbinding. There are two components to the contract design and funding service. Commissioner Boldt would like practical guidelines that can be put in layman's language on what is the fairest way. The fairest way is the MSBU because everyone is going to pay. The MSTU is directly related to the taxable value. Both get the same service, but the MSTU is based on the taxable value.

Commissioner Lockley made a motion to add Juneteenth to the county's holiday calendar and close County offices on that day. Clerk Maxwell said that the Clerk's office will not be able to close unless the Chief Judge gives her permission. Commissioner Lockley asked Clerk Maxwell to request that the Chief Judge give his approval to close. **Commissioner Ward seconded the motion. Motion carried 5-0.**

7) Public Comments

Ms. Victoria Hart spoke in regard to the St. James Lanark volunteer fire department. She noted the

corporation is still in control of the facilities, vehicles, and bank accounts. She asked the Board why the utilities weren't cut off. She said that her understanding is that the phone bills are being paid and in the possession of the former board members. She said that she does not believe that the \$43K was earned from charitable donations and she thinks there should be an outside accountant looking at the bank balances to determine what is MSBU funds versus charitable donations. She said that Attorney Shuler had stated at the last meeting that an organizational meeting would be held in the next few weeks, she asked when it would be held and if it would be advertised.

Ms. Debi Jordan spoke in regard to the St. James Lanark volunteer fire department. She thanked the Board for having the locks changed. She said there were a lot of firecrackers going off during Memorial Day weekend. She asked the Board to remind the public there is a burn ban in place. She noted that she had sent an email to the Board regarding a fundraiser that was scheduled to be held before Hurricane Michael. She asked the Board to check to see if those funds were returned to the donors. Commissioner Lockley noted that the Board is not taking sides on the fire department issue, and he doesn't want the public to think that they are.

The Board recessed at 10:08 a.m. and reconvened at 10:24 a.m.

Department Directors Reports

8) Superintendent of Roads and Bridges – Howard Nabors

Mr. Nabors was attending an EOC class and was not present.

Mrs. Griffith presented the following item from her report at this time.

21. H- BOARD ACTION: ROAD DEPARTMENT LOW-BOY TRAILER PURCHASE

As part of this year's budget, the Road Department was granted approval to purchase a new low-boy trailer to haul heavy equipment. The Road Department has searched far and wide for this equipment and unfortunately with all of the supply chain delays affecting metal and automotive supplies, even with skyrocketing prices, most dealers have been unable to provide manufacturing dates for trailers. The Road Department has successfully located a low-boy trailer at Kaufman Trailers of SC and the dealer has agreed to beat a quote awarded by Collier County based on the Florida Sheriff's Association contract pricing. The Kaufman quote and the 20/21 Collier County quote are attached for reference.

Board action to approve and authorize the purchase of a low-boy trailer for the Road Department with a price matching the Collier County quotation from the Florida Sheriff's Association Bid List.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved and authorized the purchase of a low-boy trailer for the Road Department with a price matching the Collier County quotation from the Florida Sheriff's Association Bid List. Motion carried 5-0.

Commissioner Ward said she had some constituents reach out to her regarding ditches and noted

there was some confusion as to who is responsible for the job. She noted that a lot of ditches need to be cleaned; the county was doing it in between. She said that she wanted to know who to call when something needs to be done in her district. She noted the decrease in inmate labor and how we don't need to disservice our citizens due to it. She said that she doesn't know if in the future we may need to look at some part-time staff for the road department to facilitate all of the labor we normally rely on inmates for. Commissioner Lockley said that he agrees 100% and believes we should go to Tallahassee to find out what is going on. Commissioner **Motion to discuss with the warden the lack of inmates we are getting then if no relief write a letter to Tallahassee, Motion by Boldt.** Chairman Jones asked were we having to send multiple vans to pick up one inmate. Mr. Moron said he believes there should be communicated as to how many inmates we are coming to pick up. Chairman Jones said it makes no sense to send four vans to pick up four inmates. Commissioner Parrish said the reason for the multiple vans, is because the supervisor has to check out the inmate. So, if there are six crews split then each of the supervisors has to check out inmates. Mr. Moron said he would like to meet with the warden first and bring back the response before going directly to Tallahassee. Mr. Moron said Ferrovial cleans out the ditches six times a year. As to part-time help, we really need to work out with Howard before the workshop next month. Commissioner Ward said it is frustrating to her as a commissioner, and she just wants things done. She said she knows there has to be an easier way. **Motion carried 5-0.**

9) **Solid Waste Director – Fonda Davis**
a. **Waste Management Disposal Agreement**

Waste Management Disposal Service Agreement: The current disposal contract between Franklin County and Waste Management is set to expire on September 30, 2022. Under Section 3, Term of Contract, it states” This Agreement may be renewed for additional terms of five (5) years upon the mutual agreement of the parties expressed in writing before the expiration of the existing term.”

Waste Management proposes the following: • Disposal rate of \$29/ton (current rate \$18.22) • Annual CPI-WST (water, sewer, trash) • 5-year renewal expiring September 30, 2027

Commissioner Lockley made a motion to forward the proposed agreement to Attorney Shuler for review and consider increasing tipping fees. It was noted that county staff had wanted Waste Management staff to come before the Board and address the changes to the contract. **Commissioner Boldt seconded the motion.** He said that he would like the Board to consider phasing in the rate increase, possibly starting with \$5 and then increasing the \$10 in six months. Chairman Jones noted that today the Board is asking Attorney Shuler to review the contract but that this is a valid point and something to look into. **Motion carried 5-0.**

Mrs. Griffith presented the following item from her report at this time.

21. G BOARD ACTION: LANDFILL EMERGENCY REPAIR LECHATE AND STORM WATER PUMPS

As part of the landfill permit renewal with FDEP which was completed in May, the landfill inspection report noted that two storm water pumps were inoperable. Since that inspection, a third pump has now failed at the Leachate. Landfill Director Fonda Davis contacted King's Plumbing and King's has submitted a repair estimate to replace all (4) pumps at the landfill for \$43,342.37.

Board action to authorize waiving the bid policy to proceed with the emergency repairs of the

stormwater and leachate pumps at the landfill.

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board authorized waiving the bid policy to proceed with the emergency repairs of the stormwater and leachate pumps at the landfill. Attorney Shuler noted that if the Board is declaring this repair an emergency, the local bid policy can be waived. Mr. Davis noted the pumps are not working at all and it is indeed an emergency due to the possibility of groundwater contamination. **Motion carried 5-0.**

Commissioner Ward thanked Mr. Davis and his crew for removing the boat on CC Land Road that was illegally dumped. Commissioner Boldt asked if they do trash and yard debris from St. James Bay, just east of Lanark. Mr. Davis said that he believes that to be private property. Commissioner Boldt said he believes the area he is referring to has been declared public roads and he will get that information to Mr. Davis.

10) Emergency Management Director – Pam Brownell

a. Action Item: EOC Grant Modification #1

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the EOC Grant Modification #1. Commissioner Boldt confirmed that this modification would allow for additional time to design the new EOC building. **Motion carried 5-0.**

b. Action Item: Polaris transfer to Parks and Recreation

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the Polaris transfer to Parks and Recreation. Motion carried 5-0.

11) Mosquito Control – Dewitt Polous

a. Action Item: Budget Transfer

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the Budget Transfer as presented. Commissioner Ward inquired as to why she had not been receiving the funds. Mr. Polous indicated it was an oversight during the transition to the Evergreen pay plan. Mr. Moron said he believes we should have Evergreen take a look at it and figure it into her salary. **Motion carried 5-0.**

b. Informational Items

Mr. Polous gave an update on items in his department.

12) Extension Office Director – Erik Lovstrand

a. Information Items

Mr. Lovstrand was not present. Mr. Moron told the Board if they had any questions regarding his report to reach out to him.

The Board moved to the Public Hearings at this time.

Other Reports

13) TDC Administrator – John Solomon

- a. Action Item: Dune Beach Walkover – McKissac Beach

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the use of TDC funds to construct the Dune Beach Walkover project at McKissac Beach. Motion carried 5-0.

Chairman Jones asked if the tourism numbers had decreased. Mr. Solomon noted they have increased approximately 30-35% and they are continuing to see traffic increase. He said the booking window has compressed some, we are down to about 90 days.

Mrs. Griffith presented the following item from her report at this time.

F. BOARD ACTION: DUNE WALKOVER 3RD STREET TASK ORDER MRD & ASSOCIATES

On Wednesday, April 13th, the Tourist Development Council recommended funding the design and construction of a dune walkover at the last unimproved public access point in the commercial district of St. George Island (3rd Street West). The Board gave formal approval at the following commission meeting on April 19th. Dune Walkovers are an important erosion control measure as they protect sensitive beach and dune areas from foot traffic. Erosion control measures related to the physical preservation of the beach or shoreline to which there is public access is an allowable use of tourist development sales tax proceeds per FS 125.0104. County staff contacted coastal consultant MRD and Associates to assist in design, permitting, and development of construction documents and bid specifications for the new dune walkover.

Board action to approve and authorize the chairman to sign the attached \$6,250 agreement for the design, permitting, and construction documents for the 3rd Street West Dune Walkover.

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 attached \$6,250 agreement for the design, permitting and construction documents for the 3rd Street West Dune Walkover. Motion carried 5-0.

14) Interim Airport Manager – Ted Mosteller

Mr. Mosteller reported that the roof on the t-hangar is in the worst shape of all the buildings. He said that he is working to find a solution and will bring information back to the Board at a later date. Chairman Jones said that he had a call with FAA recently, and he has to report back to the Board as he was told. He said it was made clear in no uncertain terms that the FAA will not be funding the third runway moving forward. He said he wanted to make sure the Board was aware moving forward. Mr. Mosteller said that he had spoken with Mr. John Collins and that FDOT is amenable to funding the roof repair, however, they want to talk about the hangar lease.

Planning and Zoning Adjustment Board Report

15) Variance Requests

a. 67 Bald Point Road

Consideration of a request for a variance to construct stairs to previously approved proposed variance an additional 8' into the Front 25' setback, and also requesting a variance for an HVAC platform to encroach an additional 5.3' into the Front 25' Setback. The property is described as 667 Bald Point Road, Block 10, Lot 85, Unit 1, Alligator Point, Franklin County, Florida. Request submitted by Scott Shanley, Applicant

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the request for a variance to construct stairs to previously approved proposed variance an additional 8' into the Front 25' setback, and also requesting a variance for an HVAC platform to encroach an additional 5.3' into the Front 25' Setback. The property is described as 667 Bald Point Road, Block 10, Lot 85, Unit 1, Alligator Point, Franklin County, Florida. Motion carried 5-0.

b. 315 Gander Street

Consideration of a request for a variance to construct riprap within the critical shoreline setback. The property is described as 315 Gander Street, Block 51, Lot 4, Unit 5, St. George Island, Franklin County, Florida. Request submitted by Aaron Sarchet, agent for Terry Mick, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the request for a variance to construct riprap within the critical shoreline setback. The property is described as 315 Gander Street, Block 51, Lot 4, Unit 5, St. George Island, Franklin County, Florida. Motion carried 5-0.

16) Critical Shoreline Applications

a. 1269 East Gulf Beach Drive

Consideration of a request to construct a new 1,260 square foot Single-Family dock: 275'x4' access walkway; 20'x8' terminus; Two 20'x12' Boat lifts. Property address: 1269 East Gulf Beach Drive, Lot 2, Savannah Cove, St. George Island, Franklin County, Florida. Application submitted by Garlick Environmental Associates, agent for Joseph Lawrence, applicant. State and Federal Permits have been received.

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 construct a new 1,260 square foot Single-Family dock: 275'x4' access walkway; 20'x8' terminus; Two 20'x12' Boat lifts. Property address: 1269 East Gulf Beach Drive, Lot 2, Savannah Cove, St. George Island, Franklin County, Florida. Motion carried 5-0.

17) Commercial Site Plan Applications

a. 136 Hwy 98

Consideration of a request for Commercial Site Plan review of commercial recreational storage buildings on a 1 +/- acre parcel located at 136 US Highway 98. Eastpoint, Franklin County, Florida. Request submitted by Christopher Varnes, applicant. (A different site plan was reviewed and approved by P&Z in September 2020).

Mrs. Bankston told the Board there was a miscommunication and the applicant was not aware of

the P&Z meeting. Therefore, the P&Z board tabled the request. Commissioner Ward noted that she had a conflict and would be abstaining from the vote. Due to the applicant's absence at the P&Z meeting and the board's recommendation, **Commissioner Lockley made a motion to table the item, and Commissioner Boldt seconded. Motion carried 4-0, Commissioner Ward abstained.**

b. 1 Gulf Beach Drive

Consideration of a request for a Commercial Site Plan Review of a Commercial 45'x60'x14' Pole barn located at 1 Gulf Beach Drive, Carrabelle, Franklin County, Florida. Request submitted by Tool Time Building & Roofing, agent for Clark and Ruth Klinkenberg, applicant.

Commissioner Ward inquired about the parking and Mrs. Bankston noted there would be an entrance from Gulf Beach Drive and Spacey Drive. There will be 8 parking spaces in the front of the building on Gulf Beach Drive and 14 parking spaces on the side of the building on Spacey Drive.

On a motion by Commissioner Ward, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request for a Commercial Site Plan Review of a Commercial 45'x60'x14' Pole barn located at 1 Gulf Beach Drive, Carrabelle, Franklin County, Florida. Motion carried 5-0.

b. 48 Island Drive

Consideration of a request for a Commercial Site Plan Review of a 9,500 sq foot storage building located at 48 Island Drive, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Vacation Rental Properties, LLC, applicant.

Chairman Jones inquired about the dimensions of the building and how the corner of the building is sliced off. Mr. Garlick indicated that the final site plan will have the correct dimensions of the building, but that it would not be any larger than pictured now.

On a motion by Commissioner Ward, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request for a Commercial Site Plan Review of a 9,500 sq foot storage building located at 48 Island Drive, Eastpoint, Franklin County, Florida. Motion carried 5-0.

18) Plat Review Applications

a. 3 by the Sea

Consideration of a request for Final Plat approval for a parcel of land lying in Section 25, Township 7 South, Range 5 West located at 1788 Highway 98 West, Carrabelle, Franklin County, Florida. Application submitted by Chris Langston, agent for Victoria Conrad, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request for Final Plat approval for a parcel of land lying in Section 25, Township 7 South, Range 5 West located at 1788 Highway 98 West, Carrabelle, Franklin County, Florida. Motion carried 5-0.

Public Hearings 11:00 a.m. (ET)

19) Public Hearing – Rescinding Ordinance 92-3 (11:00 a.m. ET)

AN ORDINANCE RESCINDING ORDINANCE 92-3 PROHIBITING VEHICLES HAVING MORE THAN TWO AXLES FROM COMING ON OR TRAVELING MCINTRYE ROAD AND AN EFFECTIVE DATE

Attorney Shuler presented the proposed ordinance rescinding Ordinance 92-3 Prohibiting Vehicles having more than two axles from coming on or traveling McIntrye Road. Chairman Jones asked the Board if they had any questions for Attorney Shuler at this time. Chairman Jones called for public comments.

Ms. Carol Nichols spoke in opposition to rescinding the ordinance. She does not want log trucks on that road. She said if they want to log it, they can purchase her property for \$350k. She does not want the road to be torn up, and fears safety issues with emergency services not being able to access the residence.

Mr. James Urskin noted the road is being maintained by our road department. During hunting season, it gets kind of bad. We have issues with drainage in the ditches. Other property owners have issues with drainage. The ditches cannot handle the weight of the trucks. He does not believe that the state will maintain the road. He spoke in opposition to rescinding the ordinance. Mr. Urskin spoke of a rare, endangered woodpecker that is on property. He would like the Board to protect the road and wildlife.

Ms. Cheryl Sanders asked the Board not to rescind the ordinance. She noted that before the ordinance was in place, the owners had to access the land by boat because McIntyre Road was impassable.

Mr. Moron said that he was able to reach Mr. Davis with the forestry and he will be available by phone shortly. Commissioner Ward asked if there were alternate roads that could be used to log beside McIntyre. There is no road within a logical distance. Commissioner Ward said there are concerns with grating and maintaining the road. How often are you going to ensure the road is maintained to the standard that they are when we get there? Mr. Davis noted that when logging where there are people who live, they maintain the road at a higher level. Commissioner Ward asked if these log trucks bust a culvert, are you going to replace them. Mr. Davis said that is written into the contract that they will be repaired/replaced. He said that he can look at the culverts and access them. We haven't had any issues with culverts in Tate's Hell. Chairman Jones asked what area they were wanting to log, and Mr. Davis said just off of 319 and McIntyre. Attorney Shuler explained the area. Commissioner Boldt noted he had educated himself on the roadbed design of McIntyre and does not believe it was designed to handle 70k pounds weight load. He is concerned about the frequency of maintenance on the road. Mr. Davis said previously in years past we have logged all around McIntrye. We have never had issues in the past. The loggers keep it up. Since this will be affecting homeowners, it will be held more stringent, it will be grated daily as needed. Mr. Davis said regardless of what the Board decides on the ordinance we are going to have to log in even if we have to do it on a declared emergency. There is an outbreak of southern pine beetle. We have it in Womack Creek, Crooked River, and that area. If we don't address it, it will devastate

a whole forest in no time. Commissioner Parrish said he understands the pine beetle infestation. The question is when we talk about maintaining this road if it's raining, how are we going to maintain this road if it is wet. He said he understand both sides. Commissioner Boldt asked if the pine beetles could be treated without doing the logging. Mr. Davis said there is no chemical treatment. Clear cut, 100-200 within the area. There is some on private property, but no luck with the owners treating theirs. That can affect the timber on the property of the neighbors. The logging sale that we are doing in there will be multiple years before another sale would need to be done. There would never be a reason for the log trucks to come down. This is not something that would be ongoing for years or decades.

On a motion by Commissioner Boldt seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board denied rescinding the ordinance. Motion carried 5-0.

20) Second Public Hearing for FFY 2021-22 Community Development Block Grant (CDBG) Application – Dennis Dingman, Summit Professional Services, Inc. (11:00 a.m. ET)

Purpose of the Hearing

- This is the second public hearing held to consider whether Franklin County shall proceed with the submission of an FFY 2021-22 CDBG application.
- The first public hearing was held on June 7, 2022.
- This second public hearing is held to present the draft CDBG application to the Commission and the public for comment, and also to ask that a motion and vote be made to submit this application to the Department of Economic Opportunity (DEO).
- A resolution that will serve as authorization to execute and submit the grant application has been provided for your consideration and a vote should be taken to adopt the resolution.
- The grant application's due date is July 21, 2022.

CDBG Program must meet one of the following National Objectives:

- Provide benefits to low- and moderate-income persons.
- Prevent or eliminate slum or blight conditions; or
- Meet a need of recent origin having a particular urgency.

Description of Grant Category

- Housing Rehabilitation – Assists low-and-moderate income residents with physical improvements that address code, safety, and other rehabilitation items. In some cases, severely damaged structures may be demolished and replaced.

Description of Grant Project

- The County is proposing a request for \$700,000 in CDBG Housing Rehabilitation grant funding to assist residents throughout the County's jurisdiction with necessary housing repairs. Necessary repairs may be provided in the form of renovation of existing housing units or new construction of a portion of or the entire housing unit. At a minimum, 10 LMI housing units will be rehabilitated and brought into compliance with the adopted housing code. Of these 10 LMI housing units, three homes will be addressed whose occupants qualify as "low income" (households whose income does not exceed 50% of the median for Franklin County); and another two homes will be addressed whose occupants qualify as "very low income" (households whose

income does not exceed 30% of the median for Franklin County).

- In addition to assistance with housing repairs, temporary relocation assistance will be provided to residents who will be unable to remain in the home during construction, as needed. Currently the grant application is budgeting \$582,000 for housing rehabilitation/replacement, \$13,000 for temporary relocation, and \$105,000 for administration costs. Only households that are low to moderate-income are eligible to participate in the project; this ensures that the project meets a national objective.

Mr. Dingman presented the items to the Board for approval. Chairman Jones called for public comments and there were none.

a. Action Item: Motion to submit the FFY 2021-22 Small Cities Community Development Block Grant Housing Rehabilitation application to the Florida Department of Economic Opportunity

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board adopted the attached enabling resolution authorizing the signature of the necessary application documents. Motion carried 5-0.

b. Action Item: Motion to adopt the attached enabling resolution authorizing signature of the necessary application documents.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN TO MAKE AN APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF FRANKLIN COUNTY'S FFY 2021-22 COMMUNITY DEVELOPMENT BLOCK GRANT, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS Franklin County is experiencing a need for physical improvements to benefit low-to-moderate income persons;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Franklin County, Florida, in regular session this 21st day of June 2022, as follows:

SECTION 1. That the Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements to benefit low-to-moderate income persons indicated in the proposed FFY 2021-22 CDBG Housing Rehabilitation Category application.

SECTION 2. The Board of County Commissioners hereby directs the Chairman or County Administrator, in his absence, to sign all necessary certifications of the Community Development Block Grant application.

SECTION 3. That the Board of County Commissioners directs the Chairman or County

Administrator, in his absence, to execute and submit the attached CDBG Housing Rehabilitation Category application to the Florida Department of Economic Opportunity for state approval.

SECTION 4. That the Chairman or County Administrator, in his absence, is authorized and directed to submit additional information in a timely manner as may be required by the Florida Department of Economic Opportunity.

SECTION 5. The proposed CDBG Housing Rehabilitation Category application is consistent with the local comprehensive plan.

SECTION 6. The County's comprehensive plan has been adopted as the County's Community Development Plan.

SECTION 7. That this Resolution shall take effect immediately upon its passage.

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by unanimous vote of the Board present, authorizing the submission of the FFY 2021-22 Small Cities Community Development Block Grant Housing Rehabilitation application to the Florida Department of Economic Opportunity. Motion carried 5-0.

County Staff & Attorney Reports

21) Fiscal Manager/Grants Coordinator – Erin Griffith

- a. Board Action: DEO Hurricane Michael Assistance Grant Extension

On a motion by Commissioner Boldt, seconded by Commissioner Ward and Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved and authorize the chairman to sign the attached Amendment for the Hurricane Michael Assistance Grant.

- b. Board Action: Change Order and Supplemental Grant Agreement SCOP CR30A Project

On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached resolution of authorization and supplemental grant agreement for the additional \$5,400 in construction costs. Motion carried 5-0.

On a motion by Commissioner Parrish, 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 Proposal #1 with Roberts and Roberts, Inc. for the temporary pavement striping. Motion carried 5-0.

- c. Board Action: Resilient Florida Vulnerability Assessment Grant Application

On a motion by Commissioner Lockley, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board authorized the submission of a grant application for the Resilient Florida Program for funding assistance to complete a vulnerability assessment for the county. Motion carried 5-0.

d. Board Action: Ferrovia Services Bridge Cleanup Contract
Commissioner Ward made a motion to submit the attached contract to County Attorney Michael Shuler for his review and recommendation contingent upon staff asking about the increase in fuel costs and how it would affect the contract, seconded by Commissioner Boldt. Motion carried 5-0.

e. Board Action: MYIP Amendment Task Order Restore Projects
On a motion by Commissioner Parrish, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached Task Order with Langton Associates, Inc. Motion carried 5-0.

f. Board Action: Dune Walkover 3rd Street Task Order MRD & Associates
On a motion by Commissioner Parrish, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached \$6,250 agreement for the design, permitting, and construction documents for the 3rd Street West Dune Walkover.

g. Board Action: Landfill Emergency Repair Lechate and Storm Water Pumps
Item addressed earlier in the meeting.

h. Board Action: Road Department Low-Boy Trailer Purchase
Item addressed earlier in the meeting.

i. Board Action: Dewberry Task Order – District 1, 2nd Street & Hwy 98 Eastpoint
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 attached \$19,875 task order to Dewberry Engineers to be paid from District 1’s paving funds for the 2nd Street and US 98 Intersection Repair. Motion carried 5-0.

j. Board Information: Property Appraiser’s Preliminary Estimate of Taxable Value and Budget Workshop Schedule
The Franklin County Property Appraiser has provided the Board with a good faith estimate of taxable value for use in the 2022/2023 budget cycle. In the attached, the estimated taxable value of property in Franklin County for 2022 is \$2,467,832,997 which is an increase of 5.73% in value over the previous year. This increase is fueled by sales data and new construction. Although this is the 9th consecutive year of appreciating property values, this valuation is still far below the market high valuation of 4.112 billion in 2006/2007. The revenue estimates for state shared revenues and sales tax proceeds will not be released by the Florida Office of Economic Development and Research until sometime in July and another update will be provided at that time. The budget workshops will be held on Thursday, July 21st, and Friday, July 22nd. The workshop schedule is attached to this report.

Chairman Jones said that he would like to discuss adding economic development into the professional services budget. He reminded the Board that we can always take it out of the budget, but once the budget is final it cannot be added to. Chairman Jones said he would think around \$40k

would be a sufficient allocation.

k. Board Information: General Project Updates

Alligator Drive Multi-Use path is almost complete – Franklin County will not release the final pay request for Pigott Asphalt until the grass work is complete.

FEMA C30 West Washouts Project – the county will not release the final invoice from the contractor until the shoulders are stabilized and the grassing/erosion issues are remedied at the site. Pigott is supposed to be on-site at the end of this week to remedy the issues.

22) County Coordinator – Michael Moron

a. Action Item: 682 Ridge Road Power Pole

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the additional \$227.87 from the Eastpoint Limerock Fire donated funds for the installation of the power pole at 682 Ridge Road. Motion carried 4-0.

b. Action Item: Airport Grant Contract

On a motion by Commissioner Parrish, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board authorized the Chairman’s signature on the \$225,000 FAA Grant Agreement Offer for the first phase of the Apron Rehabilitation project at the Airport. Motion carried 4-0.

c. Action Item: Eastpoint July 1st Freedom Festival Road Closure

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved requesting an FDOT permit to close Highway 98 in Eastpoint from 7:30 pm (ET) to 9:30 p.m. (ET) and reroute traffic to Ave A from 1st Street to Old Ferry Dock Road for the July 1st Freedom Festival. Motion carried 4-0.

d. Action Item: St. George Island July 4th Celebration Road Closure

On a motion by Commissioner Ward, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the St. George Island Wet and Wild 4th of July Parade route as submitted. Motion carried 4-0.

e. Action Item: HVAC Repair to EP Camper Trailer

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the \$589.01 payment for HVAC repairs to an Eastpoint Limerock Fire purchased camper trailer. Motion carried 4-0.

f. Informational Item: Weems Grant

Weems has received the award notification letters from USDA for the Two Track One Recovery Grants that Weems staff wrote for USDA Emergency Rural Health Care Grant Program. The grants will pay for radiology equipment upgrades, emergency department hospital stretchers, and their electronic health records conversion. If you have additional questions do not hesitate to contact Mr. David Walker (CEO).

23) County Attorney – Michael Shuler

- a. Action Item: McIntyre Road Ordinance Public Hearing

Item addressed under Public Hearings

- b. Action Item: Special Master RFP

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board accepted the services of Mrs. Jennifer Shuler as the lead attorney to act as the Board’s special master and Mr. Coles Davis as the alternate special master as presented in Attorney Shuler’s report. Motion carried 4-0.

- c. Action Item: Temporary Medical Examiner Agreement

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the temporary contract for Medical Examiner services between Franklin County and Dr. Thogmartin, using the Leon County contract format. Motion carried 4-0.

- d. Action Item: Estate of Linda Anne White, Deceased

On a motion by Commissioner Boldt, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved disclaiming the gift from the Estate and recommended that the Estate instead convey the lot to the Nature Conservancy on Dog Island, Florida. Motion carried 4-0.

- e. Action Item: Possible TDC Purchase of Land in Eastpoint

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the Chairman to sign a contract for the purchase and sale of the subject property based on its appraised value, with the intent to create a nature center, not to exceed \$199,000, with the option for the seller to reject the appraisal if it comes in below a negotiated minimum price; and authorize Attorney Shuler to negotiate the minimum sales price and authorize him to obtain a single appraisal. Motion carried 4-0.

- f. Action Item: Possible Eastpoint Overlay

On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved to proceed with consideration of the possible Eastpoint Highway 98 Overlay. Chairman Jones noted that this process will require at least two public hearings before we could move forward. Attorney Shuler said two things to be considered are the potential restriction of warehouses and examining how the county can protect the commercial use of the C-4 zoned property. Motion carried 4-0.

Commissioner Boldt noted that he would like to consider extending the lighting ordinance/leave no trace on all county beaches. Commissioner Boldt made a motion to schedule a public hearing to potentially expand the boundaries of the ordinance to include Alligator Point and Bald Point. Commissioner Ward seconded the motion. Mr. Moron told the Board that if they expand the leave no trace ordinance, they will have to give Fonda additional help. **Motion carried 4-0.**

Commissioner Ward noted there may be a need for an ordinance regarding e-bikes on the beach in the future. Commissioner Boldt noted with the upcoming holiday we may remind residents of

the burn ban in effect in Lanark Village. Attorney Shuler said the current burn ban would not cover fireworks. If the Board would like they can authorize him to hold a public hearing to add banning fireworks to the ordinance.

Motion by Commissioner Boldt to schedule a public hearing as necessary for additional language to fire ban ordinance banning fireworks in Lanark Village fire district, seconded by Commissioner Ward. Motion carried 4-0.

Commissioner Boldt asked Attorney Shuler if he had an update on the state fire meeting, Attorney Shuler said he did not have any update at this time.

Commissioners' Comments & Adjournment

24) Commissioners' Comments

There were no additional Commissioners' comments.

25) Adjournment

There being no further business before the Board, the meeting was adjourned.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts

The audio is available upon request. Please e-mail jgay@franklinclerk.com, call 850-653-8861 to speak with the Administrative Assistant, or submit a request in writing to obtain audio of this meeting.