

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM  
SEPTEMBER 20, 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, Jessica Gay-Deputy Clerk to the Board

**1. Call to Order**

Chairman Jones called the meeting to order

**2. Prayer and Pledge**

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

**3. Approval of Minutes**

**On a motion by Commissioner Lockley, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the FCBCC Regular Meeting minutes from September 6, 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. The Management Experts - Traci Buzbee - BRIC Grant Application**

Mr. Moron said Mrs. Griffith will bring the matter up during her report. There will be a Notice of Intent for the BRIC Grant application. Mrs. Griffith will ask Ms. Buzbee to attend a later meeting to further discuss with the Board.

**6. Public Comments 9:08**

Mr. Al Stone with Crimson Tide Services spoke to the Board on behalf of Ms. Melissa Chandler Bloodworth. Mr. Stone explained to the Board Ms. Bloodworth's flooding issues and how there used to be a ditch, should be a ditch, and the question is there going to be a ditch. There is now an issue with septic water flooding Ms. Bloodworth's property. If the ditch was maintained to the bottom of the drain, there would be no issue. Sub transformer underwater for about two weeks. Mr. Stone noted that there are some options so that we don't have to get in the fibrotic war with FairPoint.

**Constitutional Officers**

**7. Michele Maxwell Clerk of Court**

Action Item: Requesting the Board schedule a special meeting on September 30, 2022, to close out the end of the year and pay county bills.

**On a motion by Commissioner Lockley, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved scheduling a Special Meeting on September 30, 2022, at 9:00 a.m., to close out the end of the year and pay county bills. Motion carried 5-0.**

Clerk Maxwell gave an update on the Kofile project. She said that the first phase of records has been returned and we hope to have everything back by the end of the year. This project entails the scanning of official records from 1832 to the present. Chairman Jones asked if this included the special documents from John Gorrie to be preserved. Clerk Maxwell said yes, and she plans to bring that for presentation to the Board once received.

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## Department Directors Reports

### 8. Superintendent of Roads and Bridges – Howard Nabors

Mr. Nabors said they have been dealing with the rain as well as drainage problems. The water is down a lot. In regard to Ms. Bloodworth's property, Mr. Nabors said he doesn't ever remember there being a ditch in that area. He said that Commissioner Parrish and he had looked at it to figure out how to get the water out, another option would have to cut into Bluff Road or drain to Bay City. Mr. Nabors spoke regarding a request from Mr. Turner on School Road. He said he spoke to someone at the Road Department about a ditch that he wants to keep cut. Dewitt and his crew did cut it last year, and I will get with him. If he fills the ditch in, it is going to flood Ave A and School Road. Chairman Jones asked if it was our drainage, and he was wanting to fill in. If he fills in, where is the water going to drain? Mr. Nabors said it would go across 98. He noted that they cut all mosquito control ditches once a year, but this homeowner wants it to be cut every few weeks. Commissioner Lockley asked if anyone from Dewberry has been out to look at Ms. Bloodworth's property. Mr. Nabors explained that the county can't go on private property to dig a ditch. He noted that there are power lines, fiber, and water lines running through there. Commissioner Parrish did have the phone companies all come to mark the lines. There are sewer and water lines that run to Bay City on both sides of the road. Mr. Stone noted that we have four different solutions that don't involve messing with cables and wires. They do involve working with neighbors and have spoken to all of the homeowners. Mr. Smith is willing to offer an easement, to get this water to Richard Creek. It's the largest ditch in the county. It is 72 yards, we can get there without involving all of the electrical, etc. Both ways would engage Mr. Smith's property, he would probably want some compensation for that.

**Commissioner Lockley made a motion to have Dewberry get in touch with Mr. Stone and then bring a plan back to the Board to alleviate Ms. Bloodworth's drainage issues. Second by Commissioner Parrish.**

Commissioner Ward said she would like to do the entire county, noting that we have drainage issues all over the county. It is a big issue everywhere. Mr. Moron said what we have done is moved from one issue to the entire county. First, I will need to find out the cost. Mrs. Griffith said we have applied for a vulnerability grant, that we may be able to use for that. Mr. Moron said let me get the cost from Dewberry. What are we going to ask the engineer to look at? The vulnerability study is going to look countywide. Chairman Jones said your motion was to try to take care of this issue and other people involved to come up with a solution for Ms. Bloodworth. We have already applied for a vulnerability grant, and Michael and I were supposed to meet with someone from the governor's office. Mr. Moron suggested the Board make these two motions, one for this specific property and one for county-wide.

**Motion carried 5-0.** Chairman Jones said so you will be bringing something back to us with a solution.

Mr. Nabors said he had spoken to Erin last week about some employees that he would like to move around. He said he would like to move Mr. McAlpin to the superintendent, Mr. Ronnie Dean to a working foreman, and Mr. Rusty Putnal to the mechanic supervisor. Chairman Jones said we need to have Evergreen weigh into that. Mrs. Griffith said they would need to look at that and put them into their new position and classification. Commissioner Parrish asked if since you have one man retiring, that money can be used, and the salary is already in the budget. This money can be moved over without increasing the budget. Commissioner Lockley asked did he hear it right, that he did not have an assistant. Didn't we always have an assistant superintendent and superintendent? Commissioner Lockley said that already should be filled up. Mrs. Griffith said there was no one filling that position, so it was not submitted to Evergreen. Commissioner Parrish said Evergreen is already looking at the pay plan for the last time. Mr. Moron said yes, we want to get this in there now.

**Commissioner Ward to approve Mr. Nabors's employee recommendations, seconded by Commissioner Parrish and Commissioner Lockley. Motion carried 5-0.**

Mr. Nabors confirmed that Mr. Moron would coordinate with the engineer and have him contact Mr. Stone. Commissioner Boldt said we are going to move forward on the entire drainage issues for the county. Mrs. Griffith is currently pursuing a grant to look at drainage issues across the county. **On a motion by Commissioner Ward, seconded by Commissioner Boldt, to pursue looking into the drainage issues across the county.** Commissioner Lockley asked if the grant is for a study or to fix the problems. Mrs. Griffith said it is actually for a study, after that there would be programs and funding we could apply for. Commissioner Ward noted that she believed Governor DeSantis had signed into law monies to correct drainage issues. Commissioner Parrish noted that

as we build out more properties, the flooding is going to get worse. It is a complicated process that we are trying to deal with. Commissioner Boldt noted that there are issues at St James Bay also. Some of the spot flooding management is already being looked at. Commissioner Lockley that Ms. Bloodworth's issue is a priority because of the sanitary issues. **Motion carried 5-0.**

Mr. Nabors said he has coordinated with Mr. Mosteller and the equipment is ready for pickup at Ring Power. Mr. Nabors hopes to have someone available to go pick it up next week.

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

Mr. Davis reported that Mr. Willard Lewis will retire in October. Mr. Henry Rochelle is out due to an accident and Mr. Austin Martina put in his resignation last week. Mr. Davis noted that animal control is running smoothly, but they are short-handed in Parks and Recs, and Landfill.

Mr. Davis said that one of the reasons why employees are leaving is because of pay. Please consider having Evergreen look at Parks and Recs salaries. They do a lot for the county. Also, with Mr. Putnal becoming a supervisor. Also, we may need to look at Jonathan Kelly in my department.

Commissioner Lockley noted that one of his workers had a little tragedy, Joe Henry. Commissioner Lockley said that he would like a letter from the Board sent to him wishing him well. Mr. Moron said he will take care of it and doesn't require a motion.

Mr. Moron said Fonda brought this up. He said he understands that Evergreen looked at other counties, but the problem is we don't have enough staff. We have a public hearing coming up a little later, I don't see how the board can consider adding two other locations for leave no trace, due to the number of staff. Mr. Davis said that is correct. Mr. Moron said he wanted to raise this issue while Fonda was here before we approach the public hearing. Commissioner Parrish asked if there was any reason he couldn't stay around. Mr. Davis said he has a doctor's appointment this afternoon in Tallahassee but that he would stay until the hearing.

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

##### **1. Action Item: Land Management Plan (tabled at last meeting)**

At your last meeting, the Board was informed of the Division of State Lands request for an updated land management plan for the old FDOT building in Carrabelle, leased from the State. In the updated plan, the County agreed to some repairs, vegetation trimming around the building, and the eventual reroofing of the two open sheds. The Board asked for a copy of the lease to verify the County's responsibility to maintain the buildings and asked that I inquire about the possible transfer of the property to the County. I've sent you the lease with the language that addresses what maintenance and upkeep the County is responsible for, so is the Board ready to approve the updated plan and submit it to the State? In addition, the following is the wording from the Division of State Land regarding the possible ownership of the property: Franklin County would have to submit a request for a Release of Lease. This would require a 60-day noticing period for all state agencies. If there were interest from another state agency to take that space over under a new lease, then we would have to enter into that new lease. This would require Franklin County to vacate its current location. If there were no interest, we could entertain selling the property to Franklin County. So, is the Board willing to change another state agency wanting that building?

**On a motion by Commissioner Ward, seconded by Commissioner Lockley to approve the updated plan and submit it to the State.** Commissioner Parrish asked for clarification of the motion. Mr. Moron said we have to do some improvements to the property. Mr. Davis said so that I understand it is just for us to clean up around the building. Commissioner Parrish said when we talked about the lease at the last meeting, normally we pay a nominal amount, and they provide maintenance. But actually, we aren't paying money to lease the property, we are just allowed to use the property and must maintain it. **Motion carried 5-0.**

Commissioner Lockley said he believes we should go for it. **Commissioner Lockley made a motion to go forward with trying to purchase the property from the State.** Mr. Moron said I don't think the price is an issue, but if another State agency wants it, they get preference over it. Mr. Davis said the employees at the west end will have to report to the landfill. Commissioner Boldt said he believes we should just leave it alone. There are several state agencies in the area that may want it. Chairman Jones called for a second, **MOTION DIED FOR LACK OF SECOND.**

Commissioner Ward said she received a call yesterday and someone said there were hitchhikers everywhere at the Eastpoint ball field. She asked Mr. Davis if he would take a look at that. Mr. Davis noted an issue with travel ball and soccer practices overlapping. He said we have so many travel ball teams, they are still using the baseball fields. In the past baseball fields were used for soccer practice. Chairman Jones asked where all we play soccer. Carrabelle has a separate soccer file. Chairman Jones asked if Mr. Davis could ask the travel ball teams to use the Carrabelle fields. Mr. Davis said there are complaints that it isn't fair. Chairman Jones said they need to try and walk together.

#### **10. Emergency Management Director – Pam Brownell**

No action items. Ms. Brownell noted that the EOC has a storage container with sandbags stored at the old FDOT building. In the event the State took it over, it would need to be moved.

#### **11. Extension Office Director – Erik Lovstrand**

No action items. Chairman Jones asked about the family and consumer sciences and asked where the adult classes take place. We are working with an agency from Tallahassee, here at the extension office in Apalachicola. Classes are during the day and evening on Tuesdays. Chairman Jones asked Mr. Lovstrand to put the information on the report. Mr. Lovstrand noted that there may be limitations on participation, but he will check into it and provide the information in his next report. Commissioner Lockley asked about under the Eastpoint bridge there is a state problem, where they fish, they have no trespassing signs. I want to know why they don't allow people to fish under there. Mr. Moron said he will contact Benny and find out why it has been closed and if it is a permanent or temporary solution.

#### **12. Mosquito Control – Dewitt Polous**

Chairman Jones thanked him for posting his schedule. Commissioner Parrish asked how much longer he had before retirement. Mr. Polous said that he is in the drop program and has five more years he can work. Commissioner Parrish said he just wants to make sure that someone has the qualifications to take over and that we are prepared for the inevitable. Commissioner Boldt said when we talk about progressive pay, we get great value for what we pay our employees. Mr. Polous said we are signed up for a class on Thursday, for continual education.

#### **13. Library Director – Whitney Roundtree**

Ms. Roundtree had no action items for the Board.

### **Other Reports**

#### **14. TDC Administrator – John Solomon**

##### **1. Action Item: Visitor Center and Museum Contracts**

**On a motion by Commissioner Parrish, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the TDC Visitor Center and Museum Contracts for 2022-2023. Motion carried 5-0.**

Mr. Solomon announced the ribbon-cutting ceremony at the Pavilion on October 3<sup>rd</sup> at 4:30 p.m.

#### **15. Interim Airport Manager – Ted Mosteller**

Mr. Mosteller said there is a T Hangar tenant very unhappy about a leaking roof and would like to get some materials to get it patched. Mr. Moron said he would prefer the Board to contract this out. Mrs. Griffith agreed and said it is mainly a safety issue. **On a motion by Commissioner Parrish, seconded by Commissioner Boldt, to have a company come look at the roof to patch before we can get re-roof. Motion carried 5-0.**

**Mr. Moron presented Item 11 from his report at this time.**

##### **11. Informational Item: Air Force Airport Property**

The County has received notice from Tyndall Air Force Base that there is no longer a need for the site located near the Apalachicola Regional Airport. That lease was set to expire on June 30, 2033; however, all Air Force assets have been removed from that location

and the area has been left to return to its original state. They will conduct a final Environmental Baseline Survey to ensure compliance and then will coordinate the final termination procedure. I will update the Board once that is completed.

**The Board recessed at 10:09 a.m. and reconvened at 10:22 a.m.**

**16. AVCON - John Collins - Obstruction Removal Project & Airport Master Plan  
Obstruction Removal Project Bid Award**

Collins Land Services out of Tallahassee was the lowest bid, Mr. Collins recommended the Board award the project to them at \$138,500 base bid. **On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board awarded the Obstruction Removal Project Bid Award to Collins Land Services. Motion carried 5-0.**

**Airport Master Plan**

Mr. Collins provided the final draft of the Airport Master Plan. The draft of the plan began in April 2019. However, we did go through Covid so that slowed the process down. It was made available to the public and we received three comments back. There were three main concerns in the introductory chapter, the chapter was put together in June 2019, and since then information has changed, and any updated information will be provided in the final version. The number of aircraft based at the airport; FAA required the use of terminal Basedaircraft.com. Mr. Collins asked the Board to consider approval contingent upon updates to the 2019 information. Commissioner Ward said she had spoken with Mr. Collins over the phone about most of the items. Future land requirement – there was concern that we do show the 8000-runway extension for your main runway, it would be enough to accommodate FedEx or UPS, air force base, etc. What we also included shows the needed property acquisition, we identify that as future property acquisition, if there is able property available. Commissioner Ward said she had questions about hangars not being used. She wants to be able to access hangars and make sure whatever is in there, is aviation related. Make sure they are not storing three or four vehicles, etc. **Commissioner Ward made a motion to approve the plan contingent upon the discrepancies being corrected and changes being made to information from 2019-present. Seconded by Commissioner Boldt.** Chairman Jones asked if this master plan was a living document. Mr. Collins said absolutely. That is just how master plans work, after month-three months things are going to change. They want you to update it every ten years but if we were to get some big tenants in here, then we would revise it. Chairman Jones said some of the things we are looking at doing and the importance of them. Will we ever be able to extend the runway, I don't know but it is good to have it in there. Commissioner Parrish noted that as we talk about extending the runway, the Board needs to pay attention to the quality of life near the airport. I am all for the airport and the people around it. Never had anyone call about anyone landing or taking off. Calls about the Osprey. But people who don't live out there are not impacted by it, you have to understand the quality-of-life aspect. As the Board makes things in the future, think about that. Had it been a big airport, there wouldn't have been a buildup around the airport. Mr. Collins noted that we would be required to do an environmental study before extending the runway, and it would include quality of life. Commissioner Parrish said there has not been one company that has come to the airport that we have prevented as a board; this is just not factual. We are all about jobs. I have children who need jobs too. **Motion carried 5-0.**

Commissioner Boldt asked for a formal survey of all current tenants of hangars, to make sure that all are complying. Mr. Moron said he will direct staff to complete site visits and provide a report back to the board. Commissioner Parrish said before the airport was active, the hangars were rented to non-aviation tenants in order to provide revenue for the airport. Now things have changed and there are more planes at the airport. Chairman Jones said and that is another reason we need to move forward. Commissioner Boldt asked about when the Board can expect a report back. Mr. Moron said he will get it as soon as possible.

**Presentations and Requests**

**17. CareerSource Gulf Coast - Kim Bodine - Local Workforce Services Plan**

Ms. Bodine presented the plan to the Board. She said it is a 4-year plan required by the federal and state government and has to be modified every year to two years. It basically covers everything that we do like strategies, partnerships, and performance metrics that we negotiated with the state, all of those things are contained in the plan. There is nothing surprising in there, we compile based on the format that the state requires. Chairman Jones noted the future growth - health and construction. He also noted the price for fuel, and how it is about 50 cents more in our county. Ms. Bodine said that we don't have any students who are traveling right now, but it is something we should change. Commissioner Lockley asked if any other students are receiving mileage. They

do have to travel more than 25 miles one way to receive mileage. Any student that we are funding their education should receive mileage.

**On a motion by Commissioner Ward, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the CareerSource Gulf Coast Local Workforce Services Plan. Motion carried 5-0.**

Ms. Bodine noted that HB1507 reset the maximum term limits for our board members, so it reset everyone at zero. We have applied a two and four-year term limit. Chairman Jones asked if there is a limit to how many years a board member can serve. Ms. Bodine said it is eight years unless it is a mandated member, such as a school board superintendent, elected official, etc.

Ms. Bodine noted that the federal government is currently collecting information to determine if workforce boards should be realigned and consolidated. She said that she would keep the Board posted on any updates that she receives. She is not sure how this will affect them. Commissioner Parrish said we need to keep what we have. You understand what is going on in our rural counties. Chairman Jones and Commissioner Parrish encouraged the Board to do whatever we need to do to support them.

***MOVED TO PUBLIC HEARINGS AT THIS TIME***

**Leave No Trace Ordinance Amendment 11:00 a.m. (ET)**

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING ORDINANCE 2014-1, THE LEAVE NO TRACE ORDINANCE, FOR THE PURPOSE OF INCLUDING THE PUBLIC BEACH AT CARRABELLE BEACH AND THREE PUBLIC BEACHES AT ALLIGATOR POINT AND BALD POINT, RECONFIRMING ORDINANCE 2014-1 EXCEPT AS AMENDED; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; ESTABLISHING AN EFFECTIVE DATE.

Attorney Shuler presented the proposed amendment to the Board and the public. Attorney Shuler asked the Board if they wanted to move to public comment first or discuss the issue with Mr. Davis to address his staff shortage. Chairman Jones called for public comments.

Ms. Michele Garple, director of Alligator Point Sea Turtle Patrol, spoke in favor of adding Alligator Point to the leave no trace ordinance. Commissioner Parrish asked if they were seeing a lot of stuff left on the beach. Ms. Darple said yes. She explained the duties of the patrol and how they are required to look for turtle draw. She said what they do is pick up bags of trash, and tag items that are on the beach. She asked if the Board would consider amending it to say beaches instead of public beaches. Chairman Jones said we cannot send our employees to remove anything from private property. Ms. Darple asked if we could apply it like the leash law, fireworks, etc. Attorney Shuler noted that the leash law only applies to public beaches.

Ms. Liza asked all commissioners to support this ordinance. She said she has been a beach patroller and walker on the beach for years. We need something to deal with the debris on the beach. Not only do we have the turtles, but we have birds that nest here. She noted that on the east end we have been dealing with large portions of a ship's commercial kitchen. Someone from the county went out and looked at it.

Mr. John Berry said he would hope the Board would support this ordinance. He said he lived on one of those private beaches but is in favor of having the ordinance in place.

Commissioner Parrish asked Mr. Davis to come up. He asked Mr. Davis how he removed the things left on the beach on SGI. Mr. Davis said they use a gator to do that. Mr. Davis said there is only one access, and it would only take you so far. Commissioner Parrish said he is not familiar with the access down there. If there is no access how would the employees remove things, walk down the beach, and drag things off? So, you would have to go down each beach access to remove items left. Mr. Davis said he is hoping for additional help if the board passes this. Even with the help we have, we are already short-staffed. Chairman Jones said he has thought about the ways things are set up, on St. George Island from 12<sup>th</sup> to 12<sup>th</sup> is considered a public beach. So, it allows access, but you are not having to make sure that you suddenly crossed over to the private property. I just don't know how we are going to

be able to do it on Alligator Point. We are going to go from not having it at all to only doing sections. Commissioner Lockley said it wouldn't be fair if we couldn't access all of the beaches. When you want more done, you have to pay for it. Commissioner Lockley noted that we are not allowed to go on private property.

Commissioner Boldt said it is hard to create ordinances to control human behavior. He said his thought is that we need consistency throughout the county. I think we should pass the ordinance and then backfill with labor. Mr. Davis said he believes it is a little backward to adopt an ordinance and then try to fill in the staff later. Commissioner Boldt said he believes we have many ordinances that aren't being enforced. Mr. Moron said we should create an ordinance that would help Alligator Point, what you want is to get a positive response. I think this will come back to haunt us if we pass an ordinance and try to figure it out later. I am hearing a lot about debris and trash. Attorney Shuler said it is for people leaving tents, and chairs, and leaving holes dug. It is not necessarily a litter ordinance. Commissioner Parrish said how are parks and recs going to determine what is private or public. What are we going to do to have public beach access surveyed and markers? Mr. Moron said if we pass the ordinance, do we then authorize the beach patrol to tag something? Attorney Shuler said no. Mr. Moron said they will not be enforcing the ordinance. Chairman Jones said we have had this discussion in the past, it is a good and valuable service for the county, but they are not employees of the county. Commissioner Parrish said it has to be done and done properly. There may take a specific ordinance for Alligator Point. Commissioner Lockley asked if Mr. Davis had staff to do this. Mr. Davis said he would need an additional employee for each beach. He said he would have to send an employee to the beach at 5 o'clock in the morning, so it would take two employees. Mr. Davis corrected and said it would take two additional employees to patrol Carrabelle Beach and Alligator Point Beach. Mr. Davis said he is willing to go down and meet with some of the residents to look at solutions, and how to access the beach. Commissioner Parrish asked if there would be some volunteers to help. Attorney Shuler said he would like to think about that a little further. I am not going to pre-judge, but I don't think we are doing this anywhere else.

Chairman Jones said he has three children, and they are equal. However, they are different and cannot be treated the same. The same applies to the different beaches. More of our people are going to be belittled and berated, we are trying to retain our employees. I am all for it if we had a way to implement it. Mrs. Griffith asked if the issue was seasonal. If so, it may be possible to use a part-time position that would reduce the costs. Mr. Moron said this is the same thing that Commissioner Ward requested with part-time help to clear the ditches, I didn't see it in the budget.

Ms. Michelle Garple said she has a map of the beach, which primarily is rentals that are on public beaches. I can make sure county staff knows where private and public. There are two public beach accesses. It would be easy to drive up one and through the other. We are not just asking for you to do this and not supporting you. We are the last nesting beach before you get to Clearwater.

Mr. Gary Garple said he lives on one of the private beaches. He said there are already signs on private property, there are three walkovers, and they all go perpendicular, and can be accessed with a gator/trailer.

Ms. Susan Macken spoke in support of the ordinance and included Carrabelle Beach. She would like to put in a plug for education. She spoke with several people at the beach, and they all seemed to not know about any leave no trace ordinance. There are tents left up overnight on Carrabelle Beach. I think some education would go a long way. I do hope that Carrabelle Beach is included. Encourage the county to consider having county-wide consistent measures.

**Commissioner Ward made a motion to table with the direction of us working together to resolve the issue.** She said that she is all for having this ordinance, however, she sees that this is posing a lot of questions and unknowns. She would like to table this issue. I agree that not all beaches in Franklin County are the same. I would like the people of Alligator Point to meet with Mr. Davis to come up with a plan. It wouldn't be prudent of us to approve this with so many uncertainties. With the direction of us working together with the communities to come up with a solution, **Commissioner Parrish seconded. Motion carried 4-1, Commissioner Boldt opposed.**

### **Electrical Wiring Ordinance Amendment 11:10 a.m. (ET)**

**AN ORDINANCE REPEALING SECTION TWO OF ORDINANCE 92-10 THAT NO ELECTRIC WIRING SMALLER THAN 12 GAUGE MAY BE INSTALLED; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

Attorney Shuler presented the proposed ordinance amendment. Chairman Jones called for public comments. There were no public comments. Commissioner Parrish asked as we allow smaller wiring, why we adopted 92-10. That smaller wire would easier get hotter. Is that across the entire state? That is across the entire country. Limited to 15 am breaker. If you use the smaller wire you are limited to the amount of ampage. **Motion to approve the proposed ordinance amendment by Commissioner Parrish, seconded by Commissioner Lockley. Motion carried 5-0.**

### **Specialty Contractors Ordinance Amendment 11:15 a.m. (ET)**

AN ORDINANCE AMENDING ORDINANCE 93-5 BY DELETING ALL OF SECTION 1.1(O) SPECIALTY CONTRACTORS; DELETING PART OF SECTION 13(M)-(X) SPECIALTY CONTRACTORS; ADDING A PROVISION FOR GRANDFATHERING OUT-OF-COUNTY RESIDENCE CONTRACTORS REGISTERED WITH FRANKLIN COUNTY ON THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING THAT NO OUT-OF-COUNTY RESIDENCE CONTRACTORS SHALL BE REGISTERED IN FRANKLIN COUNTY AFTER THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.  
DELETING SEC 1.1 SUBSECTION ZERO -SUBCONTRACTORS

Attorney Shuler presented the proposed ordinance amendment. Commissioner Ward inquired about the grandfathering of language. Mr. Moron said the language was inadvertently added to the agenda. Attorney Shuler said this amendment does not grandfather but may be brought back to the board later. Commissioner Parrish asked how someone must lay tile, they can do it for a homeowner or contractor. I am having people say that if they don't have a contract, they have no recourse to get their money. Mr. Patterson said he checked with neighboring counties and none of them have a specialty license. Attorney Shuler said he is only giving legal advice to County Commission; these individuals can refer to 7.13 Florida Statutes that look to liens, there are remedies available, but they would need to seek legal advice from their attorneys. Commissioner Lockley asked if the specialty contractors could be grandfathered in? They could be. Gulf County has an occupational license, which covers everything from house cleaners to lawn care. It specifically excludes people in construction, because they are supposed to work for contractors or homeowners with homeowners pulling permits. Commissioner Boldt said he wonders where the quality control is with not issuing these licenses. Commissioner Parrish said this was asked of him also. But it would be on the owner to validate the quality of the work. Commissioner Lockley said he is not wanting to take anyone's job. Mr. Patterson noted that this would not take anyone's job, they would be able to continue working as they are now. Commissioner Lockley said if the state tells us to do it then we have no choice. But if they aren't, I don't want to mess with and put people out of work.

Commissioner Ward said she sees everyone's points and they are all valid. We can issue a framing license, but if the state comes in, they are not going to accept the license. Could this possibly fall back on the county? Chairman Jones said we did this thing where you can go on our website and look at license pulled. There are multiple sides to every coin. We are talking about repealing something that we started doing as a county, that we shouldn't have been doing at all. You either work under a contractor or directly for a homeowner. Mr. Patterson said the majority of these license holders are already working under contractors. Chairman Jones called for public comments. There were no public comments.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board adopted the Specialty Contractors Ordinance Amendment as presented. Motion carried 5-0.**

**ACTION ITEM:** The Building Official and Zoning Administrator have discussed the Lanark Special District Review Committee matter and propose the following:

- a. The Lanark Special District review committee will only evaluate applications that are required to have committee review as outlined in the S-4 Lanark Village Special District Zoning Ordinance and forward their findings to the Zoning Department.
- b. The findings will be a part of the application submittal process to be reviewed by the Planning & Zoning Adjustment Board who will receive the application and site plan and make a recommendation to the County Commission board.
- c. The Planning and Zoning recommendation will then be presented before the County Commissioner for final approval.

d. If approved by the County Commission, the Zoning Administrator will write a letter to the applicant and cc the Review committee approving the submitted application and site plan. The approval letter will expire a year from the date of approval by the County Commission.

Commissioner Parrish said they are not allowed to go to private property and tell people what they are able to do. The committee will only review applications and provide a recommendation to the Board. Attorney Shuler said with the Board creating the review committee they are basically quasi for the county. **Commissioner Lockley made a motion to dissolve the Lanark Special District review committee, seconded by Commissioner Parrish.** He said that some of this stuff just doesn't make any sense. Mrs. Bankston said the county can still regulate the S-4 without the committee. Chairman Jones said his bigger concern, it is all being done out of the sunshine. It would be different if there was a public meeting, open to the public. I don't think that we need any board under us that is not functioning in the sunshine. Commissioner Boldt said he believes it should be left in the hands of the people. Commissioner Lockley said if we put it in the hands of the building P&Z department, why go through the middleman if they make the ultimate decision? Commissioner Boldt said perhaps our staff doesn't have the sense of the day-to-day life in that area, where the committee does. Commissioner Lockley said suppose they don't like me; they can write anything. Commissioner Parrish said that would eliminate favoritism, you aren't going to go look at someone's property. You are going to base your decision on the S-4 requirements. Commissioner Boldt said he believes it needs someone barefoot in the community looking at it, not someone from the county. **Motion carried 4-1, Commissioner Boldt opposed.**

## **Planning and Zoning Adjustment Board Report**

### **Critical Shoreline Applications**

#### **a. 1919 Gulf Shore Blvd**

Consideration of a request to construct an 828 square foot single-family pier consisting of a 6'x26' terminal platform and two (2) 12'x20' open boat slips on property described as 1919 Gulf Shore Blvd, Dog Island, Franklin County, Florida. Application submitted by Garlick Environmental, agents for Rob Smith, applicant. State Permit has been received; application will be contingent upon receipt of Federal Permit.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, to approve a request to construct an 828 square foot single-family pier consisting of a 6'x26' terminal platform and two (2) 12'x20' open boat slips on property described as 1919 Gulf Shore Blvd, Dog Island, Franklin County, Florida. Motion carried 5-0.**

#### **b. 265 Magnolia Bay**

Consideration of a request to construct a 1,248 square foot single-family dock consisting of a 273'x4' access dock and boardwalk, a 26'x6' terminus and two (2) 12'x20' boatlifts on property described as 265 Magnolia Bay, Eastpoint, Franklin County, Florida. Application submitted by Garlick Environmental, agent for Steven Macchiarella, applicant. State and Federal Permits have been received.

#### **c. 63 South Bayshore Drive**

Consideration of a request to construct a 628 square foot single-family dock consisting of a 28 square foot stepdown on property described as 63 South Bayshore Drive, Eastpoint, Franklin County, Florida. Application submitted by Garlick Environmental, agent for Francis Sheffield, applicant. State and Federal Exemption has been received.

#### **d. 1407 E Gulf Beach Drive**

Consideration of a request to construct a 1,360 square foot single-family dock consisting of a 6'x26' terminus and two (2) 10'x10' boat lifts on property described as 1407 E Gulf Beach Drive, St. George Island, Franklin County, Florida. Application submitted by Garlick Environmental, agent for Doug Martin, applicant. State Permit has been received. Application will be contingent upon Federal Permit or Exemption.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the applications requesting to construct docks as described above at 265 Magnolia Bay, 63 South Bayshore Drive, and 1407 E Gulf Beach Drive. Motion carried 5-0.**

## Sketch Plat Applications

### a. St. George Bay Phase II

Consideration of a request for Sketch Plat approval of 5 lots lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry, Agent for William E. Simmons, Applicant. Lot re-configuration of these lots was approved on 8/9/2022.

**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 Sketch Plat approval of 5 lots lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Motion carried 5-0.**

## Re-Zoning & Land Use Change Applications

### a. 387 Mill Road

Consideration of a request for a public hearing for a Rezoning and Land use change of a 5 +/- acre parcel lying in Section 13, Township 7 South, Range 5 West, property described as 387 Mill Road, Carrabelle, Franklin County, Florida. Application submitted by Brandon Atkinson, applicant.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved a request for a public hearing for a Rezoning and Land use change of a 5 +/- acre parcel lying in Section 13, Township 7 South, Range 5 West, the property described as 387 Mill Road, Carrabelle, Franklin County, Florida. Motion carried 5-0.**

### b. 42 Bayshore Drive

Consideration of a request for a public hearing for a Rezoning of a parcel consisting of lots 10 and 12 lying in Section 10, Township 9 South, Range 8 West at the property described as 42 Bayshore Drive, Apalachicola, Franklin County, Florida. Application submitted by Francis and Deborah Guillotte, applicants. Staff verified that the property next to the applicant cornering Bayshore and Deason Street and the parcels on Deason Street are all zoned R-4. The County Planner and the Zoning Administrator have discussed this proposed change and have no issues with what the applicant is requesting.

**On a motion by Commissioner Parrish, seconded by Commissioner Lockley, to approve a public hearing for a Rezoning of a parcel consisting of lots 10 and 12 lying in Section 10, Township 9 South, Range 8 West at the property described as 42 Bayshore Drive, Apalachicola, Franklin County, Florida. Motion carried 5-0.**

## Zoning Administrator's Report

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

### **Leave No Trace Ordinance Amendment 11:00 a.m. (ET)**

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING ORDINANCE 2014-1, THE LEAVE NO TRACE ORDINANCE, FOR THE PURPOSE OF INCLUDING THE PUBLIC BEACH AT CARRABELLE BEACH AND THREE PUBLIC BEACHES AT ALLIGATOR POINT AND BALD POINT, RECONFIRMING ORDINANCE 2014-1 EXCEPT AS AMENDED; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; ESTABLISHING AN EFFECTIVE DATE.

*Item addressed earlier in the meeting.*

### **Electrical Wiring Ordinance Amendment 11:10 a.m. (ET)**

AN ORDINANCE REPEALING SECTION TWO OF ORDINANCE 92-10 THAT NO ELECTRIC WIRING SMALLER THAN 12 GAUGE MAY BE INSTALLED; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

*Item addressed earlier in the meeting.*

### **Specialty Contractors Ordinance Amendment 11:15 a.m. (ET)**

AN ORDINANCE AMENDING ORDINANCE 93-5 BY DELETING ALL OF SECTION 1.1(O) SPECIALTY CONTRACTORS; DELETING PART OF SECTION 13(M)-(X) SPECIALTY CONTRACTORS; ADDING A PROVISION FOR GRANDFATHERING OUT-OF-COUNTY RESIDENCE CONTRACTORS REGISTERED WITH FRANKLIN COUNTY ON THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING THAT NO OUT-OF-COUNTY RESIDENCE CONTRACTORS SHALL BE REGISTERED IN FRANKLIN COUNTY AFTER THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

*Item addressed earlier in the meeting.*

## **County Staff & Attorney Reports**

### **Fiscal Manager/Grants Coordinator – Erin Griffith**

1. BOARD ACTION: Alligator Drive Time Extension Change Order

The FEMA-funded repairs of Alligator Drive are getting close to completion. The project is now back on track as utilities have been relocated. All sheet piles have been installed, the concrete shoulders are under construction, and from this point forward, barring any unforeseen weather delays, the project will progress quickly to paving, striping, and final completion with signage. As we have experienced an unusual spring and summer, the contractor has lost some days due to rain. The engineers are recommending approval of change order #4 which will extend the substantial completion date to October 17, 2022, for the project. Board action to approve the attached no-cost time extension change order which will extend the substantial completion date to October 17, 2022.

**On a motion by Commissioner Boldt, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the attached no-cost time extension change order which will extend the substantial completion date to October 17, 2022. Motion carried 5-0.**

2. BOARD ACTION: DEO Hurricane Michael Assistance Grant Amendment

In July of 2019, Franklin County received a Hurricane Michael Recovery Assistance Grant in the amount of \$750,000 from the Department of Economic Opportunity. This grant was intended to assist Franklin County with the local match requirement for FEMA restoration efforts. Once Hurricane Michael was officially classified as a Category 5 Hurricane at landfall, local match requirements were waived. The Grant agreement had already been extended once before and was set to expire on June 30, 2022. In March, Franklin County requested an extension and scope change to fund alternate projects also affected by Hurricane Michael: specifically, the purchase of the Old Alligator Point Fire Station and the replacement of hurricane-damaged ballfield lights at Vrooman Park. On June 21, 2022, the Board signed the approved amendment granting an extension through June 30, 203 as approved by DEO, whereas the scope change was still pending review at that time. On Friday, September 9<sup>th</sup>, Franklin County was notified that the scope change request had been approved. Subsequent to the original request for the scope modification that was submitted in March, the appraisal for the fire department did not come in high enough to be within the purchase price stipulated in the original sales contract. At this time, it is undetermined if a new sales contract will be negotiated (this will be covered by Attorney Shuler's report). Should the Board not proceed with the purchase of the fire department property, the county could go back to DEO and ask for another scope modification for a substitute project. Board action to approve and authorize the chairman to sign the attached Amendment Four for the Hurricane Michael Assistance Grant.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, to approve and authorize the chairman to sign the attached Amendment Four for the DEO Hurricane Michael Assistance Grant.**

Commissioner Parrish inquired about the fire department at Alligator Point not appraising high enough. Attorney Shuler explained the contract provided a price range from \$350,000 to \$400,000. However, the appraised value is \$230,000. The Board will need to decide if they authorize me to proceed with the purchase and sale at \$230,000.00. It is my understanding that the APVFD wants to proceed with the sale and not exercise its right to cancel the contract.

**Commissioner Ward withdrew her motion, Commissioner Boldt seconded it.** Mrs. Griffith explained that by approving today, the Board is simply approving the Chairman to sign the grant application amendment.

**Commissioner Ward made a motion to approve, seconded by Commissioner Boldt, to approve and authorize the chairman to sign the attached Amendment Four for the DEO Hurricane Michael Assistance Grant. Motion carried 5-0.**

3. BOARD ACTION: Lanark Village Volunteer Fire Department Ferrel Gas Invoice and Utilities  
On September 12, 2022, Mr. Joe Ross of the previous Lanark Village Fire Department Board dropped off a statement for Ferrell Gas. The subject invoice was for the annual gas tank rental for cooking and heating at the fire station. Board action to approve payment of the attached invoice and statement from Ferrel Gas in the amount of \$129.48.

**On a motion by Commissioner Boldt, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved payment of the attached invoice and statement from Ferrel Gas in the amount of \$129.48. Motion carried 5-0.**

4. BOARD ACTION: Utilities at Lanark Village Fire Department Building  
At the meeting in Lanark Village on Thursday with the Fire Marshal, it was discussed that training for new volunteers could begin as early as October 6<sup>th</sup>. Mr. Moron noted that they will start training the volunteers on October 6<sup>th</sup> and they will have ongoing training and will need water/power. Board action to authorize county staff to turn on the utilities at the Lanark Village Fire Department Building.

**On a motion by Commissioner Boldt, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board authorized county staff to turn on the utilities at the Lanark Village Fire Department Building. Motion carried 5-0.**

5. BOARD INFORMATION: CDBG Housing Grant Application  
On Friday, I spoke with CDBG Consultant Marie Dingman and she confirmed that the county has been approved for the \$700,000 CDBG housing grant which will include the replacement of site-built and mobile homes. The county should receive the formal grant agreement sometime in the next month.

Chairman Jones asked if they are wanting us to submit several things together or separately. Mrs. Griffith noted that they want us to submit our concepts and ideas and they will let us know what can and can't be covered. Chairman Jones asked if there was any way staff could send the Board the wording for that grant so that we can add anything. Mrs. Griffith noted that she will send it and the application window does not close until early November.

**On a motion by Commissioner Ward, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board approved the BRIC Grant Application as presented (three projects: courthouse roof and sealant of masonry walls; window replacement at Weems Memorial Hospital; security windows at the jail). Motion carried 5-0.**

### **County Coordinator – Michael Morón**

1. Action Item: Land Management Plan (tabled at last meeting)  
At your last meeting, the Board was informed of the Division of State Lands request for an updated land management plan for the old FDOT building in Carrabelle, leased from the State. In the updated plan, the County agreed to some repairs, vegetation trimming around the building, and the eventual reroofing of the two open sheds. The Board asked for a copy of the lease to verify the County's responsibility to maintain the buildings and asked that I inquire about the possible transfer of the property to the County. I've sent you the lease with the language that addresses what maintenance and upkeep the County is responsible for, so is the Board ready to approve the updated plan and submit it to the State? In addition, the following is the wording from the Division of State Land regarding the possible ownership of the property: Franklin County would have to submit a request for a Release of Lease. This would require a 60-day noticing period for all state agencies. If there were interest from another state agency to take that space over under a new lease, then we would have to enter into that new lease. This would require Franklin County to vacate its current location. If there were no interest, we could entertain selling the property to Franklin County. So, is the Board willing to change another state agency wanting that building?

*Item addressed earlier in the meeting.*

2. Action Item: SHIP Certification

As an information item at your last meeting, it was stated that the SHIP Certification was submitted to the State. Due to a communication error, it should have been an action item requesting Board authorization to have the Chairman sign the certification. As the report was due to the State on September 15<sup>th</sup>, I asked the Chairman to sign with the anticipation that the Board would ratify his signature today.

Board action to ratify the Chairman's signature on the SHIP Annual Report and Local Housing Incentives Certification.

**On a motion by Commissioner Parrish, seconded by Commissioner Lockley and Commissioner Boldt, and by a unanimous vote of the Board present, the Board ratified the Chairman's signature on the SHIP Annual Report and Local Housing Incentives Certification. Motion carried 5-0.**

3. Action Item: Health Department CORE Contracts

Annually, after your final budget adoption public hearing, the Health Department's CORE contracts for the operation of the Franklin County Health Department are presented for your approval and the Chairman's signature. The Health Department appeared before the Board during your budget workshop to review their budget. Board action to authorize the Chairman's signature on the County's Health Department CORE contracts.

**On a motion by Commissioner Ward, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the County's Health Department CORE contracts. Motion carried 5-0.**

4. Action Item: Local Technology Planning Team

Recently, the Board appointed members to the County's Local Technology Planning Team (LTPT). As I was preparing to send out invites to the organizational meeting, I realized that Commissioner Boldt's appointment was not from his district and was the spouse of Commissioner Ward's appointment. I suggested to Commissioner Boldt that he nominate someone from his district that meets one of the organizations or industries set forth in Florida Statutes. With that said, Commissioner Boldt is nominating Ms. Victoria Hart from his district. Commissioner Boldt says that Ms. Hart is a former teacher and has some technical knowledge. I will ask both the City of Apalachicola and Carrabelle if they would like to have representatives on the LTPT. In addition, since the county is behind on this process, I would like the Board to appoint Mrs. Pat O'Connell, District 1 appointee, as the interim Chairman of this committee. With this appointment, Mrs. O'Connell will be able to help me expedite this process so we can "catch up" with the other counties.

Board action to appoint Ms. Victoria Hart as District 2's seat on the LTPT. Board action to appoint Mrs. Pat O'Connell as the interim Chairman of the LTPT.

**On a motion by Commissioner Ward, seconded by Commissioner Parrish, and by a unanimous vote of the Board present, the Board appointed Ms. Victoria Hart as District 2's seat on the LTPT and Mrs. Pat O'Connell as the interim Chairman of the LTPT. Motion carried 5-0.**

5. Action Item: Paving Contract Change Order

Commissioner Parrish has requested and received a quote for \$146,665 from Roberts and Roberts for pipe patch and overlays paving work at the following locations intersecting with Highway 98: 26<sup>th</sup> Ave, Ace Hardware Entrance, Bayview, and Jackie Whitehurst. In addition, he also asked for some lime rock and paving work at the boat ramp located at Buddy Ward Park and Museum. This is a change order to the road paving contract and will be paid from District 3's road paving funds.

Board action to approve this \$146,665 change order for pipe patch, overlay, lime rock, and paving at the locations stated above.

**On a motion by Commissioner Boldt, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the \$146,665 change order for pipe patch, overlay, lime rock, and paving at the locations stated above. Motion carried 5-0.**

6. Action Item: Buddy Ward Heritage Museum Parking Lot

Commissioner Parrish has requested and received a quote for \$33,775 from Roberts and Roberts to pave the parking lot in front of

the Buddy Ward Seafood Heritage Museum. This will be a change order to the paving project and will be paid from TDC funds. Board action to approve this \$33,775 change order to pave the Buddy Ward Seafood Heritage Museum parking lot.

**On a motion by Commissioner Ward, seconded by Commissioner Boldt, and by a unanimous vote of the Board present, the Board approved the \$33,775 change order to pave the Buddy Ward Seafood Heritage Museum parking lot. Motion carried 5-0.**

7. Action Item: Alligator Point Fire Department

The Alligator Point Fire Department is applying for a USDA Community Facilities Grant for a new fire truck. The fire department asked for BOCC letter of support which was due on September 15<sup>th</sup> as part of the application packet. I asked the Chairman to sign this letter of support to USDA anticipating the Board to ratify his signature. Board action to ratify the Chairman's signature on the letter of support to USDA for a new fire truck for the Alligator Point Fire Department.

**On a motion by Commissioner Parrish, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board ratified the Chairman's signature on the letter of support to USDA for a new fire truck for the Alligator Point Fire Department. Motion carried 5-0.**

8. Discussion Item: Ethics Class

Thus far, I have not been successful in scheduling a date for this year's ethics class. Attorney Jennifer Shuler is available all Saturdays during the month of November. If we are unable to set a date for the class, I can register each Commissioner to take the class online via the Florida Association of Counties website. Is there a Saturday in November when everyone is available?

9. Informational Item: TDC Review Committee

Request for Qualifications for TDC Internet Marketing, Print and General Marketing, Local Radio and On-Line Advertising, and Local Television Airtime and Video Production have been advertised and are set to be opened and read aloud at your October 4, 2022, regular meeting. A review committee, comprised of Mr. Walter Armistead, Mrs. Lynn Martina, Ms. Sajel Patel, and representatives from the City of Apalachicola and the City of Carrabelle will hear the presentations from each person/firm that submits a package and complete a score sheet which will be forwarded to me. I will then tally the scores and present those results to this Board at the following regular meeting for your review and award.

10. St. James – Lanark Village Fire Department Meeting Update

Commissioner Boldt gave an update on St. James – Lanark Village Fire Department Meeting. All meetings going forward will be held at the fire department.

11. Informational Item: Air Force Airport Property

The County has received notice from Tyndall Air Force Base that there is no longer a need for the site located near the Apalachicola Regional Airport. That lease was set to expire on June 30, 2033; however, all Air Force assets have been removed from that location and the area has been left to return to its original state. They will conduct a final Environmental Baseline Survey to ensure compliance and then will coordinate the final termination procedure. I will update the Board once that is completed.

Commissioner Ward noted there is a new organization that has come together. They are going to have a meeting with government officials in the coming weeks. I don't know if we can have our representatives from FWC. Their mission is to try to get the bay open within five years. Some are saying they are growing; some say they aren't. Can we reach out to them and see what we can do to support them? I want to try to get it open sooner than five years. Chairman Jones said Mr. Williams was here a couple of months ago and is the one who is heading up this organization. Commissioner Ward said they have set up some meetings with the governor's office and up, anything we can do to support it. Mr. Moron clarified with the Board they are requesting he get FWC back on the agenda at the next meeting they are able to attend and reach out to Mr. Williams to see what he needs as far as a letter of support from the Board. Then I will provide it to the Board for action. Chairman Jones announced an event at the Holy Family Senior Center about litter, recycling, and possible solutions to be held on Wednesday, September 28<sup>th</sup>. Mr. Moron said he will put this information on the county's website.

**County Attorney – Michael Shuler**

1. Public Hearing at 11:00 a.m.

Draft Ordinance Amending Ord. 14-1 is attached for your convenient review. If adopted, this ordinance will expand the leave no trace ordinance to include Carrabelle Beach and three public beaches at Alligator Point and Bald Point. Ordinance 14-1, the Leave No Trace ordinance, is also attached for your convenient review.

*Item addressed earlier in the meeting.*

2. Public Hearing at 11:10 a.m.

Draft Ordinance Amending Ord. 92-10 is attached for your convenient review. If adopted, this ordinance will eliminate the requirement that only 12-gauge electric wire can be installed in Franklin County. The purpose is to make the county consistent with the Florida Building Code, which in some cases allows the use of smaller gauge electric wire to be installed.

*Item addressed earlier in the meeting.*

3. Public Hearing at 11:15 a.m.

Draft Ordinance Amending Ord. 93-5 is attached for your convenient review. If adopted, this ordinance will eliminate specialty contractors in Franklin County.

*Item addressed earlier in the meeting.*

4. Alligator Point Volunteer Fire Department (“APVFD”)

Recently, the Board authorized the purchase of two lots from the Alligator Point Volunteer Fire Department. A copy of that contract is attached for your convenient review. The title work and appraisal have been received. The title is marketable. The appraisal came in under the contract price, as discussed below. The survey should be completed soon. Other than the two issues below, I am ready to close.

The public purpose which supports the purchase of the two lots is to complete the purchase of land to protect the sole public road providing access to several hundred homes, as well as emergency services, to the West of the old KOA at Alligator Point. A map is provided demonstrating the road relocation completed thus far and planned for these two lots.

As I understand it, the public purpose of the funds from the purchase is intended for the construction of a new fire department relocated about ¼ mile from the current fire station property, fronting on Alligator Harbor. A map is attached for your convenient review.

There are two issues that I need the Board to provide direction on:

First, the contract provided a price range from \$350,000.00 to \$400,000.00. However, the appraised value is \$230,000.00. Does the Board authorize me to proceed with the purchase and sale at \$230,000.00? It is my understanding that the APVFD wants to proceed with the sale and not exercise its right to cancel the contract.

Second, an issue has been raised that one of the two lots (Lot 5) was allegedly purchased in 1989 using MSBU funds and that the county should not use public funds to purchase such a lot. According to the public record, the lot in question was purchased in 1989 for \$12,500.00. I have found no law which specifically addresses this issue, beyond the fact that the use of public funds must serve a public interest. I am of the opinion that protecting the sole public road to hundreds of homes and using funds for the construction of a new fire station adequately satisfies the public interest in this instance.

Furthermore, I have requested all relevant parties known to me to provide me with evidence concerning the source of funds to purchase the lot in question. However, no one has been able to provide any credible evidence whether the lot was, or was not, purchased with MSBU funds, or some combination of MSBU and donated funds. I was provided anecdotal information that the APVFD waited to purchase the lot until it had a steady stream of income in the form of the MSBU.

The Board could consider requiring the APVFD to agree that the sale proceeds shall be strictly used only for the construction of a new firehouse and/or the provision of fire and rescue services within the Alligator Point/St. Theresa Fire District.

Action Item Requested: Board discussion and action on whether to proceed with the purchase and sale of two lots from the APVFD for \$230,000.00 as described herein.

**On a motion by Commissioner Parrish, seconded by Commissioner Boldt and Commissioner Lockley, and by a**

**unanimous vote of the Board present the Board approved proceeding with the purchase and sale of two lots from the APVFD for \$230,000.00 as described herein. Motion carried 5-0.**

### **Informational Items**

5. Lanark Village Garbage Can Ordinance

This ordinance was rescheduled to October 4, 2022, at 11 a.m. (ET) because the ad was not published in the newspaper as scheduled for a public hearing on 9/20/22. While the Notice was published online Franklin County has not adopted the procedure which would allow for the publication of public notices on-line only.

6. Possible RV Violations at 158 Hickory Dip and 150 Old Ferry Dock Road, Eastpoint, FL

Ordinance 82-6 provides for a second-degree misdemeanor penalty for proven violations of the ordinance. The penalty is as follows: Up to a \$500 fine and/or up to 60 days in the county jail and/or 6 months' probation.

7. Possible RV Violation at 2334 Hwy 98 W, Carrabelle, FL

There is a possible RV ordinance violation at 2334 Highway 98 W, Carrabelle, Florida. The possible violation consists of a person who is occupying their RV as a residence. Ordinance 82-6 provides for a criminal penalty if there is a violation of the ordinance, so I have reported this matter to the Franklin County Sheriff's Office for investigation and possible action as warranted by their investigation.

8. Kimbrough Family Trust – Possible

Attached are documents from the Property Appraiser's office describing the land located at 1277 Alligator Drive, Alligator Point, FL, which the family would like to donate to Franklin County. The Property Appraiser values the donation at \$10,000.00. I have completed my due diligence and do not find that there is any reasonable probability that the land is contaminated as the chain of title starting in 1980 indicates that it has only been used for single-family residential uses. It is vacant and mostly below mean high tide. Its value to the county is because it abuts the county road right of way in the eroding area near Tom Roberts Road and Alligator Drive. As authorized by the Board on September 2, 2022, I have had the Chairman sign the donation form, which I will deliver to the donor upon receipt of a deed transferring ownership.

### **Commissioners' Comments & Adjournment**

#### **Commissioners' Comments**

Commissioner Ward noted that the Sewer water project in Carrabelle is eight months from being completed. If a driveway is messed up, they will come back to repave it. Commissioner Ward said residents can contact her directly or Courtney at the city office in Carrabelle.

#### **Adjournment**

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

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**Ricky Jones – Chairman**

**Attest:**

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**Michele Maxwell – Clerk of Courts**

The audio is available upon request. Please e-mail [jgay@franklinclerk.com](mailto: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.