

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
JUNE 20, 2023
9:00 AM**

MINUTES

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Otice Amison, and Noah Lockley

Others Present: Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator, and Jessica Gay-Deputy Clerk to the Board

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

Chairman Jones noted there were several changes to be made to the agenda. Mr. Moron noted that Ms. Doris Carmichael was unable to attend today due to illness. Mr. Moron noted that Mr. Steve Kirschenbaum would like to address the Board and Attorney Shuler has added the Leave No Trace Ordinance for Alligator Point for Board discussion and possible action.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the agenda with the changes as stated above. Motion carried 5-0.

Approval of Minutes and Payment of County Bills

1. Approval of Minutes

- Regular Meeting 6/6/2023
- Special Meeting 5/23/2023
- Workshop 5/23/2023
- Workshop 5/16/2023

2. County Bill List for Payment

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the minutes as stated above and the Payment of County Bills. Motion carried 5-0.

Board Discussion/Action Item

3. Eastpoint Dredge Project

Chairman Jones noted that several issues have arisen, and they have wrapped up and left. Tomorrow morning Representative Dunn and some of his team will be here to go out on a boat and show them the depth. The thing they have communicated to Chairman Jones is that if the depth is as they say it

is, the Corps will be responsible. The design was to be out in the middle just like on the drawings. The thing that was different the six was where the permit was originally going to stop, we added and used TDC funds to do so. The other end was going to stop just shy of David Barber's business, with TDC funds we had them modify the contract. Some people were complaining that we dug a ditch, but they dug a channel. Mr. Moron noted there was some complaints about how far they went past Buddy Ward boat ramp. Mr. Moron said on the boat ride tomorrow there is a possibility that one or more commissioners will be on the boat ride, and it will be good for the Attorney to attend. Commissioner Ward noted that she would like to go but knows there is limited space. Attorney Shuler said it will be tough to get more than one commissioner on a boat asking if there could possibly be more boats. Chairman Jones noted that on the Apalachicola project noted the channel was never designed to go to the shoreline. I know they did some additional work where we have our county boat ramp in Eastpoint. Commissioner Amison said there were some concerns because the contract goes past the ditch at Lombardis. The confusion was everybody thought they were going to start from the river and back in. As far as we know as commissioners they are going to the furthest square. A lot of it is just rumors. Commissioner Amison said his main thing is keep in mind that we as commissioners are on your side on this. To my knowledge the Chairman has reached out to the Corps with no response. We are on top of this or trying to be. We can only do what is within our power. Two Mile seems to be going smooth. I believe it was dredged about ten years ago. Eastpoint was done last when us two were in diapers. Commissioner Lockley said his concern is when the public does not know and we did not know, because they did not tell us what end they were starting on. Commissioner Lockley on the map you see it goes past Lombardis and they started 500 feet from Ward. All it took was one person to say we are not going back to do it. The only thing I do not like about over in Eastpoint, if they made a mistake, and it was caught before the moved out, it is hard to get them to come back. We should not have to pay a fee if it is on them. I think a whole lot of this could be cleared up if they had markers in the channel on the east side of the main channel. If they had markers on the right and left, they will know they are in the channel. Some of the markers are outside of the channel. The channel is just like going down that aisle. If you do not have markers there you are outside of the channel. I believe the Corps of Engineers once they get through dredging, they are not going to pass that project without them dredging the channel. They used to send a boat in to make sure it fits. Commissioner Amison said he went into Barbers Seafood and the Corps of Engineers boat was aground where they were measuring. The motor was jacked up and they were blowing mud. Commissioner Amison noted that we are at the mercy of the Corps. He noted that Eastpoint has been awhile since the channel was dredged and will it go back to the historical mapping. Chairman Jones said over time the whole channel has filled up. Now if you get out of the channel you are going to go from 10 feet to 2 feet quick. Commissioner Lockley asked if it is marked off good. Chairman Jones noted that he does not believe it does. Commissioner Lockley said we need to work on that. Commissioner Amison asked if that would be a county thing. Attorney Shuler noted that it is a federal channel so it would be their responsibility. Attorney Shuler said when this first came to him, the first thought he had was if they are going to mark the channel. Chairman Jones said we could address this with Representative Dunn tomorrow. Commissioner Ward said the beginning of this project was way before some of us were even on the board. She said she was angry when she saw the stuck boat. She said she asked if the Corps checked the channel to make sure the depth is good. Commissioner Ward said this is federal government not the county. She said if we need to, we need to take on the federal government. We paid over seven million dollars to get this done. They are going to have to come back and fix it. I am going to hold the Army Corps responsible. I am interested with Representative Dunn coming out tomorrow and maybe we can get these things addressed. Commissioner Sanders said thirty-eight years since the last dredging. This is the way the federal government works. I have always said that your best government is your local government. Federal government is so far apart from the people that sometimes you kind of wonder about things. I am sure after all the commissioners meet with the Representative and the corps; they will have a better understanding of it. The channel has been the life blood of Eastpoint. We must have it no matter what because it protects Eastpoint from storm surge. Commissioner Amison asked Mr. Moron to go over how this is funded it is not affecting the public's tax dollars. Mrs. Griffith noted the entire project of \$6 million was funded by the Gulf Consortium Oil Spill Funds. The county

fronted the \$6 million because the Corps would not fund without it. The additional dredge work done which included the land-based sediment removal which was about \$50k for the Eastpoint side. Then additional \$280k was done through TDC sales tax proceeds we also had just another 30k for the Eastpoint boat ramp access. It is a channel and is not shore to shore. Mrs. Griffith noted that there was \$1 million left over from the Corps so it was \$7 million dollar project. Commissioner Lockley said you must remember 90% of the time the money comes from the state or the federal government. But anytime something bad comes out of that the commission is who they are going to blame. They are not coming in when they know they have done messed up. Especially this time of the year due to election. You cannot let it bother you because they know it and the people know it. All we do is the money comes to our hands and we get the blame for it. Chairman Jones said he put this out on social media. He said the optics is not good. We need to keep in mind this was a Corps project from beginning to end. They are the ones who hired the sub-contractors. They designed where the spoil was going to go. They engineered this project. They are the ones who spent a million congressional dollars, which came from allocation of three million dollars. I have just made aware that Senator Rubio's office will be here tomorrow also. I had spoken to Senator Rubio's office; they could not get an answer from the Corps. Commissioner Ward said accountability, who holds them accountable? Chairman Jones said how I feel is I think we are exactly where we need to be. Where the Corps itself has called this project good, and if it is not, they are the ones who said it is final. This is where we need to be to make this right. It is not comfortable, but it is where we are.

Public Comments

Debi Jordan spoke to the Board via Zoom regarding the May 16th P&Z report discussion of fencing permits in Lanark Village. She would like consistency in the county. She would like clarification on the Lanark Village Review Committee dissolution. She would like the Board to give the Lanark Village community a chance to voice their opinions on this matter.

Ms. Mel Kelly submitted a speaker card however did not attend in person or via Zoom.

Mr. Moron said Mrs. Bankston can address Ms. Jordan's comments during her report.

Presentations and Requests

Steve Kirschenbaum said we have been studying the Centric lease and we have concluded that it is a good deal. The objective was to comply and generate the most funds for the county. We are up about \$77k a year, bring in an additional \$398k over the life of the lease. Things and time change, it is not good business to do more than a five-year lease with them. Also, at the previous meeting I could not stay around to give you a recommendation for the lighting and t-hangars. The Duke Energy lighting is out in that area. Mr. Moron said I will need to get with Mr. Nabors and Mr. Messer they are working with Duke to get this resolved. Commissioner Amison said during the negotiation with Centric Mr. Kirschenbaum has put numerous hours of work into this. Thanked him for the work he has put into it. Mr. Kirschenbaum recommended looking at renting the entire ramp area, it is renting the ramp area in front of EOC and Terry hangar. They will control this area.

4. Doris Carmichael - Eastpoint Medical Clinic – Update

Ms. Carmichael was unable to attend.

5. Ron LaFace - Capital City Consulting - County Lobbyist - Legislative Update

We had an extremely successful session. We worked directly with Chairman Jones and county staff. Focused on three main issues.

- State funding for new EOC

- Lanark St James fire truck replacement
- Change to tourist development tax

We were able to get all three passed. I cannot overstate enough the representatives. They have been supportive of what the county wants and have been supportive of you. They worked hand in hand with me. They would follow through every time. The legislature supports things, and they go to try to make those a reality. Unless those issues are directly under them, they do not have complete control of them. They had to rely on other legislators to get them done. I would do the leg work for them to try and find a way to get these things moving. Like on the EOC for example I went to the appropriations rep, but Senator Simone and Rep Shoaf had to show support. We were able to find the TDC law was going to be opened because the Okaloosa was hitting the cap, so they needed to increase their cap. We focused on getting our language in with theirs. Then we had to get Governor DeSantis approval. We put TDC into the reduced tax package. With the help of Chairman Jones, we got some letters of support, the Governor did veto a couple other EOC fundings, but the Governor did ultimately approve ours. We can proceed with this funding. Thanked the Board for taking the risk of bringing on Capital City Consulting. You guys have very strong support in Tallahassee. I hope this demonstrates that we will put in the effort to get this done. Commissioner Ward said she would like to get started earlier for next year and thanked them for their efforts. I am satisfied with the accomplishments that we have got in just a short time. Commissioner Lockley said he wants to fight for a raise for the county commissioners. Chairman Jones said this is one of the things – you originally called and said they were offering 1.5 million for EOC and we were asking for 2 million. As they wrapped it up, the senate is offering 3 million. It ended up being 2.65 million. We have been talking about this EOC before I got on the board. Hand up not a handout. Thanked them for everything they have done on our behalf. Mr. LaFace noted that you usually do not get extra money, usually during last minute negotiations. Chairman Jones said we are up to over four million. Mrs. Griffith said we are on our way to a new EOC. Chairman Jones said we have never had an EOC, we use an old weather station. We have never had a building built for EOC. Mr. Moron extended thanks to Tracy Buzbee who helped to create the application noting this was a team effort. Mrs. Jennifer Daniels thanked the Board and for everyone who helped to get this done to get our new EOC built. Commissioner Sanders thanked our former EOC director. We have a storm out there BRET and we are monitoring it. Commissioner Ward thanked Mrs. Daniels for her assistance during the recent weather issues. Chairman Jones said we need to do something to show appreciation for our legislation delegation maybe a luncheon, etc. Mr. Moron said nothing like a seafood luncheon.

6. Bryan Hall - Carr, Riggs, & Ingram - Weems Audit – Presentation

Mr. Hall presented the Board with a report of the audit findings. The following is an excerpt of highlights of the report.

This management's discussion and analysis of the financial performance of Hospital Fund of Franklin County, Florida d/b/a George E. Weems Memorial Hospital (the Hospital) provides an overview of the Hospital's financial activities for the years ended September 30, 2022, and 2021. It should be read in conjunction with the accompanying financial statements of the Hospital. The Hospital's financial statements consist of three types of statements—statements of net position; statements of revenues, expenses, and changes in net position; and statements of cash flows. These statements provide information about the activities of the Hospital, including resources held by the Hospital but restricted for specific purposes by creditors, contributors, grantors or enabling legislation. The Hospital is accounted for as a business-type activity and presents its financial statements using the economic resources measurement focus and the accrual basis of accounting.

One of the most important questions asked about any Hospital's finances is "Is the Hospital as a whole better or worse off as a result of the year's activities?" The Statements of Net Position and the Statements of Revenues, Expenses and Changes in Net Position report information about the Hospital's resources and its activities in a way that helps answer this question. These statements include all restricted and unrestricted assets, all liabilities and all deferred inflows and outflows of resources using the accrual basis of accounting. Using the accrual basis of accounting means that all the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two types of statements report the Hospital's net position and changes in it. The Hospital's total net position—the difference between assets, liabilities and deferred inflows and outflows of resources—is one measure of the Hospital's financial health or financial position. Over time, increases or decreases in the Hospital's net position are an indicator of whether its financial health is improving or deteriorating. Other nonfinancial factors, such as changes in the Hospital's patient base, changes in legislation and regulations, measures of the quantity and quality of services provided to its patients and local economic factors should also be considered to assess the overall financial health of the Hospital. The Statements of Cash Flows report cash receipts, cash payments and net changes in cash and cash equivalents resulting from four defined types of activities and provide answers to such questions as where cash came from, what was cash used for and what was the change in cash and cash equivalents during the reporting period.

Hospital Fund of Franklin County, Florida d/b/a George E. Weems Memorial Hospital Management's Discussion and Analysis (Unaudited)

Introduction

This management's discussion and analysis of the financial performance of Hospital Fund of Franklin County, Florida d/b/a George E. Weems Memorial Hospital (the Hospital) provides an overview of the Hospital's financial activities for the years ended September 30, 2022, and 2021. It should be read in conjunction with the accompanying financial statements of the Hospital.

Using This Annual Report

The Hospital's financial statements consist of three types of statements—statements of net position; statements of revenues, expenses and changes in net position; and statements of cash flows. These statements provide information about the activities of the Hospital, including resources held by the Hospital but restricted for specific purposes by creditors, contributors, grantors or enabling legislation. The Hospital is accounted for as a business-type activity and presents its financial statements using the economic resources measurement focus and the accrual basis of accounting.

The Statements of Net Position and Statements of Revenues, Expenses and Changes in Net Position

One of the most important questions asked about any Hospital's finances is "Is the Hospital as a whole better or worse off as a result of the year's activities?" The Statements of Net Position and the Statements of Revenues, Expenses and Changes in Net Position report information about the Hospital's resources and its activities in a way that helps answer this question. These statements include all restricted and unrestricted assets, all liabilities and all deferred inflows and outflows of resources using the accrual basis of accounting. Using the accrual basis of accounting means that all the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two types of statements report the Hospital's net position and changes in it. The Hospital's total net position—the difference between assets, liabilities and deferred inflows and outflows of resources—is one measure of the Hospital's financial health or financial position. Over time, increases or decreases in the Hospital's net position are an indicator of whether its financial health is improving or deteriorating.

Other nonfinancial factors, such as changes in the Hospital's patient base, changes in legislation and regulations, measures of the quantity and quality of services provided to its patients and local economic factors should also be considered to assess the overall financial health of the Hospital.

The Statements of Cash Flows

The Statements of Cash Flows report cash receipts, cash payments and net changes in cash and cash equivalents resulting from four defined types of activities and provide answers to such questions as where cash came from, what was cash used for and what was the change in cash and cash equivalents during the reporting period.

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

The Hospital's Statements of Net Position

Restatement of Prior Year Net Position

The previously issued financial statements for the year ended September 30, 2021, issued February 23, 2022, have been restated for a change in accounting principle related to the recognition of leases and right-of-use assets (GASB Statement No. 87).

The net position as of September 30, 2021 was affected by the restatement as follows:

<i>September 30, 2021</i>	As Previously Reported	Increase (Decrease)	As Restated
Assets			
Capital Assets, net	\$ 4,055,120	\$ 203,474	\$ 4,258,594
Liabilities			
Current liabilities	\$ 2,500,961	\$ 75,748	\$ 2,576,709
Long-term liabilities	\$ -	\$ 139,020	\$ 139,020
Net Position (Deficit)			
Net investment in capital assets	\$ 4,055,120	\$ (11,294)	\$ 4,043,826

The Hospital's assets decreased approximately \$2,385,000 in 2022 after an increase of approximately \$1,035,000 in 2021. The decrease in 2022 was largely driven by the reduction in cash and cash equivalents. This decrease in cash was due to the following, among others:

- CARES Act payback of unused funds \$1,046,173.
- Medicare accelerated payment payback of \$172,867.
- Fiscal Year 2021 Medicare cost report payback of \$503,811.
- Fiscal Year 2019 Medicare cost report payback of \$46,757.
- Fiscal Year 2022 Medicare interim rate adjustment of \$157,487.

Additionally, a significant swing in patient volumes from Medicare to Medicaid Managed Care and Self Pay, combined with an overall decrease in inpatient volumes, resulted in additional reduction in cash.

The Hospital's total liabilities decreased approximately \$1,297,000 in 2022 and increased approximately \$486,000 in 2021. The decrease in 2022 is primarily due to a reduction in estimated third party settlements (including Medicare accelerated payments) totaling \$1,411,118. This reduction was related to the payback of CARES Act funds that were not utilized and therefore paid back. Additionally, the payback of the Medicare accelerated payments was completed in fiscal year 2022 along with prior year cost report settlements.

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

Table 1: Assets, Liabilities and Net Deficit

<i>September 30,</i>	2022	<i>Variance</i>	Restated 2021	<i>Variance</i>	2020
Assets					
Patient accounts receivable, net	\$ 1,318,354	\$ 305,972	\$ 1,012,382	\$ 367,009	\$ 645,373
Other Current Assets	2,350,994	(2,594,739)	4,945,733	(191,974)	5,137,707
Capital Assets, net	4,161,972	(96,622)	4,258,594	860,188	3,398,406
Total assets	\$ 7,831,320	\$ (2,385,389)	\$ 10,216,709	\$ 1,035,223	\$ 9,181,486
Liabilities					
Current liabilities	\$ 1,326,795	\$ (1,249,914)	\$ 2,576,709	\$ 1,277,993	\$ 1,298,716
Long-term liabilities	91,323	(47,697)	139,020	(791,835)	930,855
Total liabilities	1,418,118	(1,297,611)	2,715,729	486,158	2,229,571
Net Position (Deficit)					
Net investment in capital assets	3,979,282	(64,544)	4,043,826	645,420	3,398,406
Unrestricted	2,433,920	(1,023,234)	3,457,154	(96,355)	3,553,509
Total net position (deficit)	6,413,202	(1,087,778)	7,500,980	549,065	6,951,915
Total liabilities and net position	\$ 7,831,320	\$ (2,385,389)	\$ 10,216,709	\$ 1,035,223	\$ 9,181,486

Operating Results and Changes in the Hospital's Net Position

Restatement of Prior Year Net Position

The previously issued financial statements for the year ended September 30, 2021, issued February 23, 2022, have been restated for a change in accounting principle related to the recognition of leases and right of-use assets (GASB Statement No. 87).

The change in net position as of September 30, 2021 was affected by the restatement as follows:

<i>For the years ended September 30, 2021</i>	As Previously Reported	Increase (Decrease)	As Restated
Operating Expenses			
Other operating expenses	\$ 3,912,486	\$ (48,843)	\$ 3,863,643
Depreciation and amortization	\$ 327,396	\$ 48,843	\$ 376,239
Nonoperating Revenue (Expenses)			
Interest expense	\$ (1,292)	\$ (11,294)	\$ (12,586)

As shown in *Table 2*, in 2022 the Hospital's net position decreased by approximately \$1,087,000, after increasing by approximately \$549,000 in 2021, compared to the increase of approximately

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

\$2,001,000 in 2020. In 2022, the total operating revenues decreased approximately \$1,465,000 compared to an increase of \$541,000 in 2021 over 2020. The total operating expenses increased approximately \$351,000 and \$75,000 in 2022 and 2021, respectively. The decrease in 2022 of total operating revenues was largely due to a 9% reduction in inpatient revenues combined with significant payer mix swings from Medicare to Medicaid Managed Care and Self Pay. Traditional Medicare is one of the better insurances for reimbursement rates at Weems Memorial Hospital, while the two insurance groups with the lowest reimbursement rates are Medicaid Managed Care plans and Self Pay (patients with no insurance). The increase in 2022 total operating expenses was primarily because of increases in Contract Services, Repairs and Maintenance, and Utilities. The largest of the increase was in contract services and was related to the increased utilization of contract nursing costs due to demands of the COVID-19 pandemic. Other factors effecting this increase were increased inflation and energy costs.

Table 2: Operating Results and Changes in Net Position

<i>For the years ended September 30,</i>	2022	<i>Variance</i>	2021	<i>Variance</i>	2020
Operating Revenues					
Net patient service revenue	\$ 6,656,909	\$ (1,447,248)	\$ 8,104,157	\$ 525,428	\$ 7,578,729
Other operating revenue	6,779	(17,926)	24,705	15,791	8,914
Total operating revenues	6,663,688	(1,465,174)	8,128,862	541,219	7,587,643
Operating Expenses					
Salaries, wages, and benefits	5,250,762	\$ (147,180)	5,397,942	(337,319)	5,735,261
Other operating expenses	4,421,621	\$ 557,978	3,863,643	275,131	3,588,512
Supplies	690,187	\$ (176,509)	866,696	74,316	792,380
Depreciation and amortization	493,570	\$ 117,331	376,239	63,301	312,938
Total operating expenses	10,856,140	\$ 351,620	10,504,520	75,429	10,429,091
Operating income (loss)	(4,192,452)	\$ (1,816,794)	(2,375,658)	465,790	(2,841,448)
Nonoperating Revenue (Expenses)					
Interest income	5,471	(967)	6,438	5,858	580
Noncapital grants and contributions	111,565	(1,347,452)	1,459,017	1,318,890	140,127
CARES PRF income (repayment)	284,811	1,330,984	(1,046,173)	(4,327,980)	3,281,807
Other income	113,084	(2,651)	115,735	78,871	36,864
Gain (loss) on disposal of capital assets	-	-	-	1,101,681	(1,101,681)
Interest expense	(8,311)	4,275	(12,586)	(12,546)	(40)
Total nonoperating revenues (expenses)	506,620	(15,811)	522,431	(1,835,226)	2,357,657
Transfers in	2,598,054	195,762	2,402,292	(97,267)	2,499,559
Total transfers	2,598,054	195,762	2,402,292	(97,267)	2,499,559
Increase (decrease) in net position	\$ (1,087,778)	\$ (1,636,843)	\$ 549,065	\$ (1,466,703)	\$ 2,015,768

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

Operating Income (Loss)

The first component of the overall change in the Hospital's net position is its operating income or loss— generally, the difference between net patient service and other operating revenues and the expenses incurred to perform those services. In all of the past three years, the Hospital has reported operating losses. This is consistent with the Hospital's recent operating history, as the Hospital was formed and is operated primarily to serve residents of Franklin County, Florida and the surrounding area.

The operating loss for fiscal year 2022 was approximately \$4,192,000, down approximately \$1,816,000 from an operating loss of approximately \$2,375,000 in 2021. The primary components of the 2022 operating income are:

- A decrease in net patient service revenue of approximately \$1,447,000 or 17.86%.
- A decrease in other operating revenue of approximately \$17,900, or 72.15%.
- An increase in operating expense of approximately \$351,000, or 3.35%.

Decreased net patient service revenue was due to a 9% reduction in inpatient revenues combined with significant payer mix swings from Medicare to Medicaid Managed Care and Self Pay. Traditional Medicare is one of the better insurances for reimbursement rates at Weems Memorial Hospital while the two insurance groups with the lowest reimbursement rates are Medicaid Managed Care plans and Self Pay (patients with no insurance).

Other operating revenue decreased because of startup costs related to establishing a 340B program.

Operating expense increased primarily because of increases in Contract Services, Repairs and Maintenance, and Utilities. The largest of the increased was in contract services and was related to the increased utilization of contract nursing costs. Other factors effecting this increase were increased inflation and energy costs.

Non-operating Revenues and Expenses

Non-operating revenues and expenses consist primarily of interest expense, gains/losses on asset disposals and non-capital grants, gifts, and other. Total non-operating revenues and expenses declined from approximately \$2,357,000 in 2020 to approximately \$522,000 in 2021, and further continued to decline from approximately \$522,000 in 2021 to \$506,600 in 2022. The change in 2022 compared to 2021 is not significant, but compared back to 2020 the reduction is primarily due to the receipt / recognition of \$3,281,000 in CARES Act Monies in 2020, and the winding down of this program in 2022.

Transfers increased to approximately \$2,598,000 in 2022 from \$2,402,000 in 2021, primarily due to increased tax collections for Franklin County, a portion of which are provided to the Hospital.

Capital Contributions

There were no capital contributions in 2022 or 2021.

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**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

The Hospital's Cash Flows

As reflected in the Statements of Cash Flows, the Hospital's cash decreased in 2022 by approximately \$2,955,000, and by approximately \$307,000 in 2021. The Hospital's cash increased by approximately \$4,124,000 in 2020. The decrease in the ending cash balance for 2022 was primarily due to the following:

- CARES Act payback of unused funds \$1,046,173
- Medicare accelerated payment payback of \$172,867
- Fiscal Year 2021 Medicare cost report payback of \$503,811
- Fiscal Year 2019 Medicare cost report payback of \$46,757
- Fiscal Year 2022 Medicare interim rate adjustment of \$157,487

Additionally, a significant swing in patient volumes from Medicare to Medicaid Managed Care and Self Pay combined with an overall decrease in inpatient volumes resulted in additional reduction in cash.

The decrease in 2021 was primarily due to the repayment of advanced Medicare payments. The increase in 2020 was primarily due to the receipt of \$3,281,807 in CARES Act monies, \$930,855 in Paycheck Protection Program monies and \$645,447 in Medicare Advanced Payments.

Capital Asset and Debt Administration

Capital Assets

The Hospital had approximately \$4,161,000 and \$4,258,000 of capital assets, net of accumulated depreciation, at the end of 2022 and 2021, respectively. In 2022 and 2021, the Hospital purchased new capital assets costing approximately \$340,000 and \$856,000, respectively.

Debt

At September 30, 2022 and 2021, respectively, the Hospital had \$182,690 and \$214,768 in lease obligations, after the recent adoption of GASB 87 and the accompanying restatement of the 2021 financial statements. At September 30, 2020, the Hospital had no significant debt.

Other Economic Factors

Weems Memorial Hospital is located within an economically distressed, geographically isolated, rural area. There is no significant manufacturing industry in the area. The major employers are governmental in nature. The largest employers in the area are the Franklin County Government, Franklin County School District, and the Hospital.

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Management's Discussion and Analysis (Unaudited)**

Strategic Planning for Future Growth

George E. Weems Memorial Hospital has partnered with Alliant Management Services to help the Hospital identify and achieve a sustainable business model. With the help of Alliant, who provides the CEO and CFO to the Hospital, George E. Weems will be better equipped to meet the needs of the community, now and in the future.

To prepare for the coming years, the Hospital's administration has put into place internal controls to safeguard financial reporting and attempt to ensure proper presentation of the financial statements, both at month-end and year-end, and be in compliance with GAAP. The Hospital has retained staff to assist with the proper reconciliations of balance sheet accounts, bank statements, internal processes, and inventory controls. Additionally, the Hospital has moved forward with plans to change the electronic medical record, financial processing and reporting systems to CPSI, to allow for proper and timely coding, billing, and posting of Patient Accounts. This move is in response to several findings on the current (2022) and prior audited financial statements. The Hospital has begun the review and updating of several policies and procedures to further assist with the proper presentation of financial information.

The Hospital has endured different barriers over some time. Even with these barriers, it is significant to note the current strengths of George E. Weems Hospital. The Hospital currently has four active general practice physicians operating in the RHC. The emergency room is staffed by board certified emergency room physicians provided by Southland Emergency Medical Services.

To address many of the Hospital's barriers for growth, George E. Weems Memorial Hospital continues to work with State Legislators, County Officials, and other parties to obtain funds for a new building. A new building will allow for expanded services to provide for the ongoing health and wellbeing of the community. The goal is to be able to provide services that the community needs without requiring extensive travel.

The Hospital is continuing its efforts to meet with legislative officials and will be pursuing all grant opportunities to request funding for capital equipment needs.

Hospital management continues to participate in weekly calls hosted by Alliant Management, to keep the Hospital informed on industry best practices and abreast of the new legislative changes that are forthcoming that will affect the Hospital. The Hospital continues to participate in the Florida Department of Health's State Rural Health Office's FLEX Program to ensure the successful continuation of performance improvement interventions for Florida's Critical Access Hospitals (CAHs) participating in the FLEX program for Financial, Operation and Quality Improvement.

In view of the changing political viewpoints in the federal government, the future look and amount of LIP Program and Disproportionate Share (DSH) funding has been reduced. The Hospital receives DSH funding from the State of Florida in relation to the percentage of Medicaid and indigent population that is served. Members of the Florida legislature are hopeful that the State of Florida will receive favorable consideration with respect to these programs.

**Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Notes to Financial Statements**

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenues and Expenses (Continued)

Net Patient Service Revenue

The Hospital has agreements with third-party payers that provide for payments to the Hospital at amounts different from its established rates. Net patient service revenue is reported at the estimated net realizable amounts from patients, third-party payers, and others for services rendered including estimated retroactive adjustments under reimbursement agreements with third-party payers.

Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined or as years are no longer subject to such audits, reviews, and investigations.

The Hospital believes that it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potentially significant wrongdoing. However, compliance with such laws and regulations is subject to future government review and interpretation, as well as significant regulatory action including fines, penalties and exclusion from the Medicare and Medicaid program, and in recent years there has been an increase in regulatory initiatives at the state and federal levels including the Recovery Audit Contractor ("RAC") and Medicaid Integrity Contractor ("MIC") programs, among others. These programs were created to review Medicare and Medicaid claims for medical necessity and coding appropriateness. The RAC's have authority to pursue 'improper' (in their judgment) payments with a three year look back from the date the claim was paid.

Charity Care

The Hospital provides care without charge, or at a reduced charge, to patients who meet certain criteria under its charity care policy. Because the Hospital does not pursue collection of amounts determined to qualify pursuant to this policy, these charges are not reported as revenue. The amount of charges foregone for services and supplies furnished under the Hospital's charity care policy was approximately \$242,000 and \$636,000 for the years ended September 30, 2022 and 2021, respectively, and estimated costs and expenses incurred to provide charity care totaled approximately \$175,000 and \$375,000, respectively. The estimated costs and expenses incurred to provide charity care were determined by applying the Hospital's cost to charge ratio from its latest filed Medicare cost report to its charges foregone for charity care, at established rates.

Grants and Contributions

From time to time, Hospital receives grants from other governmental entities as well as contributions from individuals and private organizations. Revenues from grants and contributions (including contributions of capital assets) are recognized when all eligibility requirements, including time requirements, are met. Grants and contributions may be restricted either for specific

Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Notes to Financial Statements

Note 6: INTERFUND RECEIVABLE, TRANSFERS, AND ACCOUNTS PAYABLE

Interfund balances as of September 30, 2022 and 2021, consisted of the following:

<i>September 30,</i>	2022	2021
Due from Hospital Trust Fund	\$ 645,249	\$ 373,927

Interfund transfers for the years ended September 30, 2022 and 2021 consisted of the following:

<i>For the years ended September 30,</i>	2022	2021
Transfers in from:		
Hospital Trust Fund Transfer of ½ cent sales tax	\$ 1,713,802	\$ 1,499,290
General Fund Operation of hospital	-	18,750
General Fund Operation of clinic	120,000	120,000
General Fund Operation of ambulance services	764,252	764,252
	\$ 2,598,054	\$ 2,402,292

Accounts payable and accrued liabilities included in current liabilities consisted of the following:

<i>September 30,</i>	2022	2021
Payable to employees (including payroll taxes, accrued compensation, and compensated absences)	\$ 253,065	\$ 232,367
Payable to suppliers and contractors	328,621	222,142
Due to Tallahassee Memorial Hospital	571,397	571,397
	\$ 1,153,083	\$ 1,025,906

Note 7: LONG-TERM LIABILITIES

Notes Payable

During the fiscal year ended September 30, 2020, the Hospital was granted a Small Business Administration (SBA) Paycheck Protection Program (PPP) loan of \$930,855 to assist with keeping its workforce employed during the Coronavirus (COVID-19) crisis. The loan, which bore interest at 1%, had a maturity date of 2022 and deferred payments until fiscal 2022.

PPP loans are subject to loan forgiveness. Forgiveness is based on the employer maintaining or quickly rehiring employees and maintaining salary levels over a 24-week covered period following the receipt of the PPP loan, and may be reduced if full-time headcount declines, or if salaries and wages decrease. The Hospital's forgiveness application was approved during fiscal year 2021, and,

Hospital Fund of Franklin County, Florida
d/b/a George E. Weems Memorial Hospital
Notes to Financial Statements

Note 9: NET PATIENT SERVICE REVENUE (Continued)

Medicaid – Inpatient and outpatient services rendered to Medicaid program beneficiaries are reimbursed under a cost reimbursement methodology. The Hospital is reimbursed at a tentative rate with final settlement determined after submission of annual cost reports by the Hospital and audits thereof by the Medicaid contractor. The inpatient rates are established by the Agency for Health Care Administration ("AHCA") for which the Hospital is a provider. Outpatient services are reimbursed based on a per diem amount established by utilization on a semi-annual basis.

Other – The Hospital has also entered into payment agreements with certain commercial insurance carriers, health maintenance organizations and preferred provider organizations. The basis for payment to the Hospital under these agreements includes prospectively determined rates per discharge, discounts from established charges and prospectively determined daily rates.

A summary of gross revenue from patient services provided under contracts with third-party payers follows:

<i>For the years ended September 30,</i>	2022	2021
Medicare	23%	36%
Medicaid	1%	12%
Blue Cross	13%	12%
Commercial/HMO/PPO	49%	15%

The composition of net patient service revenue was as follows:

<i>For the years ended September 30,</i>	2022	2021
Gross patient service revenue	\$ 12,926,265	\$ 15,074,769
Less provision for contractual and other adjustments	(6,080,613)	(5,152,270)
Less provision for doubtful accounts	(188,743)	(1,818,342)
Net patient service revenue	\$ 6,656,909	\$ 8,104,157

Note 10: EMPLOYEE LEASING

On April 16, 2019, the Hospital entered into an agreement with Paychex Business Solutions, to provide employees for the Hospital. Under the agreement, Paychex Business Solutions was the employer of all persons working at the Hospital through July 4, 2021, and was reimbursed by the Hospital for all wages and management fees associated with the lease. On July 5, 2021, the Hospital entered into a similar employee leasing agreement with Modern Business Associates, Inc. which remains in effect. Employee leasing costs totaled \$4,359,880 and \$4,482,623 for the years ended September 30, 2022 and 2021, respectively.

Commissioner Ward asked about GASB standards. Mr. Hall noted that basically this is reporting the hospitals leased equipment. The new accounting standards put out by government require leases be put on the books. This is something new that the federal government is requiring be put on the books. There will be a new rule coming down this year requiring all the software leases. Commissioner Ward inquired if the CARES Fund money that was refunded could have used for paying contract nurses. Mr. Hall noted that the way these funds worked you had to spend this money within certain time. Management at the time decided we had not spent the money. Commissioner Ward said I do realize this was kind of a learning curve because a lot of these numbers changed because of pandemic. Mr. Walker spoke about the CARES Act refund. He noted that put certain costs towards some of the federal money. It was a balance issue with the money, and we did put some money towards our personnel costs as well. Chairman Jones said it does bring up several questions but not necessarily to the audit. Chairman Jones said he would be interested in looking at having a proforma done separating the ambulance services from the hospital. He noted that he is wondering if the ambulance service is draining the hospital. Mr. Hall said ambulance services are not profitable. He said he will talk to Michael about that.

The Board recessed at 10:20 a.m. and reconvened 10:32 a.m.

Planning and Zoning Adjustment Board Report

7. Variance Requests

All Variance requests will be discussed and acted on an individual basis.

a. 1250 Alligator Drive

Consideration of a request for variance to encroach approx. 2.3 feet into the front 25-foot setback for stairs on a home that has completed construction at the property located at 1250 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Elva Peppers, Agent for Nathan and Ashley Packer, owners.

Mr. Paul Reigermeyer from St. George Island urged the Board to deny the request. He said there is not a hardship the contractor made a mistake, and it should be his responsibility to fix it. Granting an after the fact variance will encourage others to do the same.

Ms. Elva Peppers attended via Zoom serving as agent for the Packers. This property is located on North side of Alligator Drive. The Packers received a permit for the project. It came to the attention that a coastal shoreline permit was required. This is not typically where you would see the coastal critical shoreline running through. Since the home was already built, they did an as-built survey and that is when it was discovered. Meanwhile, the DEP went ahead and issued the permit. This is the last thing that is required for their CO. Also, the owners are in danger of losing their homeowners insurance if this is not granted. The encroachment is very small. There is a large distance from the area of the stairs that encroaches on Pelican and Alligator Drive. It is not affecting any other homeowners. The error came in the layout of the home. The edge of the home was set as the setback instead of the stairway. There is a piling under the stairs shifting the stairs may not be possible. In addition, the structure itself was custom made with the metal railing. The cost according to the contractor would be upwards up \$10k. We would like for special consideration of this special circumstance understanding that each project is differently and weighed on its on merit. Commissioner Ward said on the application it is asking for 11.2 square feet, but here it is asking for 2.3 feet. Ms. Peppers noted that it is square feet. Chairman Jones said in looking at the original drawing it does not look like the stairs are encroaching. Mrs. Bankston said at the meeting the contractor said it could have happened due to the pilings being offset. Chairman Jones said I am fighting in my district to take back where people have taken the right of way back. I do not support this. Mrs. Bankston said had this come to us prior to, there was ample room back here where they could have moved it back. Had we not required the CCCO permit, then this would have never happened. This makes us wonder how many of these have happened. Chairman Jones said any issue that we have ever had are usually due to a hardship and not to their own creation. Apparently the Coastal was missed by DEP also.

Commissioner Sanders made a motion to deny. Seconded by Commissioner Ward. Commissioner Ward commented that she wants to set up a process or procedure, so we do not have these after the fact variances in the future. **Motion carried 5-0.**

Mrs. Bankston reported with the increasing amount of construction and owners wanting to fully utilize their properties possible, we have seen and will continue to see more homes being built close to the property lines. Also, another concern is building height. Some homes may propose to build close to the 47 feet max building height. The Building Department are doing research to see how this issue is handled in other counties. Staff would like the Board to give feedback on the best course of action to prevent future incidents for proposed structures being built very close to max building height and for proposed structures being built very close to the required setbacks.

Chairman Jones said with the regulations that were handed to us federally we need to make sure the total height of the building does not exceed the limits. Commissioner Sanders said she was talking about this house earlier and it looks like they have put at least five loads of fill. It looks like it is over 47 feet to me. Mr. Moron said the height restriction eases the requirements for volunteer fire departments and what type of equipment they must buy. Commissioner Ward said we also need to have an ordinance for fill dirt also. Commissioner Sanders said we have so much low-lying land and people are trying to fill it in to live on. Chairman Jones said we need to add in discussion on residential lots having to worry about their storm water.

8. Critical Shoreline Applications

The Board will consider action on all Critical Shoreline applications with one motion. A Commissioner may request to have an application considered with a separate motion.

a. 2248 Highway 98 East

Consideration of a request to construct a 924 square foot single-family dock that consists of a 4'x191' walkway, an 8'x20' grated terminal platform, and a 10'x10' open Boat slip with lift located at 2248 Hwy 98 East, Lanark Village, Franklin County, Florida. Application will be contingent upon State and Federal Permits or exemptions. Request submitted by Dan Garlick, agent for Patrick Pitzer, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the Critical Shoreline Application to construct a 924 square foot single-family dock that consists of a 4'x191' walkway, an 8'x20' grated terminal platform, and a 10'x10' open Boat slip with lift located at 2248 Hwy 98 East, Lanark Village, Franklin County, Florida. Motion carried 5-0.

9. Commercial Site Plan Applications

The Board will consider action on all Commercial Site Plan applications with one motion. A Commissioner may request to have an application considered with a separate motion.

a. 214 US Highway 98

Consideration of a request for Commercial Site Plan review of a 4,178 square foot Convenience Store located at 214 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Mike Harper, agent for Southwest Georgia Oil Company, applicants.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the request for Commercial Site Plan review of a 4,178 square foot Convenience Store located at 214 US Highway 98, Eastpoint, Franklin County, Florida. Commissioner Ward noted this applicant exceeded the expectations and made sure the stormwater issues were taken care of as well. **Motion carried 5-0.**

10. Plat Applications

a. 151 Laughing Gull Lane

Consideration of a request for Final Plat review to decrease the density of 30 Lots located within Enclave at St. James Bay Subdivision located at 151 Laughing Gull Lane, St. James Bay, Franklin County, Florida. Request submitted by John Green, agent for MJM Carrabelle, LLC, applicant.

On a motion by Commissioner Sanders, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the request for Final Plat review to decrease the density of 30 Lots located within Enclave at St. James Bay Subdivision located at 151 Laughing Gull Lane, St. James Bay, Franklin County, Florida. Chairman Jones noted that they are decreasing density. Commissioner Sanders noted that this is a good thing for density. **Motion carried 5-0.**

11. Zoning Administrator's Report

a. Discussion Item

With the increasing amount of construction and owners wanting to fully utilize their properties possible, we have seen and will continue to see more homes being built close to the property lines. The Building Department are reaching out to other counties to see how if this is an issue and if they have found a resolution. Staff would like the Board to give feedback on the best course of action to prevent future incidents.

Mrs. Bankston read an excerpt from the county's website detailing the Special District S-4 Lanark Village District.

10. Fences shall be subject to the same limitations as are provided herein for building extensions, and shall be no higher than five feet, and must be not less than 50% permeable to light and air. No advertising signs or displays shall be permitted, except that one sign, not to exceed six square feet in area, may be displayed for the sale of real property upon which it is displayed. No illuminated signs shall be permitted.

The S4 district did not go away with the dissolution of the review committee. Chairman Jones noted that we did not change our zoning code, but we did do away with the review committee. This change was initiated due to requirements from the State on how long the county had to respond to a permit application. Commissioner Sanders said this ordinance was in effect in 1998. When we spoke about this in December, we said it did not do away with zoning and we would allow staff to handle zoning. What has happened is people go around policing the neighborhood and then you have confrontation with neighbor disputes. I am going to be fair, if you have one fence, we may talk about it. But when you have multiple then you have a problem. I do not know how long these fences have been up, thanked Cortni for looking at it. We have given people a copy of the S4 zoning, maybe we should get people other copies of it. Mr. Moron said we discussed fencing outside of the S4 district. The ordinance has already called for a permit. We wanted the public to know we were not going to charge for residential, but we were going to require commercial site plans for commercial projects. Commissioner Ward said on the website maybe we need to state that hey this is a requirement keep in mind this is not general to everyone. Differentiate between the S4 and county requirements. Attorney Shuler said all of Lanark Village is not inside of S4 so maybe do you have a map on the website to show the boundaries of the S4. Mrs. Bankston said she could create a map and add to the website.

County Staff & Attorney Reports

12. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: PURCHASE ORDER FOR VROOMAN PLAYGROUND ENGINEERED WOOD FIBER SURFACE MATERIAL

Gametime will begin the refurbishment services on the three other county play structures – Kendrick Park, D.W. Wilson Park and Vrooman Park within the next three weeks. As part of the DEO Hurricane Michael Assistance Grant, Vrooman Park’s upgrade also includes a refresh of the wood chip surface material. To have the material onsite when the installers are here, a purchase order for the material will need to be issued based upon Omnia Contract Pricing in the amount of \$7,129. The material will be spread by the parks department once the installation is complete.

Board action to authorize the chairman to approve the issuance of a purchase order for the attached quote for the Vrooman Park playground project.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman to approve the issuance of a purchase order for the attached quote for the Vrooman Park playground project. Motion carried 5-0.

Commissioner Ward said she saw some material that was basically shredded tires. In talking with some Parks and Recs and Erin, we decided that the mulch was a better option.

2. BOARD ACTION: WOMACK CREEK BRIDGE REPAIR CONSTRUCTION CONTRACT

At the last meeting, the Board was informed that FDOT had approved an additional \$260,000 to fund the Womack Creek Bridge Repairs. The construction contract was also already awarded for this project at the last meeting.

Board action to approve the attached resolution and supplemental agreement for the CR67 Womack Creek Bridge Repairs Grant through FDOT.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached resolution and supplemental agreement for the CR67 Womack Creek Bridge Repairs Grant through FDOT. Motion carried 5-0.

3. BOARD INFORMATION: ROAD PAVING PROJECT CHANGE ORDER

The attached change order to the existing county road paving contract with Coastline Clearing and Development, LLC will repair the intersection of Jefferson Street and Highway 98 in Eastpoint for \$23,000. The current condition of the Jefferson Street intersection is similar to the 2nd Street intersection which was just repaired/resurfaced this last week. The change order will be paid from District 1’s paving funds.

Board action to approve the attached change order.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the attached change order as stated above. Chairman Jones said they did a really good job on 2nd Street, and it has been needed for twenty years. Motion carried 5-0.

****LATE ADD ITEM:** Board action to also approve a time extension change order to the 2nd Street Intersection Repair contract to extend the contracts substantial completion date to August 25th, 2023, to allow for closeout documentation.

Chairman Jones called for public comments and there were none.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved a time extension change order to the 2nd Street Intersection Repair contract to extend the contracts substantial completion date to August 25th, 2023, to allow for closeout documentation. Motion carried 5-0.

****LATE ADD ITEM: BOARD ACTION TO ISSUE (5) MANUAL CHECKS and (1) additional check contingent upon a team win tonight – pursuant to the county’s youth sports funding policy, (5, possibly 6) teams are advancing to the state tournaments for Dixie Youth Softball and Baseball to be held between July 4th and July 8th. All teams advancing to state will receive \$2,500 each:**

Franklin County Darlings

Franklin County Belles

Franklin County Ozone

Franklin County AA

Franklin County AAA

We may also need also include the Franklin County Angels to this list as they will not play until tonight -

Board action to approve the issuance of the manual checks above.

On a motion by Commissioner Sanders, seconded by Commissioner Lockley, to approve the issuance of the manual checks above for the teams advancing to the state tournaments for Dixie Youth Softball and Baseball to be held between July 4th and July 8th. Chairman Jones called for public comments and there were none. Chairman Jones noted that he believed four of these six teams played through the tournaments undefeated. **Motion carried 5-0.**

****LATE ADD ITEM:** We just received notice that the county’s CDBG grant award agreement is on the way – This program has unfortunately been stalled for the past few months and the county has not been able to move forward beyond simply reviewing applications and approving applicants until this agreement is fully executed. To expedite this program, we are requesting board approval to sign the agreement as soon as it is received – as we believe it will be received sometime before your next meeting.

Board action to approve the chairman’s signature on the CDBG grant award agreement once received.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, to approve the Chairman’s signature on the CDBG grant award agreement once received. Chairman Jones called for public comments and there were none. **Motion carried 5-0.**

4. BOARD INFORMATION: AUCTION PROCEEDS FROM 06/08/23

The June 8th auction held at the County Road Department through Florida Auction Network was well attended and departments were able to remove surplus and/or obsolete equipment. At the conclusion of the auction, the county received \$101,117.60. The proceeds were distributed as follows to the corresponding departments:

Library \$40.80

General \$1,136

Parks & Rec \$10,745.60

Emergency Mgmt. \$2,551.60

Road Department \$54,193.60

Solid Waste \$23,400

Health Care Trust \$9,050

Chairman Jones noted that we may need to consider redesignating all our sports facilities so that we can use TDC funds. This is not something we are voting on today, the TDC did make the recommendation to the county. This is something that we can have on an upcoming meeting to allow the board to make the legislative decision. Commissioner Sanders said Kendrick Park was made to hold tournaments. We need to put in bids and have tournaments there every year. Usually, teams say if it is within an hour drive. Commissioner Ward said she has been speaking with John Solomon and has been talking about the 5th cent to use but to do that we

need to increase the tax. Back when we voted on those two to three years ago it did not have to go to referendum. Unfortunately, now the law has changed, and it must go to a referendum. Commissioner Ward said she is going to sit down and talk to Mr. Solomon. I know the Parks and Recs budget has been strained with all these teams going to state. Chairman Jones said any improvements we do to these facilities will also benefit our local kids.

5. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

13. Michael Morón – County Coordinator

1. Action Item: Building & Zoning Departments Reorganization

At your last meeting, Mr. Steve Paterson (Building Official) discussed his plan to merge the Zoning Department duties into the Building Department. Therefore, all permitting tech clerks will assume the duties and responsibilities of the Zoning Department. This is a necessary change as Mrs. Cortni Bankston, Zoning Administrator, and the only person in that department, is tasked with other duties that frequently causes her to be in the field, in meetings, responding to emails and calls, therefore unavailable to customers that require Zoning assistance. Mrs. Bankston will continue with her current duties, except for Zoning, will assist with some of your requests and directives, assist Mrs. Erin Griffith with daily routine tasks with her projects and the County budget, work with ARPC on the update of the County's Comprehensive Plan and Zoning Ordinance, and work closely with Mr. Curenton on planning matters. My hope is that Mrs. Bankston will be able to assist with comprehensive plan questions, as a Planning Coordinator, when Mr. Curenton retires in less than two years. Mrs. Angela Lolley, Senior Permitting Tech, will be responsible for the implementation of the Zoning procedures, rules, and policies into the Building Department. Mrs. Lolley's senior role, will include assisting the other permitting techs with Zoning customers and questions, assisting the Planning and Zoning Adjustment Board with meeting agendas, minutes, and other related matters, presenting items from the PZA meeting at your regular meetings, and maintaining the Zoning website. Your permitting techs will now add Zoning to their job responsibilities. With all that said, Mr. Paterson and I are recommending a \$2500 increase to Mrs. Lolley, \$1800 increases to Mrs. Wilson and Lewis (permit techs), \$1500 to Mrs. Bankston, and \$1800 increase to the starting salary for new hires. If the Board is agreeable to this plan, and to relieve Mrs. Bankston of the Zoning responsibilities as soon as possible, would the Board consider making this implementation effective June 15th?

Board action to approve the merging of the Building Department with the Zoning Department as described and including a \$2500 increase to Mrs. Angela Lolley, a \$1800 increase to Mrs. Erica Wilson and Mrs. Tammy Lewis, a \$1500 increase to Mrs. Cortni Bankston, and a \$1800 increase to the Permit Techs starting salary effective June 15, 2023.

Mr. Moron said one of the employees is wanting an additional \$10K. He requested the Board table this item and discuss closer to budget time.

Commissioner Sanders made a motion to table Items 1 & 2 from Mr. Moron's report and defer to budget discussions. Seconded by Commissioner Lockley. Commissioner Ward said she would like to sit down with Michael, Erin, Steve, and the employees involved. Chairman Jones noted that they all would like to do this. Commissioner Amison said you might as well go ahead and schedule a time for all of us to meet individually. Mr. Moron said his intent was to reduce the complaints by having more people. He said he will also have a resolution that will not involve the building department. The county does not have an annual evaluation, think it is unfair to give one employee a substantial raise. We must treat everyone fairly and justly. Mr. Moron noted that when the Board moved Mrs. Daniels to EOC director she only got a \$14k raise. The other person has only been here three years. We must look at all our employees; the best way to do that is to do annual performance reviews. Commissioner Amison noted in some circumstances he does not consider all certifications to be equal. When you ask someone to become certified, they are leaving for \$44K job, you are asking this other person to assume all these responsibilities for \$14-15k less.

Commissioner Amison noted raises were given in October and then some people got another raise in November. We have had employees leave due to this. Commissioner Amison noted that he had asked a former employee why they had quit, and they said it was due to this. Commissioner Lockley said he brought this up when Mr. Mosteller was doing this job for free, that we were paying someone else this huge salary. We are asking someone else to fill this huge role and we are not compensating. Commissioner Ward said she concurs. I am glad we are tabling because there is even more to discuss. I want to really put some thought into any decision I make instead of doing it and biting us in the butt. Mr. Moron noted we had to remember how many years they were employed also. Commissioner Amison said you do a great job of painting your picture, but there are other ways of looking at this. Spread some sunshine. Let us get together and talk to everything involved.

Mr. Moron said we could have a workshop or discuss this at the budget workshop. Noting he must look at the other department heads in the face. Commissioner Ward said they will come to us. She said I see their side, but I see the other side also. We need to meet to hash it all out and make sure we are treating everyone fairly. Commissioner Sanders said that is why we brought up possibly paying the last two years of the Evergreen plan. Commissioner Sanders said one of the hardest things to do is make the budget up in July, with changed due no later than December 1, we need to be doing it all at the same time. Then there will not be any mixed communications. It puts this Board where we do not need to be at. Our power up here is to delegate. Commissioner Ward said the problem in this situation is this person was due a raise in August but has not received it. If we have employees who were due raises, we need to give it. Mr. Moron said the raise that was referred to as far as he knew was based on certification. Austin and Kelvin were the last ones who got that to manage the land fill. Mr. Moron said they are certified as landfill operators. Commissioner Amison asked how the certification was obtained. I am all about awarding anyone. Not everyone can do everything. You cannot take one of those guys running the truck and have them do her job. Different jobs have different scopes and should be paid differently. Mr. Moron noted this is good conversation so we can lay out for example if you get certified you get this amount. Let employees know what they are in for. Commissioner Lockley asked if he was building up a department asking if there is going to be a second in command. Mr. Moron said it probably needs to be. Need to create department heads etc. He noted that he believes the flood plain certification pay increase may have to come from ad valorem. Want you guys to be clear and stating all the facts. Chairman Jones said all of this is very good conversation we need to know collectively what direction we are going in. This building department having funds to fund itself is a new deal. If it ever gets to the point, we have a surplus of funds that we are having a hard time to spend it, we may need to reduce some of our fees. **Motion carried 5-0.**

2. Action Item: Floodplain Administration Certification

On a separate matter, Mr. Paterson reported the Mrs. Angela Lolley received her Floodplain Administrator certification back in August 2022 but has yet to be compensated. In the past, the Board has given a \$2500 increase for county employees that received certifications that were part of their job description. Would the Board consider increasing that amount by \$500 so that employees would receive \$3000 for certifications instead of \$2500? If this action is approved, Mrs. Lolley should be compensated retroactively to August 2022.

Board action to authorize an increase, to be determined at the meeting, for Mr. Angela Lolley's Floodplain Management certification, retroactive to August 2022.

Item tabled.

3. Action Item: Behavioral Health Transportation Plan

In May, the County recently received the following information and request from Ms. Sophia Whaley of NWF Health Network regarding the County's Behavioral Health Transportation Plan:

During FY 2016-17 in accordance with Senate Bill 12 (SB12) a transportation plan was developed for each county in the state of FL. The transportation plan was implemented July 1, 2017, and update in 2020. Statue requires the plan be reviewed and re-approved by the Board of County Commissioners

every three years. The plan is required to be submitted to the state by July 1, 2023. While there are no significant changes expected to be made to the plan, all key stakeholders are requested to participate in the meeting.

The meeting was held on May 18th, however due to a scheduling conflict I was unable to attend. Attached to my report is the 2020 plan and attestation along with the 2023 plan and attestation for your review. As stated by Ms. Whaley there has been no significant changes since 2020, so the Board can approve the plan and authorize the Chairman's signature contingent on Attorney Shuler's review and approval.

Board action to approve and authorize the Chairman's signature on the County's Behavioral Health Transportation Plan and attestation form contingent on Attorney Shuler's review and approval.

Commissioner Ward clarified this is something we are required to do this by statute for Baker and Marchman Acts, we must make sure they have transportation.

On a motion by Commissioner Ward contingent on Attorney Shuler review, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman's signature on the County's Behavioral Health Transportation Plan and attestation form contingent on Attorney Shuler's review and approval. Motion carried 5-0.

4. Discussion Item: Ethics Class

With the end of the State Legislative session, it is time to schedule the Board's ethics class. We usually have the 4-hour class on a Saturday morning here in your meeting room. This year, I will ask Attorney Jennifer Shuler to host the class in person. Would the Board prefer a Saturday in July or August and are there any Saturday schedule conflicts in those two months? ***Board discussion.***

Board discussion, will communicate separately schedule conflicts

5. Informational Item: Next Regular Meeting Date

Your next regular meeting date will be on **Wednesday, July 5** at 9:00 am. Tuesday, July 4th, which is your usual meeting day, is a federal holiday.

Commissioner Ward contacted by Captain Ham apparently campsites on the property the county just obtained in Eastpoint. Trash and garbage that has been thrown out. The county is not in land clearing business, they have a little trail cut where they have been accessing property. Mr. Moron noted that he can talk to Buster about putting a fence. Chairman Jones said we do not want to just start taking large trees, but maybe clear out brush. Mrs. Griffith noted that bush hogging would help with surveying as well. Mr. Moron asked if the Board was good with the expense of a fence. Chairman Jones noted yes. Commissioner Sanders said she needs Mr. Moron and Attorney Shuler to check on no wake signs at Ochlocknee, if we have signs put up, will they enforce it? Before they said if it were not a state law, they would not enforce it. Mr. Moron said he was able to talk to someone from FWC but not Coast Guard. Chairman Jones said there needs to be no wake zones in the cut. Commissioner Sanders noted that we need to put 'no overnight camping' signs at Island View.

14. Michael Shuler – County Attorney

Item added at beginning of meeting.

*****Request for Public Hearing to consider the adoption of Leave No Trace Alligator Point**

Chairman Jones called for public comments.

Mr. Gary Darpel noted there are some issues that have been brought up before. He said he believes it is important that Alligator Point be added to show continuity. Mrs. Michele Darpel attended via Zoom. She noted they had met with Mr. Davis Mr. Davis has been extremely helpful noting he had come to Alligator Point and met with them to discuss a resolution.

Attorney Shuler said it was up to the Board whether to hold a workshop before the public hearing.

Mr. John Berry attended via Zoom. How does it apply to private and public property? Attorney Shuler said the ordinance would only apply to public beaches. Mr. Berry said he knows of two sections of gulf beach side that are private.

Commissioner Sanders made a motion to approve a public hearing, seconded by Commissioner Lockley. Commissioner Ward noted that she has discussed this in the past and recently received some emails about Carrabelle Beach. She noted in looking back at the minutes a lot of the issues brought up were the private and public property. She noted that if we do Alligator Point, she thinks we need to include Carrabelle Beach area also. Commissioner Sanders said since we have not discussed Carrabelle Beach do you want to take to workshop. Commissioner Ward said they are very different, and she feels like we may need to do so. Attorney Shuler recommends sending them both to public hearing back-to-back with two separate ordinance and two hearings. Attorney Shuler asked if the intention was to include public beaches at Alligator Point and Bald Point. Commissioner Sanders said yes, all the public beaches there.

Commissioner Sanders amended her motion to approve scheduling a workshop for the Leave No Trace Alligator Point/Bald Point and Carrabelle Beach to be followed by a public hearing. Motion carried 5-0.

1. Centric Aviation -FBO lease and two hanger leases

The proposed leases for Centric Aviation to lease two hangers (the old John Bone hanger and the old Randolph hanger) are attached, together with the Fixed Base Operator lease.

Board Action Requested: Board discussion and possible approval of these leases.

Attorney Shuler presented the proposed leases with Centric Aviation. He noted the FBO lease is consistent with the previous and the hanger agreement was modeled after the old John Bone hanger lease. He noted that the leases are for a five-year term. Attorney Shuler noted that one issue that he has just became aware of and would require a modification to the old Randolph hanger lease. The hanger is 80x60 however 20 feet of the ground floor portion is being used by EOC for storage. He noted that he would need to excise that portion of the hanger out of the lease as Centric would be getting a smaller 60x60 space on the bottom floor. He noted there is a top floor storage, but it does not have ADA access. Chairman Jones inquired about the provision in the lease governing events outside of regular day-to-day where there must be advanced notice. He said he just wanted to make sure the Board is aware that is in there. Chairman Jones asked if the termination provision for lease 180 days is. Attorney Shuler noted the 180 provision applies only to specific scenarios and the contract does not have a termination for convenience provision. Attorney Shuler said that was discussed. Centric wanted a ten-year lease, the board had indicated they were good with a five-year lease.

On a motion by Commissioner Amison, seconded by Commissioner Lockley, to approve the leases for Centric Aviation to lease two hangers (the old John Bone hanger and the old Randolph hanger) and the Fixed Base Operator lease. Motion carried 5-0.

2. Golf Cart Ordinance for Bald Point

A draft ordinance for Bald Point, Florida, and the notice of public hearing are attached. The public hearing will occur on July 18, 2023, beginning at 5:00 p.m. ET.

Board Action Requested: Board discussion and possible comment on the ordinance.

Commissioner Sanders said most of the streets at Lanark are 20 mph. We are not going to increase the speed limits on those streets. Attorney Shuler confirmed. Commissioner Sanders said you may have to lower Oak Street speed limit. Chairman Jones inquired if there is any provision for Highway 98. Attorney Shuler said he has not drafted the ordinance but, in the notice, he specified the area North of Highway 98, beginning at Alabama Street, where the Ho Hum RV Park is located, to Putnal Street,

where the old Putnal Station is located and bounded on the North by Kentucky Street. Attorney Shuler noted that the ordinance is patterned after the Eastpoint ordinance.

3. Workshop Notice for Possible Golf Cart Ordinance for Lanark Village

A copy of the notice of workshop to be held on July 18, 2023, beginning at 5:05 p.m. ET is attached.

Information Items

4. Alligator Point St Teresa VFD July 4th Celebration

Mr. Hugh Hartsfield responded to my message and stated that there will be no fireworks and that they do not intend to use the second floor.

5. Request for Franklin County to Accept Land Donation

Ms. Jenny Wolff, Trustee, contacted the Planning and Zoning Department recently and asked if Franklin County would accept a donation of an eroded waterfront lot at Alligator Point. The Board approved the offer of donation and I have mailed a letter and deed to her. A copy of the letter and deed are attached.

Chairman Jones said at some point we are going to have to address the golf cart issue on St. George Island with the inclusion of LSVs I have had people ask why we cannot change the speed limit. If the speed limit is posted 45 or lower that would be unenforceable. Residents need to take it to the state, the thing that does take it to us if our ordinance says they can only rent out five we have got to start enforcing it. St. George Island is completely different. The issue we are facing is when they start getting LSVs they can be on any road that is 35 or less, the way I read the statute I do not think you can restrict roads

Commissioners' Comments

Chairman Jones spoke about tree removal with Douglas. I went and looked they did a good job but there is one little wrinkle. I think we have a cluster of six or seven trees, I think they may be an issue. Commissioner Sanders said just go ahead and take them down. Commissioner Amison said he did what he quoted is on. Mr. Moron said just ask him to send me another quote and we will go from there.

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.