

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
SEPTEMBER 19, 2023
9:00 AM**

MINUTES

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Otlice Amison

Commissioner Absent: Noah Lockley

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

Call to Order

Chairman Jones called the meeting to order. Chairman Jones announced that Commissioner Lockley is absent due to a scheduled doctor's appointment.

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 that he would like to add an item to the agenda, there is a person who wants to serve on the Weems board. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board unanimously approved the agenda with changes as noted above. Motion carried 4-0.**

Approval of Minutes and Payment of County Bills

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the minutes from the FCBCC Budget Hearing 9/12/2023 and Regular Meeting 8/15/2023 and Payment of the County Bills. Motion carried 4-0.

Public Comments

Mr. Rudy Meng spoke to the Board thanking Commissioner Sanders for attending the ABSI meeting. He noted that at the meeting they Talked about the boat ramps at Alligator Point, s-curve ramp. Mr. Meng would like verification of ownership.

Mr. Jim Lambert spoke to the Board about his road being paved on East Pine Ave between 5th and 6th Avenue. The paving has created quite a bit of drainage issues. He would like to know if this is the way the road was engineered, suggestions on correcting the issue. He noted he is having issues with his foundation due to flooding.

Chairman Jones said the issue we are having with the boat ramp at Alligator Point has been an ongoing issue. Chairman Jones said they have spoken to multiple people at the state, they allow agriculture harvesting, but do not supply a place for launching. Chairman Jones noted the Board does have people looking into the East Pine drainage issue. Commissioner Sanders said she plans to talk about the boat ramp issue during commissioner comments.

Constitutional Officers

1. Michele Maxwell - Clerk of Court

a. Clerk's Memo Unclaimed Funds
b. Request for Special Meeting for Bill Run

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the request to schedule a Special Meeting on 9/29/2023 at 10 a.m. for the payment of end of year bills. Motion carried 4-0.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the distribution of unclaimed funds as noted in the advertisement. Motion carried 4-0.



Neves Media Apalachicola Times
129 Commerce St
(850) 653-8868

I, Bailee Liston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Neves Media Apalachicola Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Apalachicola, for the County of Franklin, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
 27 Jul 2023

Notice ID: Yagev5mu9tmvHJuwUzQZ
Publisher ID: 208
Notice Name: Unclaimed Funds 7/27/23

PUBLICATION FEE: \$16.20

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Bailee Liston

Agent

VERIFICATION
 State of Florida
 County of Charlotte

Signed or attested before me on this: 07/31/2023

Rachael Mary Schultz

Notary Public
 Notarized online using audio-video communication

NOTICE OF UNCLAIMED FUNDS
 Pursuant to F.S. 116.21, Michele Maxwell, Clerk of Circuit Court, Franklin County, Florida, hereby certifies the following is a list of unclaimed monies deposited or collected by her office. Unless such monies are claimed on or before September 1, 2023, the same shall be declared forfeited to Franklin County, Florida. Any person having or claiming interest in such funds shall file their written claim with the Clerk of Court and shall make sufficient proof of their ownership. Please contact Michele Maxwell, Clerk, by telephone at (850) 653-8868 ext. 103 or Linda Phillips, at (850) 653-2275 ext. 111 or by mail at 38 Market Street, Suite 203, Apalachicola, Florida 32901.

Anthony K. Banks \$15.00
 Corrie L. Caloon \$15.00
 Jamie L. Charles \$15.00
 James T. Creamer II \$15.00
 Kyle G. Dasher \$15.00
 Paul R. Dillon \$15.00
 Crystal A. Everitt \$15.00
 River M. Flecker \$15.00
 Ernest T. Quernsey \$15.00
 Tina D. Hartsfield \$15.00
 David J. Henke \$15.00
 Christopher M. Hendrix \$15.00
 Robin G. Hilton \$15.00
 Louie Lamb III \$15.00
 Kristen D. Creamer Layne \$15.00
 Hunt or Harrison Loconte \$15.00
 Randy T. Page \$15.00
 Jessica Z. Sparks \$15.00
 Arthur W. Thomas Jr. \$15.00
 July 27, 2023 208

Department Directors

2. Jennifer Daniels - EOC Director – Report Action Items:

1. Request the Boards approval to open bids for the Emergency Planning, Disaster Recovery, and Mitigation Grant Program Services.
Item to be addressed later in meeting under Request for Proposals.

2. Request the Boards approval and signing of the MOU with FDEM and Weather STEM for the installation of three new Weather STEM stations in Franklin County.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the MOU with FDEM and Weather STEM for the installation of three new Weather STEM stations in Franklin County. Motion carried 4-0.

3. Requests the Boards approval and signing of the contract extension for The Management Experts for contractual services.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the contract extension for the Management Experts for contractual services. Motion carried 4-0.

RFP/RFQ/Bid Opening

3. Request for Proposals

REQUEST FOR PROPOSAL FOR EMERGENCY PLANNING, DISASTER RECOVERY, AND MITIGATION GRANT PROGRAM SERVICES

Mrs. Daniels opened the RFPs as follows:

COMPANY	LOCATION
CANOPY MANAGEMENT CONSULTING GROUP	118 N MONROE STREET UNIT 402 TALLAHASSEE, FL 32301
WITT O'BRIENS	NO ADDRESS LISTED
WHEELER EMERGENCY MANAGEMENT CONSULTING	2954 HWY 71, MARIANNA, FL 32446
INNOVATIVE EMERGENCY MANAGEMENT	2801 SLATER RD SUITE 200 MORRISVILLE, NC 27500
SUMMIT GROUP CONSULTING, LLC	6547 MIDNIGHT PASS ROAD #7 SARASOTA, FL 34242
THE INTEGRITY GROUP	2120 KILLARNEY WAY TALLAHASSEE, FL 32309
AC DISASTER CONSULTING	9611 N US HWY 1 SEBASTIAN, FL 32958
ELITE BUSINESS STRATEGIES, LLC	504-A CAPITAL CIRCLE SE TALLAHASSEE, FL 32301
DEAN DOUGLAS HATFIELD	5136 DOUGLAS HATFIELD RALEIGH, NC 27616
METRIC ENGINEERING INC	525 TECHNOLOGY PARK SUITE 153 LAKE MARY, FL 32746
FORVIS	910 E ST LOUIS STREET SUITE 200 SPRINGFIELD, MO 65806

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized staff to submit proposals to the review committee for recommendation. Motion carried 4-0. Mrs. Daniels said that she hopes to have the results ready for the next meeting but being there are so many it may not be complete. She will keep the Board updated on the progress.

Presentations/Updates/Requests

4. Justin Perse - Pan Care – Update

Mr. Perse spoke to the Board regarding the Starting Point program highlighting some of the programs and

assistance available.

- (10) take-back locations in the six counties being served
- Participation in the Ryan White program which provides free testing for HIV and HCV for anyone who feels they are at risk or been exposed
- Treatment and behavioral health program at mobile units
- School and after school prevention to educate students on the dangers of drug use
- Prison re-entry classes and rehab facilities
- Stigma reduction barriers to care
- Narcan distribution
- Over 100 referrals
- Pan Care mobile units

Chairman Jones asked about the collection facility in the county. Mr. Perse noted that they have collected over 100 lbs. of prescription medication. He said he believes the location is at the Franklin Gulf Department of Health. He noted there may be another one in the county, but he is just not sure. Chairman Jones said it is good to know that we have a disposal. Mr. Moron asked Mr. Perse to tell him about the new facility in Panama City Pan Care. They are going to have a pharmacy, and possibly prenatal care. It will not replace the mobile units. Commissioner Sanders thanked them for the dental program. Mr. Hill initially brought the program to the county, and it has been expanded on. Mr. Perse said unfortunately we lost Mr. Hill this year but his ideas still move forward. The Board recessed at 9:25 a.m. and reconvened at 9:35 a.m.

5. David Walker - Weems CEO - New Building Project

Mr. Walker presented the Weems New Building Project to the Board. Mr. Dick Richard and Alexandra Silansky with TRO-Jung & Brannen attended via Zoom.

Design Option 1- Fully Connected Addition

Project Conceptual Budget Summary		
Design Option 1 - Fully Connected Addition		
Bldg-24,692 GSF		
	low end	high end
Construction Costs		
<i>Est. Range \$650-750/SF (as of 9/2023)</i>		
Building @ 24,692 GSF	\$16,049,800	\$18,519,000
Anticipated Soft Costs		
<i>Owner to confirm once project scope specifics are defined</i>		
Equipment (5% est)	\$802,490	\$925,950
Furnishings (1% est)	\$160,498	\$185,190
Ancillary Systems (nurse call, IT racks, etc - est)	\$100,000	\$100,000
Site Survey, Assessments, Testing (estimated)	\$75,000	\$75,000
Design Professional Fees (est. per FL fee schedule)	\$1,203,735	\$1,388,925
ASCMPE		
USDA survey, review, inspections	\$20,000	\$20,000
AHCA Reviews, Inspections	\$12,000	\$12,000
Subtotal	\$2,373,723	\$2,707,065
Owner/Soft Cost Contingency (8%)	\$1,283,984	\$1,481,520
Total Estimated Project Cost	\$19,707,507	\$22,707,585



Design Option 2 – Freestanding with Connector

Project Conceptual Budget Summary		
Design Option 2 - Freestanding with Connector Concept		
Bldg-17,300 GSF		
	low end	high end
Construction Costs		
<i>Est. Range \$650-750/SF (as of 9/2023)</i>		
Building @ 17,300 GSF	\$11,245,000	\$12,975,000
Anticipated Soft Costs		
<i>Owner to confirm once project scope specifics are defined</i>		
Equipment (7% est)	\$787,150	\$908,250
Furnishings (1% est)	\$112,450	\$129,750
Ancillary Systems (nurse call, IT racks, etc - est)	\$80,000	\$80,000
Site Survey, Assessments, Testing (estimated)	\$75,000	\$75,000
Design Professional Fees (est. per FL fee schedule)	\$1,012,050	\$1,167,750
ASCMPE		
USDA survey, review, inspections	\$20,000	\$20,000
AHCA Reviews, Inspections	\$20,000	\$20,000
Subtotal	\$2,106,650	\$2,400,750
Owner/Soft Cost Contingency (8%)	\$899,600	\$1,038,000
Total Estimated Project Cost	\$14,251,250	\$16,413,750



Commissioner Ward asked what CPI was used. Mr. Richard said that was a cost figure that we got from just within the last three weeks. The one big difference in the two concepts is the second one omits the patient wing. The first one is connected to the existing hospital and one of the reasons why we look at disconnected. You can get into some unexpected areas where you have complications connecting to existing.

Commissioner Ward said the second design there is some possibility of adding patient rooms. Mr. Richard yes, we could tie that in. The only difference is the block for the patient care. Commissioner Ward said she does like the six exam rooms, four is not sufficient for our community in an emergency. Commissioner Sanders asked if the hospital board has seen the conceptual plans. No, they have a meeting next week to review. Chairman Jones asked about the soft costs, design professional fees? Richard noted they are the line above the summary. The contingency is for the unforeseen things. Such as a pipe you did not know was there, or someone wants to add another room. It is wise to carry a contingency to make sure you have your bases covered. Soft costs may be equipment and furnishings not listed above or an issue you run into after construction. Mr. Walker the commissioner was asking about the design fees. Chairman Jones said he is asking why the design fees are not included in the construction costs. Mr. Richard said they are usually tallied up separately. It is normal standard to have that separate for soft costs. Soft costs may be something you can adjust. Chairman Jones said even the second design, I like that it has more er rooms. But it does not have a potential for a shell of patient's room. Even with the design that has more emergency room, it is greater than the costs of equipment. Have we purchased new equipment that we are going to transfer over? Mr. Walker said we do have some new equipment that we will transfer over. The design professional fees are a certain percentage of construction fees. Mr. Richard with the more fully connected concept we have advanced those plans a little further than the second. So well have a little more kickback. Chairman Jones said we need to know going in that we are covered. Mr. Richard that is a good point. What we are showing now are place holders that are 7% of construction costs. You would have a much more certain number if you got an equipment consultants involved. They could establish a specific budget. He said he would recommend that moving forward. Chairman Jones said the base is the same for everybody. Mr. Walker said he will probably be back in the next couple of weeks or month. Mr. Walker noted there are grant funds available to apply for a CT trailer, oxygen machine upgrade, and possible door replacement. Chairman Jones said since covid started there is a new designation for rural hospitals. I think it can be added to it. The state must adopt it. It comes with funds that are distributed to the hospitals. Commissioner Ward inquired if they

had done a sustainability study. Mr. Walker noted that when applying for USDA funding you will have to do a feasibility study. Commissioner Ward noted that she was talking about if we build this can we sustain it. Chairman Jones said you are saying that USDA would not give us the funding to build it if they do not think we can afford it. Commissioner Sanders asked if they have ever done anything like an analysis of a long-term projection. Mr. Walker said when you look at the model now, this building project has been going on since 2015. We have the same population the county is growing. Building a replacement facility that is something that was already planned, and everyone agreed. Commissioner Sanders asked if they have actively recruited specialty doctors. Mr. Walker said he has not, but he is not sure if Mr. Kozar has. Commissioner Sanders asked if we have heard from Brian Hall. Mr. Moron said hopefully we should have something at the next meeting.

Ms. Butterfield read the following to the Board.

Good morning, commissioners. I am here to speak with you concerning today's presentation by Weems Hospital CEO David Walker to rebuild Weems. The last time David Walker spoke to you on this issue he stated that the construction plans originally submitted to the Agency for Health Care Administration Office of Plans and Construction had been approved thru stage 2. This is true. He also stated that since these plans have already been approved the costs related to moving to the construction phase will be less costly. That is not true. In his power point presentation on rebuilding Weems, it states in several areas "Design option 1- Fully Connected Addition (stage 2 AHCA approved). Again, those statements are not true. I called the AHCA office of Plans and Construction and spoke directly to the employee who has been charged with the Weems plans. I told him I was an ordinary citizen, concerned about health care in Franklin County. This is what I learned: 1) the original Weems plans have been archived since so much time has elapsed. 2) When I told him that the BOCC had been told that since the Weems plans had been approved, no further plan updates would be needed, he chuckled and said "NO, NO, NO!". The Weems plans were based on building codes from 2017. Since the building codes were revised in 2020 all those plans will need to be resubmitted with the new codes applied. I also told the AHCA rep that the BOCC was told that AHCA would tell Weems exactly what updates are needed, if any. He said "Absolutely not. That is not AHCA's responsibility!" I also asked him if anyone had contacted him on these plans. He said, "no one but me." By the way, the AHCA rep told me another rural hospital is to be built in Blountstown. But when the construction bids were received, the cost of construction has doubled from what was previously stated. Frankly, Commissioners, I just do not understand how a project of this financial magnitude to the taxpayers of Franklin County can be based on faulty information.

Mr. Mason Bean spoke on behalf of the Concerned Citizens of Franklin County. He told the Board that they hope that you will not act on this today. We believe that we deserve a stand-alone facility centrally located.

Mr. Walker said he spoke with Scott Walsh the building and design director for AHCA. He said that Mr. Walsh told him that the building codes will change January 1st. Chairman Jones said he does want to make a few statements. We have instituted this one cent tax. The numbers are not getting any cheaper. This is budget neutral for the county and the citizens. If we, do it, it will be by bond to be paid for by the tax. It is very expensive; we are either going to start having better healthcare or continue what we are doing. It has kept us tied to this circle because we keep coming back. It is all over the board. At some point we must step up and make it better or forget the discussion altogether. Budget neutral, not going to cost the citizen any more than they are already paying. Mr. Moron said this was for information for further review and consideration. Commissioner Ward said to echo what Chairman Jones is saying, we need to do something. This has been going on for twenty years with people paying this tax. I just want to make sure it is sustainable.

6. Robert Amick - SJLV Fire Department - Update

Mr. Amick appeared via Zoom with an update for the Board. He said they have been training and trying to recruit. That is not going as well as we would like it to. He said they have recruits over at Ocala for Volunteer Week. We have four of the certified hydraulics. They are teaching the firefighters how to come together as one. He noted they have two of their guys attending Volunteer week out in the panhandle and one was

certified in hydraulics. EMR training started yesterday. It is a forty-hour class. Currently we do not have any vehicles. EMVDT course teach them how to maneuver the vehicle, drive, etc. They have been encouraged to get into the firefighter one course. There is a physical that they must pass. We are trying to strive to work towards that. We are hoping to be up and running before the new fire truck arrives. Hopefully by the end of October, mid-November. At least they can be running medical assistance, outside structure fires and forest fires. We had all the trucks assessed and there is quite a list to get them up and running. We have a couple trucks that may could be repaired and used for various things. Commissioner Sanders said so you are hoping to have the training completed by the time we get the trucks. Mr. Moron said he was understanding that all the vehicles were beyond repair. Mr. Amick noted that the forestry truck needs to get to moving. One of the other fire trucks, the one with the ladder, if the guys are not going to have the fire fighter one training, it could be used as a backup tanker. Mr. Moron noted that he will get more information from Mr. Amick on the needed truck repairs. Mr. Moron said he would like to get started on working on those now. Commissioner Sanders noted that the Board will continue with the oversight of the finances of the fire department. Would hope that the Board would choose a board to be over the finances. Mr. Moron said maybe start as advisory board and then as feel comfortable move into more. Mr. Amick noted that per the State, to fight fires, there must be fire fighter ones. It is a requirement. If our guys are certified in the forestry side, they can fight forest fires. And if they are certified in medial, they can make medical call. Commissioner Sanders asked how many people have presented interest. Mr. Amick noted eleven and said only about three or four can pass a physical. Chairman Jones said what is the minimum of firefighter ones. Mr. said there will have to be four before you can make entry. Mr. John Alonzo from the SGI Fire Department asked to speak. He noted they only have one fire fighter one on St. George Island. He noted that to his knowledge the other fire departments within the county only have one or two also. He noted that it took him two years to get the fire fighter one and that it takes about 220 hours. Chairman Jones said the state needs to add a line item in their budget so that volunteer firefighters can get the training they need without it being cost prohibitive. Mr. Alonzo said it is very expensive also. He noted you must pay for instructors to sign off on it. Commissioner Ward thanked the volunteers and thanked Carrabelle for their assistance during this time. We also need to get this for the citizens insurance policies. Chairman Jones said at some point this board is going to have to look at paid staff for fire fighters.

Ms. Debi Jordan spoke via Zoom. She informed the Board that there are people who want to do things to help such as the lawn, landscaping, and possibly painting the building. Who should they talk to? Mr. Moron said we could set up a date on the weekend when we can get volunteers. Ms. Jordan asked the Board to let them take the pressure off the fire department and let the citizens help.

Planning and Zoning Adjustment Board Report

7. Lot Reconfiguration Applications

a. 2140 Hwy 98 West

A consideration of a request to reconfigure three (3) existing lots for a more proportionate split of road and water frontage that will be similar in width to give each lot more buildable space at property located at 2140 Hwy 98 West, Carrabelle, Franklin County, Florida. Request submitted by Martin Wohl, applicant.

Chairman Jones inquired about the total acreage. Mrs. Bankston noted that it was approximately five acres.

On a motion by Commissioner Ward, seconded by Commissioner Amison. Commissioner Amison asked Mrs. Bankston was these five acres? Mrs. Bankston noted that each new lot would have at least one acre. Chairman Jones said we just want to make sure if they split it, it is all one-acre minimums. Mrs. Bankston said she believes these were existing lots. Chairman Jones said so we are looking at the application from P&Z. Theres a diagram drawn around the southern part of the property. Mr. Moron said Mr. Curenton thinks they may be lots of record. May need to table and let staff get some more research. Commissioner Sanders said that is lots that she has been very concerned about. Chairman Jones asked what the total area is. Attorney Shuler advised against using the property appraiser's site. Too many questions, table it. Let Mr. Curenton research and report back to the Board. **Commissioner Ward amended her motion to table. Second amended by**

Commissioner Amison. Motion carried 4-0.

b. 1808 Hwy 98 West

A consideration of a request to reconfigure on parcel back into two (2) lots with both lots being proposed as approximately 80 feet in width each at the property located at 1808 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by David Quackenbush, applicant.

Chairman Jones said I know that we have documentation that these are lots of record. However, in our current land use for R1 they must be one acre or before a certain date. Do we have the discretion as a board to reconfigure? Attorney Shuler said typically Alan Pierce and Mr. Curenton have reviewed these. He said he would be happy to review these but historically the board has appointed them to do this. Chairman Jones said both applications look the same. **Commissioner Amison made a motion to table and have Attorney Shuler review from a legal standpoint and to confer with Mr. Curenton for historical data. Seconded by Commissioner Ward.** Chairman Jones said he is not opposed to moving lot lines on property someone owns, just want to make sure we can legally approve it. Commissioner Amison noted he was concerned that we will have the issue with a buyer requesting variances. Commissioner Sanders said it scares her and not every lot in Franklin County is buildable. Some of this land has been lost since the 70s 80s or before. **Motion carried 4-0.**

8. Zoning Administrator's Report

1. Regulations for Building Heights and Setbacks

New Building Height Regulation Policy

Staff has proposed the following policy to be added to the current Zoning/Building regulations as follows:

1. Maximum building height in Franklin County is 47 feet. If proposed building height is 42 feet or above (within 5 feet of max requirement), staff will require an as built height survey at the cost of the contractor/owner.

New Building Setback Regulation Policy

Staff has proposed the following policy to be added to the current Zoning/Building regulations as follows:

1. Building Setbacks for residential are a minimum of 25 feet from the boundary of a property line boarding any private, local arterial or collector road; a minimum of 10 feet from any other property line; and a minimum of 50 feet from any wetlands and/or mean high water line. If proposed is a minimum of 5 feet from required setbacks, staff will require an as built survey at the cost of the contractor/owner.

Chairman Jones noted he is sure that we have had some homes built that are over the height limitation. We must be serious about what we have or not do it at all. Mrs. Bankston noted that she does not think we are going to do this for everyone, just those that we may come across that are building so close to the property line. There should not be anyone building within 3-5 feet range without a variance. Mrs. Bankston said we do have some that try to get as close as possible to the property line. Chairman Jones said that is why we need business registration in the county.

2. Fill – Mrs. Bankston noted that staff wanted to know if we could work with the County Attorney to draft an emergency ordinance regarding fill. Attorney Shuler asked the Board to allow him to get with staff before considering an emergency ordinance. Commissioner Ward noted that we need to schedule a workshop to discuss fill, storm water drainage, and clear-cutting lots. Mrs. Bankston said we need to fast track it. The island is one of the places that is taking the biggest hit. Commissioner Sanders said we need to talk about everything, critical habitat, nothing to hold back water, on the unbuildable lots we have got to know something about that.

Mr. Moron said now they are bringing in their fill before even coming to the office. Let attorney Shuler talk

to staff and come back to the Board with how he believes we should proceed. Chairman Jones said if we as a board need to have a special meeting to set up that workshop, he is open to that. Attorney Shuler said maybe just do the fill ordinance first and maybe the board take the time to address these other issues. Chairman Jones said he was not trying to slow down what Mrs. Bankston was asking to do. Attorney Shuler asked if the Board was ready to schedule a public hearing on the fill ordinance. Attorney Shuler asked if they are ready to address the fill ordinance now at a public hearing or if the board wants to hold a workshop with all the issues with fill included. Chairman Jones said he was thinking Mrs. Bankston was asking us to put in an emergency ordinance. Attorney Shuler said they should be one in the same and he would not recommend stopping all fill on an emergency basis. Chairman Jones asked what we are trying to accomplish with the emergency ordinance. Mrs. Bankston noted that they are not so much trying to stop fill but limit the amount of fill until we can get an ordinance in place. Attorney Shuler noted they would need approval from the Board to start working on this fill ordinance, and then schedule a workshop to discuss all the other issues. Attorney Shuler said there is no way to publicize and hold meeting before the next meeting. We can have it on October 17th the same day we are holding the Lanark Village. Attorney Shuler said we are not set up for that electronic advertisement at this point. The board has never adopted it at this point. Chairman Jones noted maybe that is something we should look at adopting. We currently have a contract with column a software program that allows us to put things out digitally.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to work with county staff to draft an ordinance on fill and to schedule a public hearing on the ordinance for October 17th at 10:00 a.m. Motion carried 4-0.

County Staff & Attorney Reports

9. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: VROOMAN PARK GRANT NOTICE OF AWARD FENCING

At the August 15th meeting, bids were opened for the grant funded fencing replacement at Vrooman Park. Of the (5) bids received for each bid package: Fencing Fields 1 & 2, Fencing Fields 3 and Tee-Ball, Bracewell Fencing's bids were the lowest and all bid documents were in order. The fencing will not be installed until after the completion of the field improvements. Board action to issue the notice of awards and purchase orders to Bracewell for the Vrooman Park Fencing Projects.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized issuing a notice of award and purchase order to Bracewell for the Vrooman Park Fencing Projects. Motion carried 4-0.

2. BOARD ACTION: VROOMAN PARK GRANT FIELD IMPROVEMENTS NOTICE OF AWARD

At the September 1st meeting, one bid was received for the grant funded field improvements at Vrooman Park. The bid was released to county engineer's Dewberry & Associates for review and recommendation. Dewberry has checked the bid forms and package and all documents are in order.

Board action to issue the notice of award and authorize the chairman to sign contract documents once available with North Florida Construction for the Vrooman Park Field Improvements.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to approve issuing the notice of award and authorize the chairman to sign contract documents once available with North Florida Construction for the Vrooman Park Field Improvements.

Commissioner Ward said this park has been needing repairs for so long. She said she appreciated Erin for going out for grants noting this was her passion when first elected to get upgraded. Happy to see this park

and all the other parks in the county being improved. Mrs. Griffith noted we are waiting on Duke Energy to get the lights going. Commissioner Amison said the majority of the major league baseball players are from the Dominican. We can do better. The batting cage at Donnie Wilson's. If it is a rainy day these kids are shut down on this side. There is nothing for our kids to do except sports. Our children have nothing to do here. Look at the youth that have moved forward to collegiate teams. It is our obligation to provide something for them. **Motion carried 4-0.**

3. BOARD ACTION: REQUEST FOR QUALIFICATIONS - GENERAL ENGINEERING SERVICES

During the budget workshop, it was discussed that county road paving projects would be bid differently in the new budget year. It is the county's hope that a paving contract will be issued for a set period based upon the specific roads, quantity, or dollar value. This way, in a market experiencing rapid price changes, the county will pay the best rate for the specific scope and contractors can bid more frequently. This new process will entail blanket engineering services to design and bid the road sections/quantities and it is time to pursue a formal solicitation process for FEMA recovery projects.

Board action to approve advertising for qualifications for general engineering services.

Chairman Jones asked if we change the way we are bidding it out how are we going to know as a county that we are getting the best value. Mrs. Griffith said the dollar value is more for the engineering firm. We will give them the amount and see for this amount what can we expect to get done. Commissioner Ward said she inquired about paving one of her roads, went out for bids and ended up saving funds. Commissioner Amison noted he is still waiting for the Hathcock Road quote.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved advertising for qualifications for general engineering services. Motion carried 4-0.

4. BOARD ACTION: REQUEST FOR QUALIFICATIONS - AUDITING SERVICES

During the budget workshop, it was also discussed that it was time to go through the solicitation process again for county auditing services. Roberson & Associates have served as the county's auditors since 2011/2012. The county last advertised in 2018 when Roberson was renewed and as it now time again to request qualifications from interested firms. Per statutory requirements, there will be a formal public review and ranking done by an audit committee once responses are received.

Board action approve advertising for qualifications for auditing services for the county audit.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved advertising for qualifications for auditing services for the county audit. Motion carried 4-0.

5. BOARD ACTION: TDC MUSEUM GRANT – SGI LIGHTHOUSE MUSEUM AC REPLACEMENT

TDC Director John Solomon is unable to attend today due to a scheduling conflict. In his absence, he has asked me to bring up the following request whereas the SGI Lighthouse Keeper's Museum can be reimbursed for the replacement of their HVAC system which failed on August 25th. The museum applied for reimbursement through the museum infrastructure grant program with the Tourist Development Council on September 8th.

Board action to approve the TDC's museum grant reimbursement for the SGI Lighthouse Keeper's Museum.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to approve the TDC’s museum grant reimbursement for the SGI Lighthouse Keeper’s Museum. Commissioner Ward noted this fund has been very helpful for museums in our community. Chairman Jones asked did this request meet all the criteria. Mrs. Griffith confirmed that it did meet all requirements. **Motion carried 4-0.**

6. BOARD INFORMATION: PROPERTY INSPECTIONS 248 HWY 98, EASTPOINT

-Pillar to Post performed the detailed property inspection including mechanical elements such as HVAC and electrical system – report has been sent on to Cates Electric and Gunn HVAC for repair/replacement cost estimates

-Donnie’s Pest Control performed the WDO Termite Inspection – although no ‘live’ termites were observed, there was evidence of Formosan termites – the technician mentioned that the building had been treated in some fashion since the last time that he was there years ago as termite bait stations were located during the inspection, there were also signs of prior ‘bore’ holes for treatment and some repairs had been completed - with that being said, there was still evidence of termite activity and in order for the county to be able to get a termite bond on the building through them, the building would need to be ‘tented’ for Formosan termites. Once a building is tented, it is guaranteed to be free of termites for a minimum of ten years. The cost estimate to tent the building is \$23,592. The technician also mentioned that Formosan termites have been in Franklin and Gulf Counties with greater prevalence since Hurricane Michael – this is likely due to dead and decaying trees damaged in the aftermath of the storm. The appraisal reports have not been received yet. Commissioner Sanders said she will not be in support of purchasing this building due to the three different types of termites. Commissioner Ward asked if in the past any previous owners had a termite bond. Mrs. Griffith noted that the building was a vacated bank building. Commissioner Ward noted that we are still waiting on appraisals. Attorney Shuler said if the combined average of the appraisals come below the range the seller can cancel and if above the range the buyer can cancel, and or renegotiate the price. Mrs. Griffith said we have had one county building that was treated and that was Fort Coombs Armory was tented for dry wood and subterranean termites. Attorney Shuler noted that we are waiting for several inspections to come back such as HVAC and electrical. Once more information is gathered, we will present to the board with decision point, do you want to go back and renegotiate based on the information with the repair costs that are going to be totaled at some point. There are two drop dead dates, one at the end of October for inspection period. Once we receive appraisal, we have twenty days to decide. Once you go beyond inspection period you are locked and must close unless the appraisals come out of range. Attorney Shuler said he believed the date is October 25th, but he would like to check his calendar to confirm.

7. Miscellaneous Project Updates

-New Fence has been installed at Island View Park
-Working with FDOT and the engineers for placement of the county’s emergency warning signs on CR67 leading up to the construction area for the Womack Creek Culvert Repair Project.

10. Michael Morón – County Coordinator

• **Action Item: RFQ Weems Management**

At your last meeting, the Board approved advertising Request for Qualifications for the management or lease of Weems Memorial. With that in mind, I reviewed the minutes from late 2005 to help refresh my memory on the events that led up to the current management status of Weems. I also looked at some health-related RFPs/RFQs to try and get a sense of how the County should proceed with the future of Weems. Based on that research, I am recommending that the County first advertise for a health care consultant that would assist the Board with this process. The consultant should be qualified to do the following:

- Explain the pros and cons of the Critical Access Designation
- Explain the pros and cons of the Rural Emergency Designation
- Assist the BOCC with workshops, including a public specific workshop, to discuss a path forward

for Weems Memorial

- Create a BOCC approved Request for Qualification or Request for Proposals based on the agreed to direction of Weems.
- Assist the BOCC with interviews and selection of the candidates.
- Not have any conflicts with any potential candidates that may show interest in managing or leasing Weems.

Staff agrees this is the best path forward for health care in Franklin County.

Commissioner Sanders asked if the Board did an RFQ when they hired Alliant. Mr. Moron said he does not believe so. Chairman Jones said he believes that was at TMH's direction. Mr. Moron said Jim Coleman came first with another company, then he switched over to Alliant. Commissioner Sanders said you are recommending this to have an arm's length. If we need to add any medical legal terms. Mr. Moron said with all the research he has done. This is the first time you can proactively decide what happens with the health care of Franklin County. Every other time it has been reactively. Mr. Moron encouraged the Board to take the opportunity to be proactive. Commissioner Ward noted that she is in favor of this. **On a motion by Commissioner Ward, seconded by Commissioner Sanders and Commissioner Amison.** Chairman Jones asked who the review committee for the consultant would be. Mr. Moron said he thinks the three of them (Mr. Moron, Mrs. Griffith, and Attorney Shuler) could handle the consultant review. Commissioner Amison said nobody in this county knows anything about the business side of the hospital. It is time that we get this out to some people who specialize. Commissioner Ward said she would help in any way that she can. Commissioner Amison said he felt confident the three of them, with Commissioner Ward could get us a good candidate for a consultant. Mr. Moron said we could review the RFQs and bring the final three to the Board for interviews. Chairman Jones said based on the discussion we had at our budget meeting regarding selling or leasing the hospital we need someone who knows about mergers and acquisitions so that we know we get the best deal. Commissioner Sanders said she thinks it is time we get this situation solved. Commissioner Ward said it has been a county owned hospital for many years. We need to make a way to make the employees county employees. We need to look at this to make sure they are taken care of too. I think it will help our top level. It may help us with the rates. Commissioner Amison said he is adamant about getting the county out of the hospital business. Politics should play no part in medicine. Commissioner Ward said she agrees. Mr. Moron said he would prefer the consultant write the legal for the RFQ. **Motion carried 4-0.**

- Action Item: Evergreen Agreement

At your last meeting, Mr. Mark Holcomb appeared before you to discuss additional consulting services, such as a call-out policy, performance-based and evaluation database and pay, certification and supplemental pay, and the addition of an Inmate Supervisor 3 position for the Road Department, for the county employees. The Board requested a proposal for these services, which is attached for your review and approval.

Board action to approve and authorize the Chairman's signature on the Evergreen Agreement for additional consulting services.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman's signature on the Evergreen Agreement for additional consulting services. Chairman Jones inquired as to how this will be paid. Mrs. Griffith noted this will be paid out of professional services. **Motion carried 4-0.**

- Action Item: Legislative Delegation Meeting & Resolution of Appreciation

The annual Legislative Delegation with Representative Shoaf and Senator Simon will be held on Wednesday, September 27, 2023, at 10:30 a.m. (ET) here in your meeting room. Has the Board decided on a list of items to discuss with the delegation?

Chairman Jones would like the Board to present Resolutions of Appreciation to the Representative and Senator at the start of the Legislative Delegation for their hard work and assistance, especially for the legislative appropriations and actions that directly benefited Franklin County, during the last legislative

session. If approved, the Chairman will work with Mrs. Cortni Bankston on preparing the resolutions. Board action to approve Resolutions of Appreciation for Representative Shoaf and Senator Simon. Board discussion on a list of items to present to the Delegation at the Wednesday, September 27th meeting.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the Resolutions of Appreciation for Representative Shoaf and Senator Simon. Motion carried 4-0.

Commissioner Ward said there are time constraints, and she agrees with letting the Chairman speak. At the conference, one of the things we brought up, was our small county surtax. If you look at DOR handbook, we have so much unrealized revenue. But were maxed out on the 1%. We have proposed the policy that we want to go to 2% so that we can start claiming these other taxes to help with infrastructure. If we get another additional percent, we will be able to get that revenue. Chairman Jones noted that it will have to be done by vote of the people. Since we did the small county surtax, we do not have the ability to put on the ballot for the people to vote on. We are asking the legislature to change the language to allow us to take to a vote of the people. Mr. Moron asked the board to email a list to him and he will get with Chairman to have a list for the session. Chairman Jones said he does not know that we will get the same amount this year, but we need to ask for it. Mr. Moron said we need some property. Commissioner Ward said yes, we need to add that to the list. Chairman Jones said if we had some property, we could make a shooting range and take care of some of our issues.

Action Item: Appoint Butterfield to Hospital board

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board appointed Ms. Donna Butterfield to the hospital board. Motion carried 4-0.

Informational Item: SR30/US98 Trail FDOT Study

Attached to my report is an email and newsletter regarding an upcoming Project Development and Environment Study for SR30/US98 Trail from Kenneth B. Cope Avenue to East End of Ochlocknee Bridge. I will add this information to the County's website as FDOT is providing contact information and encouraging public participation for this project.

Chairman Jones said DOT has through the Sun trail system when they get done with this it is going all the way to Pensacola. They will open times of engagement for comments but that does not mean they are going to change their plan.

Informational Item: Building Official assisted Dixie County

Last week there was a state-wide call from Dixie County for inspectors to assist with the inspection of power meters bases to allow the power company to turn on electricity at these homes. Mr. Steve Paterson (County Building Official), traveled to Dixie County on Friday (9/8) and worked with a team of inspectors, from other counties, to assist with the inspection of houses that were ready to be energized by the power company. Dixie County thanked Mr. Paterson and Franklin County for his assistance.

Informational Item: Eastpoint FDOT Beautification Project & JAG Program Funds

For your information, the Chairman signed the following letters

A letter to FDLE approving the distribution of \$39,348 of Federal Fiscal Year 2021 Edward Byrne Memorial JAG Program funds to the Sheriff's Office

A letter to Florida Department of Transportation confirming that there are available funds for the installation of the new gateway signs for the Eastpoint Community Aesthetic project.

Both letters are part of action items already approved by the Board, so the Chairman's signature does not require additional approval.

Informational Item: Buddy Ward Seafood Landing Park Closer

The Buddy Ward Seafood Landing Park (aka Lombardi's Boat Ramp) will be closed until September 28th. This will allow the dredge company to stage at the park as they complete the dredge on the western end of the 2-mile channel.

Informational Item: Derelict Vessel Removal

Attached to my report is an email from FWC advising the County that a derelict vessel removal project has been funded and awarded. The email includes a list of 10 vessels.

Of the 10 vessels that will be removed, four are from Franklin County and the other 6 are from Bay County. As a reminder, FWC determines what vessels are derelict and qualify for removal.

FWC contact information is available if there are additional questions.

Informational Item: SFLV Fire Truck Design

Attached to my report is a design for the St. James Lanark Village new fire truck. Commissioner Sanders reviewed other designs before selecting the attached design. The expected date for delivery is early December.

Informational Item: Next Meeting

Your next regular meeting will be held on Tuesday, October 3, 2023, at 9:00 a.m. (ET)

Commissioner Ward noted that she has a conference call scheduled with Bill Cline from FWC regarding a shooting range. She spoke regarding the Wayside Park parking reconfiguration, noted that it would take away the parallel parking aspect. Commissioner Ward said maybe the Board should consider a Facebook page to advertise available positions, noting they would get a lot more interaction with community.

Mr. Moron said he agreed but someone would have to manage it. We may could give that to one of our new hires. At some point I will bring it back as a formal motion. Chairman Jones said if we think about doing anything like that someone needs to have training for public relations. Commissioner Amison noted that he went over to Tyndal with intentions to speak with the base commander. Instead, he went on a pr tour and was basically told that you are not going to see the commander. Before leaving the commander had called and wanted to meet with us Monday. We met with him yesterday, because they are hesitant to giving us a letter of support before. He said he explained that if they could write a letter of support, it would sway Triumph more to help us out. It went well and they said they will get that out to us. An emergency touch down would be their main interest in having it. Chairman Jones said when he sat down with Senator Simon, one request was for us to have a meeting with Representative Shoaf and Senator Simon to see how we can move forward with funding from Triumph.

11. Michael Shuler – County Attorney

1. Draft VFD Contract for Lanark St. James VFD

A draft contract for the Lanark St. James VFD is attached for possible discussion. Board Action Requested: None requested. Board discussion.
Defer to a later time.

2. Possible Hiring of Persons with Felony Convictions

Labor attorney Leonard Carson's email opinion on this matter is attached and speaks for itself. In sum, a decision whether to hire someone with a felony conviction should be made on a case-by-case basis. Board Action Requested: None requested. Board discussion.

Chairman Jones noted right now we are just looking at how to approach it. Chairman Jones asked if we currently have a policy where we do background checks. Mrs. Griffith said yes, we do background checks and pre-hire drug screening.

3. Coastal Dredging Pay Request for \$275,000.00

On or about September 6, 2023, Coastal Dredging Company, Inc. submitted a pay request to Franklin County for the payment of \$275,000.00 pursuant to a contract for additional dredging entered by the parties on January 23, 2023. The contract was for the purpose of extending the dredged area at the east and west ends of the Eastpoint channel being dredged by the U.S. Army Corp of Engineers. In short, making all the Eastpoint channel longer at each end than the Corp planned to dredge. This pay request is not related to the additional area the county had dredged in front of the Eastpoint boat ramp. This pay request was forwarded to me because the prior matters involving the additional dredging have come up under my report and because the board previously decided that it would not process payment in the usual course upon receipt of an invoice due to concerns that the area the county contracted to be dredge may not have been dredged according to the terms of the contract. It is my understanding that the Corp has stated that it has received FEMA funds to dredge/repair all the Eastpoint Channel. The chairman has additional information to discuss regarding this matter. Board Action Requested: None requested. Board discussion.

Chairman Jones had discussion with Ashley from Mobile the primary project manager. She called Friday to let us know that the Corps had done a survey, and immediately following Hurricane Idalia they do see inconsistency. They have already applied for FEMA emergency response funds. They have not only been told that they would get the money, but they had it in hand already. They are trying to get a dredge that will work. They claim the one in Apalachicola is too big. We talked about some other options. This company did the job we asked them to do, and I am good with approving this today. The Eastpoint channel should be corrected when they are done, and it will not cost the taxpayers additional money. Attorney Shuler said these FEMA funds are going to pay to redredge all the permitted area. She said if they can dredge it deeper, they will probably do that while they are there. Commissioner Ward asked if he was given a timeline. She acted like as soon as they can find someone to do it, they will be doing it. **Commissioner Amison said with the information received today he will make a motion to include the payment of \$275,000 to Coastal Dredging from TDC funds in the special bill run. Seconded by Commissioner Ward. Motion carried 4-0.** Chairman Jones said he had reached out to Dunn's office, she said they were not aware of the FEMA funds being applied for or received.

Attorney Shuler noted that he received the public records response back from the Corps yesterday afternoon. He has stayed in touch with Attorney Given and he has been very responsive. Does the Board want me to review VFD contract or wait? Commissioner Sanders noted that she was okay with waiting. Commissioner Amison inquired if there is any insurance set up that protects our advisory board members from potential lawsuits. Attorney Shuler said this would be DNO policies. Mrs. Griffith noted that we have general liability insurance, but she is unsure if they are covered. Attorney Shuler noted that he still reviewing that. Do not have a definitive answer if these members would be covered. Commissioner Amison said he does not want to leave these members vulnerable. Noted the hospital board is covered believe we had a potential hospital board member concerned. Erin will investigate to see and report back. Commissioner Ward said it may encourage other people to volunteer. Attorney Shuler said the commissioners are covered by sovereign immunity. Chairman Jones asked if we had any of the appraisals back. Gulf State Bank was ordered just a couple weeks ago. The two at the airport have been out for a year. The surveyors I spoke with Thurman last week he said its completed. He does not want to give the elevation certificate because its outside the flood zone. Said he would get out this week to survey Gulf State Bank. The appraisals will probably be the last things. Chairman Jones said he thinks we need to put on the agenda about renaming our sports complexes to allow the TDC to be able to do advertisement. Attorney Shuler asked if he wanted this back on the agenda? Yes. Commissioner Amison inquired about the appraisals and who is doing those. Attorney Shuler noted the second company said about four weeks, so end of September.

Commissioners' Comments

Commissioner Sanders said you have three boat ramps in the Alligator Point area. All of them have been deemed as not being eligible for state programs. See if we can get our legislative delegation or lobbyist. We must do something because we have the fisherman. We are having trouble with the limits they put on them.

Maybe they could do an appropriation. Commissioner Sanders noted that all the people she dealt with before are no longer at the agencies. Commissioner Amison noted that the state is making money off the people who are farming clams and oysters down 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.