

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM  
SEPTEMBER 5, 2023  
9:00 AM**

**MINUTES**

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

Commissioner Absent: Noah Lockley

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

**Call to Order**

Chairman Jones called the meeting to order.

**Invocation and Pledge of Allegiance**

Chairman Jones led the Board in prayer followed by the Pledge of Allegiance.

**Approval of the Agenda**

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the agenda as presented. Motion carried 4-0.**

**Approval of Minutes and Payment of County Bills**

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the minutes from the FCBCC Regular Meeting 8/1/2023 and Special Meeting 8/23/2023 and the Payment of County Bills. Motion carried 4-0.**

**Public Comments**

Anthony Delcampo spoke to the Board about the comprehensive plan. Noting it is very important due to the number of disasters that we can have. Take pride in having a plan. Chairman Jones said we are not having an open dialogue this is public comments.

Lynn Wilder spoke to the Board giving them an update on the efforts to create the Keep Franklin County Beautiful program. Chairman Jones said we need to have a discussion with Mr. Fonda to see if we need to put this on a future agenda. Commissioner Sanders noted that we used to have a Keep Franklin County Beautiful program and asked what happened to that program. Ms. Wilder was unsure.

**Constitutional Officers**

**1. A J Smith - Sheriff - Camera System**

Mrs. Ginger presented a request for a new camera system in the sheriff's office. Noted they have received several quotes one of which is way out of their price range. Mrs. Ginger noted that the RedWire did break it down into projects. The grand total is \$66,945.64. She said that she is not sure if the Board wants to put this in the budget for capital outlay for this fiscal year or next fiscal year. Commissioner Ward noted that this is not included in the budget tentatively opposed.

Chairman Jones said we have already tentatively approved the budget. We can go down but cannot go up. Mrs. Griffith noted that we do have a repair and maintenance line item in the budget, and we could pay for it from those funds if needed. Mrs. Griffith asked if there was one quote that is priority. Mr. Varnes noted that it would be the repairs of the existing cameras \$27,845.

Mrs. Griffith asked them to find out if the work can be done by September 30th. Mrs. Ginger said she will call and find out. Mrs. Griffith noted this will determine if it is paid from this year's budget or next year.

Mrs. Griffith recommended the Board approve a motion to proceed with repair of the cameras.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, to approve the repairs of the existing cameras in the amount of \$27,845 to be done in this current year to be funded by funds available in the budget. Motion carried 4-0.**

## **Department Directors Reports**

### **2. Howard Nabors – Superintendent of Roads and Bridges**

#### **BOARD ACTION**

1. EMPLOYEE PROMOTION Jeremiah Ard, Nahshon Bankston and David Gilbert have met the job specifications to change from Inmate Supervisor 1 to Inmate Supervisor 2, which goes from a paygrade 4 to a 5 according to the BCC Pay Plan. Board Action to approve Jeremiah Ard, Nahshon Bankston and David Gilbert from Inmate Supervisor 1 to Inmate Supervisor 2 which goes from a paygrade 4 to a 5 effective October 1, 2023.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the employee promotions as requested above for Jeremiah Ard, Nahshon Bankston, and David Gilbert. Motion carried 4-0.**

### **2. INMATE SUPERVISOR THREE**

When Evergreen did the pay plan, they did away with Inmate Supervisor Three. Mr. Nabors is requesting the Inmate Supervisor Three be added back to the pay plan to give employees an incentive. Mrs. Griffith clarified that he is requesting the inmate supervisor be added back to the pay plan level three. Commissioner Ward thinks we should look at that for sure, give those employees an incentive.

### **3. LIFT IN SHOP**

The lifts now need repair, and it is going to cost anywhere from \$100-120K to repair. Mr. Nabors noted that he has received a couple of quotes for new ones being \$95K and \$125K. Chairman Jones asked Mr. Nabors to bring back the quotes at a future meeting for review and approval. Commissioner Ward thanked Mr. Nabors and his department for their work during the storm.

Commissioner Sanders noted that a few years back the county had a contract with the state of Florida to maintain the ditches in Eastpoint and Lanark Village. Commissioner Sanders said that she hates to do it, but we need to write a letter to the state and contractor, to give them a heads up that they are going to have to start maintaining the ditches. Commissioner Sanders made a motion to write a letter to the state or do a telephone call. Mr. Moron asked that she let him contact Weber and see what the best way to take care of this would be. Commissioner Sanders noted that the trees have not been taken care of also. Chairman Jones said so we do not need a second on this? Mr. Moron said no, he will reach out to Benny. Commissioner Amison asked if we are obligated to maintain this, Mr. Nabors said no. Mr. Nabors noted that the county did have a contract at one time. Mr. Nabors noted that they did cut Hwy 98 in Eastpoint during July 4<sup>th</sup> because it was awful.

### 3. Fonda Davis – Solid Waste Director

FOR BOARD INFORMATION AND REQUESTED ACTION:

Michael Messer has resigned from the parks and recreation department effective as of Thursday, August 31, 2023 and I am asking for board approval to fill the vacant position.

REQUESTED ACTION: Board approval to fill vacant position in Park & Recreation

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, to approve filling the vacant position in Parks & Recreation.** Commissioner Ward noted that she hates to hear this and Mr. Messer was an asset to the Parks and Recs department. Wished him luck in his future endeavors and he will be greatly missed. Commissioner Sanders asked if Mr. Davis had someone who could maintain the fields like Mr. Messer. Mr. Davis said he did. Commissioner Amison concurred that he would be missed. **Motion carried 4-0.**

Mr. Davis noted that Mr. Messer submitted his resignation, and they are shorthanded in parks and recs. He said they had done a little shifting between animal control and solid waste. He said they are short one at solid waste. Mr. Davis asked the Board if they would consider allowing him to hire some felons. He said that he had a lot of applications with people who have had felonies. Attorney Shuler said he would like to chat with the county's labor attorney and get back with the Board on this. Commissioner Ward said she thinks everyone deserves a second chance. If you vet them, and you know they are going to do a job. Commissioner Sanders said she agrees. Commissioner Amison inquired if the current Board policy states that you cannot be employed if you are a prior felon. Mr. Davis noted that he has researched, and he did not find where this was in our policy. He noted there is restrictions for those supervising inmates. Again, we would not hire that person as an inmate supervisor. Chairman Jones suggested reaching out to Kim Bodine at Career Source to see if they have any temporary employees as he believes that they are always trying to find people jobs. Mr. Davis noted that the ramp at Ochlocknee was twisted during the storm, and they are in process of repairing. Commissioner Amison asked Mr. Davis to give him a call. Commissioner Amison inquired about the boat ramp on island, is that state. Chairman Jones noted that is ours noting it washed out where we had repaired. Mrs. Griffith noted the road department did repair where it washed out, and it has been opened. Commissioner Ward noted that Vrooman Park looks great, and she appreciates everything Mr. Davis has done.

The Board moved to the following item at this time.

#### 1. VROOMAN PARK BALLFIELD IMPROVEMENTS

The Franklin County Board of County Commissioners will receive sealed bids from any qualified person, company or corporation interested in constructing: VROOMAN PARK BALLFIELD IMPROVEMENTS Project is in Franklin County, Florida and consists of the reconstruction of two (2) baseball/softball fields in Vrooman Park located on the northeast side of the intersection of 6th St and Avenue A in Eastpoint, FL.

One bid was received from North Florida Construction for \$153,400 and the bid bond was attached. Mrs. Griffith noted that she thinks we can make this happen. **Commissioner Ward made a motion to release to engineers for review and recommendation, seconded by Commissioner Sanders and Commissioner Amison. Motion carried 4-0.**

Commissioner Ward noted at the last meeting pole barn bids were opened. She noted that we may get to the point where we must do it ourselves. We might have to purchase the kit and install it ourselves. Commissioner Amison asked if anyone had reached out to the school. They put a pole barn up a few years ago. Commissioner Ward said we can certainly reach out to them. Commissioner Amison asked if we have local pole barn contractors. Not sure if it is a licensing issue. Mrs. Griffith said we did receive one quote,

but it was more than our budgeted amount.

#### **Jennifer Daniels – Emergency Management Director**

Action Items:

1. Request the Boards retroactive approval of the Local State of Emergency dated Monday, August 28th, 2023.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board retroactively approved the Local State of Emergency dated Monday, August 28th, 2023. Motion carried 4-0.**

2. Request the Boards approval of an Emergency Contract for 30 days with Summit Group Consulting, LLC for assistance with PA Claims for Hurricane Idalia.

Mrs. Daniels noted that we have an RFP out for a contractor to do this, and we are waiting for bids.

Mrs. Daniels noted that Attorney Shuler has reviewed and approved.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Emergency Contract for 30 days with Summit Group Consulting, LLC for assistance with PA Claims for Hurricane Idalia. Motion carried 4-0.**

#### **4. Dewitt Polous – Mosquito Control Director**

##### **BOARD ACTION**

1. EMPLOYEE PROMOTION Charles Tucker has met the job specifications to change from Staff Field Supervisor / Inmate Supervisor 1 to Staff Field Supervisor/ Inmate Supervisor 2, which goes from a paygrade 4 to a 5 according to the BCC Pay Plan.

Board Action to approve Charles Tucker from Staff Field Supervisor / Inmate Supervisor 1 to Staff Field Supervisor / Inmate Supervisor 2 which goes from a paygrade 4 to a 5 effective October 1, 2023.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the employee promotion as follows: Charles Tucker from Staff Field Supervisor / Inmate Supervisor 1 to Staff Field Supervisor / Inmate Supervisor 2 which goes from a paygrade 4 to a 5 effective October 1, 2023. Motion carried 4-0.**

#### **5. Erik Lovestrand – Extension Office Director**

Mr. Lovestrand had no action items.

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

Action Items: 1) Requesting signatures for the Franklin County Public Library's 23-24 Florida State Aid to Libraries grant application.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized the Chair to sign the Franklin County Public Library's 23-24 Florida State Aid to Libraries grant application. Motion carried 4-0.**

Informational Items: 1) September is National Library Card Sign Up Month. A library card is free to all Franklin County residents and gives you access to books, media, magazines, and more. We will be hosting a series of classes this month to show the public how to use all the wonderful digital resources that come with a library card.

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## Other Reports

### 7. Ted Mosteller – Interim Airport Manager

Mr. Moron presented the following item from his report.

1. Action Item: Airport Task Order
    - Attached to my report is FAA funded \$800,000 Task Order No. 11 for Airport Apron Rehabilitation.
    - This task order will accomplish the following:
      - i. Realign all tie-downs on the East Apron. The existing tie-downs are installed in a single line about 50 ft off the west edge of pavement. This is an inefficient layout which blocks access to hangars when the apron is full and Centric runs out of tie-down space during busy weekends. We will develop an optimal aircraft parking layout for the apron and specify the new tie-down locations.
      - ii. Rehabilitate the 230' by 75' apron between the FBO hangar and East Apron. This apron is in poor condition and is one of the most widely used pavements at the airport.
      - iii. Continue the apron rehabilitation on the West Apron in front of the paint hangar to use any remaining FDOT funds.
    - Mr. John Collins is on Zoom to answer questions.
- Board action to approve Task Order No. 11 for the Airport Apron Rehabilitation.

Mr. Collins from AVCON appeared via Zoom. Commissioner Amison noted that we need to prioritize the structural damage first, before doing fast lift, etc. Let the public know that have interest out there. Spend this money on the worst things first and then spend the money on cosmetic.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved Task Order No. 11 for the Airport Apron Rehabilitation. Motion carried 4-0.**

Mr. Mosteller spoke via zoom. There were no questions about Mr. Mosteller's report.

Chairman Jones said because it has to do with where you are at. We had a meeting with Triumph. Still not as smooth as I want it to be. They wanted to talk about airport, but they did not want to commit to what they are wanting to help with at airport. They want us to throw ideas, but they do not want to commit. It is kind of hard to push anything forward when you do not have the finances to push it forward. Make sure we did talk extensively about the airport and different possibilities. One thing that came positive, Triumph staff having discussion, use funds to build spec buildings. Discussion Triumph dollars that were set aside. There are statutorily requirements that we must do to get the money. If we can build some spec buildings, we may can get some companies to lease/rent buildings.

Mr. Moron presented the following item from his report.

2. Action Item: Airport Position
- At a previous meeting, the Board signed a new FBO lease for the Apalachicola Airport. A benefit of that lease are funds to hire a full-time maintenance employee. This position's starting salary will be \$34,000 per year. Commissioner Amison would like the Board to authorize advertising for this position, so a successful candidate would be in place effective October 1st. Will the Board advertise as an in-house ad before advertising publicly?
- Board action to authorize advertising for a new full-time maintenance position at the County airport.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized advertising for a new full-time maintenance position at the County airport. Motion carried 4-0.**

Board recessed at this time.

### **Presentations/Updates/Requests**

#### **8. Mark Holcombe - Evergreen - Employee Programs Discussion**

Mr. Holcombe gave a presentation to the Board on the Merit and Supplemental Pay Overviews.

Merit Pay objectives:

- Reward performance and hard work
- Attract and retain top talent
- Encourage continuous skill development
- Foster a culture of accountability and results

Merit Pay benefits:

- Increased employee motivation
- Better quality public services
- Greater efficiency and productivity
- Positive public perception

Supplemental Pay objectives:

- Ensure competitiveness in job market
- Address unique local needs (i.e., high demand for bilingual public servants in diverse communities)
- Fair compensation for specialized skills (i.e., CDL for transportation jobs)

Supplemental Pay examples:

- CDL license
- Bilingual pay
- Shift differential
- Educational incentive
- On-call pay
- Longevity pay

Supplemental Pay benefits include:

- Keeps local government salaries more competitive with private sector
- Encourages employees to obtain and maintain specialized skills
- Ensures that taxpayers get value for their money

Implementation considerations:

- Regularly review and adjust pay scales based on market trends
- Ensure transparency in performance evaluations
- Provide training and resources for employees to upgrade their skills and improve their performance

Summary and Next Steps:

- Holistic Reward System: Merit and Supplemental pays collectively ensure that employees are rewarded not just for their basic role, but for the added value they bring through special skills,

- education, and dedicated services.
- Motivation and Equity: Such compensation structures motivate employees to enhance their skills and perform better, while also ensuring fairness by compensating those who take on additional responsibilities or risks.
- Merit System: Can be created, implemented, and maintained for the whole county for \$9,500 annually. This includes working with the county to set up policies and procedures, creating the online tool, training supervisors, and maintaining the tool over time (including some customizations and upgrades).
- Supplemental Pays: Can be researched and recommended for \$150/hour. Price will depend on how many pays are evaluated, how much detail is desired and how many peers to compare with, etc.

Commissioner Ward inquired as to if they have any idea or indication of surrounding counties as far as on-call pay. Mr. Holcombe noted they have not done a direct peer’s study. However, most companies pay a small hourly rate for on-call hours or a set rate amount. Chairman Jones asked if the two plans are designed to be used in conjunction with one another or independently. Mr. Holcombe noted that they do not have to be done together. However, they do work well together. Chairman Jones inquired about how to address issue of employees moving between departments. Mr. Holcombe noted this is referred to as internal poaching – has concerns of its own to keep budget straight between departments. He noted neither of these avenues would fix or correct that problem within themselves. Chairman Jones noted the Board has looked a lot at supplemental pay and how to implement on call pay. Chairman Jones said he knew we were still a full year away from finalizing the pay plan that we have implemented, but supplemental pay is something he is interested in. Better performance, training does make a difference.

**9. Robert Amick - Florida State Firemen's Association - SJLVFD Update**

Mr. Moron noted that Mr. Amick is unable to attend due to being away for storm cleanup. Chairman Jones noted that there is a public speaker that will need to be heard. Ms. Debi Jordan spoke to the Board inquiring about a time certain for when the fire department will be up and running. She noted there is an Amazon wish list for SJL VFD, on which is things such as oxygen, bags, first aid kits, etc. Should the MSBU funds be used towards that? Where is the interest for those funds going? Will they benefit us? She noted there is little activity on site except for an overflowing garbage can. Chairman Jones said hopefully we will be able to address some of these things when Mr. Amick is able to attend. Commissioner Sanders echoed that this has been going on for too long. Mr. Moron said Mr. Amick was prepared to answer the questions and speak to the Board but was unable to attend due to the storm. Mrs. Griffith noted that there are no interest earnings in that fund. Typically, at the end of the year we do not have anything left. There is a small amount earned on delinquencies from liens placed prior to 2012.

**RFP/RFQ/Bid Opening**

**10. VROOMAN PARK BALLFIELD IMPROVEMENTS**

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*This item was addressed earlier in the meeting.*

**County Staff & Attorney Reports**

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

### **1. BOARD ACTION: RESILIENT FLORIDA VULNERABILITY ASSESSMENT GRANT AGREEMENT**

In April, the county received a notification of award and authorization from the state's grant manager to proceed with contracting with Apalachee Regional Planning Council to conduct a vulnerability assessment. The attached grant agreement will provide \$175,000 to conduct a vulnerability assessment to effectively address the impacts of flooding and sea level rise on critical government infrastructure and vulnerable residents. This county wide vulnerability assessment is required before any design and construction grant funding can be awarded through the Resilient Florida program. Board action to approve and authorize the chairman to sign the attached agreement with the Florida Department of Environmental Protection for the county-wide vulnerability assessment grant.

**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 to sign the attached agreement with the Florida Department of Environmental Protection for the county-wide vulnerability assessment grant. Chairman Jones comment about comprehensive plan. Motion carried 4-0.**

### **2. BOARD ACTION: SHORT TERM LINE OF CREDIT FOR STAGGERED TDC BEACH PARK FACILITY FUNDING**

At the beginning of August, the Board authorized staff to explore short-term financing options for a rolling-beach park facility line of credit which would enable the county to make necessary facility enhancements at the beach park locations while staying within the statutory 10% beach park spending limitation per year. As Franklin County's pristine beaches are the primary draw for tourists, the enhancement, development, and improvement of facilities at the county's beach park locations are important for furthering the advancement of tourism and improving visitor experience. The best rate offered at this time for a short-term line of credit was offered by PeoplesSouth Bank. The attached proposal offers a fixed 6.75% for 364 days. Board action to approve and authorize the chairman to sign the attached financing proposal from PeoplesSouth Bank.

**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 attached financing proposal from PeoplesSouth Bank. Motion carried 4-0.**

### **3. BOARD ACTION: DESIGN TASK ORDER LANARK EMS STATION**

In April, the county approved the civil site design task order for the Lanark Village EMS Station. After discussion with the engineers and the modular manufacturer, it appears that a site-built structure will be the best path forward for this facility. The 2600 square foot building includes an office area, oxygen storage, kitchen, break and bunk area for EMS employees, a fire suppression system, and enclosed parking for the ambulance with ADA accessibility/elevation transitions.

Board action to approve the attached \$84,975 task order with county engineer's Dewberry for the structural engineering, design, permitting, bidding/contract award, and construction oversight services to be paid by the Health Care Trust for the Lanark EMS Station.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the attached \$84,975 task order with county engineer's Dewberry for the structural engineering, design, permitting, bidding/contract award, and construction oversight services to be paid by the Health Care Trust for the Lanark EMS Station. Motion carried 4-0.**



4. BOARD ACTION: USDA DISASTER FUNDING WATER GRAND TASK ORDER & GRANT APPLICATION

The county recently added the construction of a Landfill Transfer Station (feasibility study cost est. \$5 million) and Administrative Building (feasibility cost est. \$1.4 million) to the County's RESTORE Multi-Year Plan. The County Landfill has reached a crossroad where sometime soon there will be insufficient space to process construction and demolition debris on-site (remaining years of life will be contingent on weather related disaster events). Without property/funding for a new suitable site nor the funding that it would take to design, permit, and construct a new landfill (feasibility study latest cost estimate \$18 million), the County will be forced to follow the same trend set by other coastal communities and will transition to a 'County Transfer Station' operation for both household garbage and construction/demolition debris. The attached Feasibility Study determined that the transfer station was the economically feasible option, although the facility's annual operating costs will be higher than the landfill without the revenue offset generated by local disposal. Once this transition occurs, the county may need to adjust various policies as there will be hard costs associated with amnesty days and curbside debris pickup. There were two objectives outlined in the county's MYP amendment for this project: 1) Construct Municipal Solid Waste Transfer Station operation and administrative building; and 2) Extend current capacity (remaining useful life) of the existing landfill. It is the county's hope that by transitioning to the transfer station as soon as possible, the current capacity of the existing landfill can be preserved, and operations extended to provide disposal during times of crisis. The county's RESTORE consultant Langton and Associates will assist the county with the construction grant application to the US Treasury for the RESTORE project, however, Langton has suggested that the county apply for the Fiscal Year 2023 USDA Disaster Water Grant Program as this urgent need has a high likelihood of a high score for the program and if funded, would likely move forward to construction much faster than through the RESTORE Program. This program is limited to rural areas (populations of less than 35,000) and can be used to develop water infrastructure: including drinking water, wastewater, stormwater drainage and solid waste facilities.

Board action to approve and authorize the chairman to sign the attached hourly task order to not exceed \$8,424 for the development of the USDA Disaster Water Grant application for the Landfill Transfer Station and Administration Building Project.

**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 attached hourly task order to not exceed \$8,424 for the development of the USDA Disaster Water Grant application for the Landfill Transfer Station and Administration Building Project. The Board discussed further. Motion carried 4-0.**

5. BOARD ACTION: LATCF FUNDING – ADVERTISE FOR NEW ROOF AT CARRABELLE HEALTH DEPARTMENT

Included in the county's spending plan with the LATCF funds was a new metal roof for the Carrabelle Health Department. The existing shingle roof was the original roof from 1997. Fortunately, this will be a simple roof replacement project as this building has remained in operation and does not require extensive rot repair as seen with the Old Carrabelle Annex Project.

Board action to approve advertising for bids for the roof replacement at the Carrabelle Health Department.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved advertising for bids for the roof replacement at the Carrabelle Health Department. Motion carried 4-0.**

6. BOARD INFORMATION: EASTPOINT & 2 MILE DREDGE PROJECT: CHANNEL MARKERS & DELINEATION OF AREAS OF CONCERN

The Board had previously discussed the need for clearly marking the channel areas. County staff has contacted the Army Corp of Engineers to ask what needs to be done for this to happen. The Corp was asked if there are plans for additional marking that will be done by the Army Corp and/or is it possible for the county to add additional markers to clearly delineate the channel? If it is possible for the county to add additional markers within the channel areas, what are the guidelines that will need to be followed as the county will need to provide these guidelines to a vendor to install the markers if allowed? - We hope to have a formal response to those questions back to you all by the next meeting.

Chairman Jones noted that we may need to talk to the Coast Guard because he has received information that previously they were done by them. We have been having ongoing talks with the Corps about tying up things in Eastpoint. They are adamant that they are going to send someone to survey and fix the issues. He noted he has been reminding them they have a dredge within five miles of them now, and it would be more costly if they do not utilize it. Commissioner Sanders asked if Chairman Jones was able to determine if the depths were correct. Chairman Jones said from what he is seeing it does not look right. Commissioner Amison noted that it looks like that is the part that we paid that is not done properly. Honestly, from where they were under the dredge contract, it could quite possibly be that they done that correctly. But where we are paying for from TDC funds it does not appear to be done. Chairman Jones said it appears that on the east end they did not do the width correctly. Commissioner Amison said in talking with Mr. Huggins they are at full capacity with spoil site, where they put the spoil in Eastpoint it looks like an ant bed. There should have been a lot of material come out of Eastpoint. It just goes to show you they did not get the amount of spoil that they should have.

## 7. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Mrs. Griffith had no further information for the Board.

### 12. Michael Morón – County Coordinator

#### 1. Action Item: Airport Task Order

- Attached to my report is FAA funded \$800,000 Task Order No. 11 for Airport Apron Rehabilitation.
- This task order will accomplish the following:
  - i. Realign all tie-downs on the East Apron. The existing tie-downs are installed in a single line about 50 ft off the west edge of pavement. This is an inefficient layout which blocks access to hangars when the apron is full and Centric runs out of tie-down space during busy weekends. We will develop an optimal aircraft parking layout for the apron and specify the new tie-down locations.
  - ii. Rehabilitate the 230' by 75' apron between the FBO hangar and East Apron. This apron is in poor condition and is one of the most widely used pavements at the airport.
  - iii. Continue the apron rehabilitation on the West Apron in front of the paint hangar to use any remaining FDOT funds.
- Mr. John Collins is on Zoom to answer questions.

Board action to approve Task Order No. 11 for the Airport Apron Rehabilitation.

*Item addressed earlier in the meeting.*

#### 2. Action Item: Airport Position

- At a previous meeting, the Board signed a new FBO lease for the Apalachicola Airport.
- A benefit of that lease are funds to hire a full-time maintenance employee. This position's starting salary will be \$34,000 per year.

- Commissioner Amison would like the Board to authorize advertising for this position, so a successful candidate would be in place effective October 1<sup>st</sup>.
- Will the Board advertise as an in-house ad before advertising publicly?

Board action to authorize advertising for a new full-time maintenance position at the County airport.

*Item addressed earlier in the meeting.*

3. Action Item: Franklin County High School Seafood Festival Fund Raiser

- Staff received a request from Franklin County High School to authorize the senior class the use of the Courthouse parking lot during the Seafood Festival as a fundraiser.
- As done in years past, starting at 2:00 p.m. on the festival Friday and all-day Saturday, the senior class along with class sponsors charges for the use of parking spaces as a fundraiser for their senior trip.

Board action to authorize the Franklin County High School senior class use of the courthouse parking lot half day on Friday and all-day Saturday during the Seafood Festival.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Franklin County High School senior class use of the courthouse parking lot half day on Friday and all-day Saturday during the Seafood Festival. Motion carried 4-0.**

4. Action Item: Franklin County High School Homecoming Parade

- Staff received a request from Franklin County School to close Highway 98 for the 2023 Homecoming Parade at 2:00 p.m. on Friday, September 22, 2024.
- The parade route begins at CA Gillespie and ends (tentatively) with a left turn on to Jefferson Street.
- School staff is working with the FCSO to see if the parade route can be extended a few more streets down due to hearing from citizens that they would like a longer route. The issue has been accessing St. George Island and turns on the back road for the detour route.
- The County will be updated if there are changes to the route.

Board action to approve the 2023 Homecoming Franklin County School Parade Route as presented.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the parade and detour routes for the Franklin County School Homecoming Parade.** The Board discussed the tentatively approved route and how school staff was working with FCSO to possibly extend the route. The Board will be updated if there are changes made to the route. **Motion carried 4-0.**

5. Action Item: Comp Time Donation Policy

- Attached to my report is a draft Comp Time Donation Policy.
- The Board, at a previous meeting, authorized creating this draft policy for review. Both Staff and the County's Labor Attorney collaborated on this draft.
- Adoption of this policy would allow county staff to donate comp time to county employees that might need leave time due to an illness.

Board action to approve the Comp Time Donation Policy.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Comp Time Donation Policy. Motion carried 4-0.**

6. Discussion/Action Item: Vacant Seats on Advisory Boards

- At your August meetings, the Board discussed and authorized advertising to the County’s website, vacancies on your Local Technology Planning Team, Airport Operation Economic Development Board, Byway Management Authority, and Regional Rural Transportation Plan Technical Advisory Committee.
- I have received four emails of interest based on the information on the County’s website.
- Would the Board like an advertisement sent to the newspaper or continue with the County’s website post until next meeting?

**Board discussion and possible action.**

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized the advertisement of the vacancies in the newspaper.** Commissioner Amison requested that the airport board receive a copy of the applications as they come in. Commissioner Ward noted that she is okay with not restricting the members to districts. Commissioner Amison noted that some of these boards need to be kept districting specific. **Motion carried 4-0.**

7. Discussion/Action Item: Alliant Contract Discussions

- Mr. David Walker (Weems CEO) and Mr. Mike Kozar (Alliant CEO) met with each Commissioner to discuss concerns and changes to the management of Weems Memorial Hospital.
- The Alliant management agreement is set to expire within 60 days.
- The next step is a series of roundtable meetings, with the Board appointed committee, to discuss changes to the Alliant management agreement. That meeting is scheduled for next Tuesday (9/12).
- With the current management contract expiring shortly, the Board may want to consider some type of extension of the current contract to allow enough time for the committee to have reasonable discussions and present options for your review.

Board discussion and possible action.

Commissioner Ward noted that she has several problems with this. She knows this was discussed but how can those affiliated with Alliant serve on the committee. She feels there is a conflict of interest with Mr. Walker and Mr. Kozar serving on the committee. She said they are basically dictating a contract that they are a part of. Mr. Moron said his plan was to take to the meeting the concerns of the commissioner’s and what they are looking for in a contract. From that meeting he would bring it back to the Board for their review and discussion. He said he is looking for what they want the Board to bring to that meeting.

Commissioner Ward said she thinks we should go out for RFPs/RFQs. The contract is coming up to expire. What is the timeline for us to go out for RFPs/RFQs? Attorney Shuler said 90 days is a tight fit, it would probably exceed the 90-day window. Attorney Shuler noted that he has not seen anything with the hospital fit within a 90-day window. Commissioner Ward noted that she is not too keen on renewing the contract. Commissioner Sanders noted that she has questions also. Mr. Moron said he would want the Board to interview each of the applicants. We must come up with the language of things you want in the management contract. That is going to take time. Mr. Moron said by extension he is not saying a year or two. Chairman Jones asked Attorney Shuler how the contract reads. Shuler typically it was a three-year contract possibly extension by one year agreement. Would really like to pull the contract. Commissioner Ward noted she has a copy of the agreement. Attorney Shuler briefly reviewed the contract noting there is an automatic renewal clause for one year if not terminated 60 days prior to end date. However, there is a 90-day termination for convenience clause which allows for termination of the contract. Chairman Jones noted that if we are not in the position to decide, we can hold a special meeting to address. Mr. Moron noted that he could postpone the meeting with the hospital until the special meeting can be held. Commissioner Ward noted that we

should go out for RFPs. Commissioner Amison noted that in doing so it would give us a better idea of what is out there. Chairman Jones noted that the Board did miss an entire month of meetings due to Covid. **Commissioner Ward made a motion to go out for RFQs for management of the hospital. Seconded by Commissioner Amison. Commissioner Ward amended her motion to include management and or leasing of the hospital. Commissioner Amison seconded. Motion carried 4-0.** Mr. Moron stated that he will cancel the meeting with Alliant because he does not want to engage with them and give them a hand up or the appearance of such.

8. Discussion Item: Leslie Street Update

- Attached to my report is a fully executed FDOT SCOP grant agreement for repairs to Leslie Street along with the Notice to Proceed.
- City of Apalachicola's City Manager, Mr. Travis Wade, would like to provide an update on the project at an upcoming meeting.
- In addition, Mr. Wade would like to discuss the possibility of using the funds that were returned to the County, after it was discovered that the City's CRA was no longer valid.
- I informed Mr. Wade that the Board may discuss his request but before committing to using those funds, the repairs to Leslie Street project would have to be near completion as the Board earmarked  
those funds for Leslie Street repairs.

Board discussion.

Chairman Jones noted that these funds are county tax dollars to begin with. There would have been coming to us had there not been a CRA. This is not city funds that we are holding on to. Commissioner Sanders noted that in Carrabelle there was a line item for them. These funds need to be used for projects that help everyone. Mr. Moron noted that he will ask Mr. Wade to provide the Board an update on when this project is projected to start.

9. Discussion Item: Opportunity Florida TRIUMPH Meeting

- Chairman Jones would like to update the Board regarding a recently held meeting organized by Opportunity Florida.
- The purpose of this meeting, based on State Senator Corey Simon's request, was to discuss projects in Franklin, Gulf, and Wakulla counties that could be funded by TRIUMPH.
- Representatives from each county along with other economic development agencies attended this meeting.

Board discussion.

Chairman Jones noted that he hopes to meet with Senator Simon to discuss some of these things. Not just to show that we are upset or disgruntled but to see what the way is to move forward to access these funds in the future. Mr. Moron noted that Chairman Jones will have this meeting before we have the follow-up meeting with Triumph and cities. Commissioner Ward noted that they need to have some type of leeway for fiscally constrained counties. Chairman Jones noted there was some discussion amount a flight school, dorms, Haney or Lively satellite campus, things to do with education and things that do not require a large amount of infrastructure. It was noted that there is a pot of money set aside for each county however there is a lot bigger pot. Commissioner Amison noted that we are getting outplayed. If Senator had been present, there would have been a lot more impact. Mrs. Griffith noted discussion about a first response regional system. Chairman Jones noted the system would potentially solicit cell phone companies to use towers there in providing better cell phone service. Mrs. Griffith noted that she plans to present the pre application to the Board for approval at the next meeting.

10. Discussion Item: Shooting Range

- Commissioner Ward would like to update the Board on her discussions/emails with Mr. William Cline, FWC's Hunter Safety and Public Shooting Range Section Leader, on a new shooting range.

- Commissioner Ward would like a new, more professional, County shooting range in a new location.
- The current shooting range location creates noise issues for the animals at the Humane Society. In addition, the shooting range is not setup with safety protocols, rules, or regulations for users to follow.

Board discussion.

Commissioner Ward noted that she is receiving a lot of complaints from the humane society regarding the shooting range. Commissioner Ward noted that she had discussions with them regarding the plans back in 2011 and had received a copy of the plans. She noted that it may be possible to qualify for grant funding and she will send that information to Mrs. Griffith for review.

#### 11. Informational Item: Legislative Delegation

- County staff received notice from Representative Shoaf that the annual legislative delegation is scheduled for Wednesday, September 27<sup>th</sup> from 10:30 a.m. to 11:30 a.m. (ET) here in your meeting room.
- The Board can discuss topics to present to Representative Shoaf and Senator Simon, at the Legislative Delegation, during your September 19<sup>th</sup> regular meeting.

Commissioner Sanders asked Chairman Jones to inquire if they could hold the meeting in the afternoon in the future.

#### 12. Informational Item: Public Hearing Reminder

- As a reminder, there are two public hearings scheduled this evening starting at 5pm (ET). Both public hearings are rezoning request.

Commissioner Ward asked if we could choose what we have in a regular meeting vs at 5 p.m. in the afternoon. Mr. Moron noted that he will ask Mrs. Bankston and Attorney Shuler when they request the Board hold a public hearing, that they ask the Board their preference on the time.

#### 13. Informational Item: 1<sup>st</sup> Budget Public Hearing

- Your 1<sup>st</sup> Budget Public Hearing will be on Tuesday, September 12<sup>th</sup> at 5:15 p.m. (ET), here in your meeting room. This public hearing will be streamed on Zoom but not on Forgotten Coast TV.

#### 14. Informational Item: Next Regular Meeting

Your next regular meeting will be on Tuesday, September 19<sup>th</sup> at 9:00 a.m. (ET).

### **13. 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.

Commissioner Sanders said she would wait until Mr. Amick is going to be here to discuss.

#### 2. Purported Notice of Claim by Gills and Osburne Families

Attorney Clayton Studstill's August 9, 2023, letter to Franklin County and C. W. Roberts Contracting, Inc. is attached and was delivered to me via email on August 16, 2023. The letter alleges water damage an erosion to property owned by the Osbornes at 1508 Alligator Drive and the Gills at 1506 Alligator Drive purported as a result of the construction of the bike path along Alligator Drive. My reply email notifying Mr. Studstill that his notice fails to comply with the notice requirements of s. 768.28, Fla. Stat., including,

but not necessarily limited to s. 768.28(6)(c) is attached.

Board Action Requested: Board authorization to review and assess this purported claim.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to review and assess this purported claim. Motion carried 4-0.**

3. U.S. Army Corp of Engineers

My email dated August 22, 2023, and my letter of the same date to the District Commander informing them of your public record request for the dredging contract for the Eastpoint Channel and the 2 Mile Channel are attached. On August 23, 2023, Corp. attorney Joe Givhan (251-605-0590) called and emailed me to acknowledge the public record request and that they are working on it. He said that they have 20 days to respond. As of August 31, 2023, I do not have the information requested, but attorney Givhan has regularly communicated with me and indicates that he expects to have the documents to me next week.

Attorney Shuler gave an update on a text he received during the meeting. Mr. Given said he was able to confirm the survey was done before the hurricane, they have not completed the comparison of the two, they will have to determine what affects were from the hurricane to see if federal funds can be used to repair it. Attorney Shuler said the public records request for the two contracts should be returned by September 11<sup>th</sup>.

4. Eastpoint Water and Sewer District to Franklin County

The title commitment provided by attorney Minacci's office indicates that two documents are required from the St. Joe Company; to wit: a corrective instrument and a release of the right of first refusal. The title company has been in contact with the SJC and will be delivering draft documents to them for review.

Received an email with the survey for the three acres but he does not have the appraisal back yet. He has emailed Mr. Terry for an update. St. Joe Corporation has responded to title company and requested draft documents. He has not seen where Ms. Monique has sent those documents. He has called, emailed, and sent a letter to them.

5. Garden Club Deed

A copy of the deed from the Area Agency on Aging for North Florida, Inc. to Franklin County is attached. It is recorded in OR book 13 72 at page 166, Franklin County, Florida.

6. Easement Deed from Franklin County to Duke Energy for Vrooman Park

A copy of the easement deed from Franklin County to Duke Energy for Vrooman Park recorded in OR book 1370, page 586, Franklin County, Florida, is attached.

7. Dan Hagerty v. Franklin County (23-25-CA)

A joint stipulation for the voluntary dismissal of the lawsuit filed by Dan Hagerty is attached. This is another claim alleging flooding of private property due to the purported failure of Franklin County to maintain a ditch and culvert system located along Highway 98 in Eastpoint, Florida. They dismissed the case because I raised the issue of their failure to comply with the notice requirements of s. 768.28, Fla. Stat. I have been told that they plan to undertake the proper notice requirements and re-file the lawsuit, but I have not received any such notice yet.

Commissioner Sanders said we are so very lucky that Hurricane Idalia did not hit us. Please keep those impacted in your prayers.

**Recess**

The Board recessed at this time.

Chairman Jones called the meeting to order at 5:00 p.m.

### Public Hearings 5:00 p.m. (ET)

#### 14. Public Hearing 5:00 p.m. (ET) - Rezoning 5.00 +/- acres from R-3 to R-3MH

AN ORDINANCE REZONING 5.00 +/- ACRE OF LAND IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT TO R-3MH SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOMES DISTRICT.

Mr. Curenton presented the request to the Board. Chairman Jones inquired if the county currently had R3 Monile Home Zoning. Mr. Curenton noted that yes, this was done several years back for property west of the airport. Attorney Shuler asked if the properties were deeded as one 10-acre parcel or two separate parcels as 5+ acres. Commissioner Ward noted that it looks like two different properties to her. Commissioner Ward noted that she was under the impression the two properties were side by side. Mr. Curenton said it is two separate deeds and they were bought at different times. Attorney Shuler also confirmed it appears there are two separate chains of title. Commissioner Amison inquired about the R3 zoning and if it already allowed for mobile homes. Commissioner Sanders expressed concerns due to prior request to rezone 40 acres to 10 and 5 in her district. Attorney Shuler noted that this is not the same type of situation due to the properties having separate titles, deeds, and purchase dates. Chairman Jones called for public comments. There was one person on Zoom, but they did not choose to speak. **Commissioner Ward stated since we know this is two separate parcels, she would make a motion to approve the REZONING 5.00 +/- ACRE OF LAND IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT TO R-3MH SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOMES DISTRICT. Commissioner Amison seconded the motion.** Commissioner Amison inquired as to the location of the property asking if it was on Hwy 65. Mr. Curenton noted that it was not on Hwy 65 but was east of railroad almost into Liberty County. **Motion carried 4-0.**

#### 15. Public Hearing 5:05 p.m. (ET) - Rezoning 5.28 +/- acres from R-3 to R-3MH

AN ORDINANCE REZONING 5.28 +/- ACRE OF LAND IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT TO R-3MH SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOMES DISTRICT.

Mr. Curenton presented the request to the Board noted it was the same owner as the previous request. Chairman Jones called for public comments and there were none. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the REZONING of 5.28 +/- ACRE OF LAND IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT TO R-3MH SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOMES DISTRICT. Motion carried 4-0.**

### Commissioners' Comments

Commissioner Ward noted that Whitley Wilson from the Sheriff's Office had reached out to her regarding the Sheriff's fall festival. They would like to invite the Board to participate and have a booth at the event. The Board discussed this amongst themselves. Mr. Moron will investigate what it would entail as far as building a booth, etc.

Commissioner Amison noted that he would like Mr. Collins to copy the airport manager and Board with any project information and or updates. Commissioner Amison noted that we should be prioritizing what we do with the money. He would also like communication to be in a timelier manner.



Chairman Jones noted that he would like Mr. Moron to coordinate with Mr. Richard Williams from Opportunity Florida and Ms. Jennifer Conley with Florida Great Northwest to have them come present to the Board. This would allow them to help us understand the opportunities at the airport and how we can put ourselves in a better position to take advantage of them.

Attorney Shuler noted that he missed the advertising deadline on Friday due to personal reasons. We can reschedule for second meeting next month in the morning or afternoon. Commissioner Sanders noted this was for the golf cart ordinance in Lanark and that she would prefer scheduling the hearing for our regular meeting time in the morning.

The Board discussed the Hot Wash meeting to be held at the EOC. This is basically a meeting that is held after emergencies to get comments on how things were handled. The Board commended Mrs. Daniels on how she handled the recent emergency.

**Adjournment**

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

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**Ricky Jones – Chairman**

**Attest:**

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**Michele Maxwell – Clerk of Courts**

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