

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
APRIL 16, 2024
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Office Amison, and Anthony Croom, Jr.

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.

Invocation and Pledge of Allegiance

Chairman Jones led the Board in prayer followed by the Pledge of Allegiance. Chairman Jones announced that it was not necessary to turn in a speaker card for items under public hearings.

Approval of the Agenda

Mr. Moron noted there was a late add, Item #9 on his report.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the agenda with addition as noted above. Motion carried 5-0.

Approval of Minutes and Payment of County Bills

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills and the FCBCC Regular Meeting minutes from March 19, 2024. Motion carried 5-0.

Public Comments

None.

Constitutional Officers

1. Michele Maxwell - Clerk of Court

a. Escheatment Tax Deeds

Clerk Maxwell presented the following to the Board:

Pursuant to F.S. 197.502(8), three years after the day the land was offered for public sale, the land shall escheat to the county in which it is located, free and clear. All tax certificates, accrued taxes, and liens of any nature against the property shall be deemed canceled as a matter of law and of no further legal force and effect, and the clerk shall execute an escheatment tax deed vesting title in the board of county commissioners of the county in which the land is located.

The Board of Commissioners voted unanimously on August 18, 2020, not to purchase these properties. Therefore, they became eligible for escheatment to the county on November 10, 2023. The Clerk's office is authorized by law to execute and record an escheatment tax deed for the following properties. Attached you will find a copy of each escheatment deed recorded in the public records of Franklin County.

TDA# 411-2014
Parcel # 20-07S-04W-4212-0038-0010
Applicant- FCBOCC
Owner- FORGOTTEN COAST LAND COMP, LLC
Date Offered to Board- August 18, 2020
ESCHEATMENT DATE- 11/10/2023

TDA# 412-2014
Parcel # 20-07S-04W-4212-0039-0010
Applicant- FCBOCC
Owner- FORGOTTEN COAST LAND COMP, LLC
Date Offered to BOCC- August 18, 2020
ESCHEATMENT DATE- 11/10/2023

TDA# 413-2014
Parcel # 20-07S-04W-4212-0040-0010
Applicant- FCBOCC
Owner- FORGOTTEN COAST LAND COMP, LLC

Date Offered to BOCC- August 18, 2020
ESCHEATMENT DATE- 11/10/2023

TDA# 414-2014
Parcel # 20-07S-04W-4212-0041-0010
Applicant- FCBOCC
Owner- FORGOTTEN COAST LAND COMP, LLC
Date Offered to BOCC- August 18, 2020
ESCHEATMENT DATE- 11/10/2023

TDA# 416-2014
Parcel # 20-07S-04W-4212-0043-0010
Applicant- FCBOCC
Owner- FORGOTTEN COAST LAND COMP, LLC
Date Offered to BOCC: August 18, 2020
ESCHEATMENT DATE- 11/10/2023

TDA# 388-2014
Parcel #20-07S-04W-4212-0022-0010
Applicant- FCBOCC
Owner- SGI LAND COMPANY, LLC
Date Offered to BOCC- August 18, 2020
ESCHEATMENT DATE- 11/10/2023

Commissioner Sanders inquired of Clerk Maxwell if the county had chosen not to purchase the properties three years ago. She noted that she is surprised the county did not go ahead and purchase at that time. Commissioner Sanders noted that it may be a good property to work with the city of Carrabelle for an affordable housing project. This item did not require a vote, just read into the record.

Presentations/Updates/Requests

2. Valentina Webb -- ECCC Executive Director -- Senior Services Update

Insert information from proposal

The Elder Care Community Council of Franklin County, Inc., is a 501(c)(3) non-profit organization serving the elders of Franklin County. Since 2016, ECCC (“E Triple C”) has been a bridge, connecting seniors to their community and to its available systems of support. What started very simply, as a handful of volunteers delivering a dozen already-prepared meals, has grown to assisting 100+ seniors daily. During 2023, more than 22,000 meals were prepared and either served in the center or delivered to homes!

The range of services has expanded greatly, as well, now including:

- yoga classes for all skill levels
- themed activities, such as parties for holidays
- guest speakers, generally per health and wellness or specifically representing area services agencies
- special events related to gardening and nature, art, music, dance, and games
- provision of laundry and cleaning supplies, fans, heaters, and blankets
- payment assistance for water bills
- outreach and advocacy, assessing needs and working to match them with available resources, e.g., transportation to appointments, handyperson support, friendly visitor arrangements, and respite care

Given the exponential growth of both the client base and the range of services, the ECCC now employs three part-time cooks. As well, a director has been hired to coordinate the dozens of volunteers, to manage operations, and to liaise with fellow members of our volunteer oversight Board for planning, funding, and direction.

All of this has been achieved without a single increase in funding, since inception in 2016, from the Franklin County Board of Commissioners. ECCC already works well beyond capacity, providing services and raising funds. The expansion of services to Carrabelle is possible only with funding from the county. We are presenting two service scenarios with associated costs. We ask that the Board please consider the options, allocate funding in the scope of the current budgeting cycle, and work with the ECCC Board and Director to establish a path forward.

We appreciate the spirit and value of what you have requested of ECCC! In fact, your request of us to expand is indeed a compliment to all who have contributed to ECCC’s effectiveness over its eight-year tenure. We look forward to the continuing discussion.

Commissioner Sanders and Commissioner Ward noted that they have questions regarding funds available. Commissioner Sanders said we do not have any services at Garden Center, but we have kept the money for those services. Mr. Moron noted that we have kept those funds and that he believes it is around \$15k.

Elder Care Community Council of Franklin County

Consideration of request by the Board of County Commissioners to provide comparable support of Carrabelle seniors

Scenario A -- Transport Carrabelle seniors to and from the Apalachicola facility for lunch meals and special activities.

---> Initial targets:

- Conduct two Carrabelle inclusion days per week.
- Have 10 Carrabelle seniors in attendance on each of these inclusion days.
- Transportation will be provided from and back to the Carrabelle facility, in order to minimize riding time for all participants.

---> Miscellaneous considerations:

- Planning of special activities at the Apalachicola facility needs to be geared toward scheduling on Carrabelle inclusion days.

---> Potential problems:

- Some otherwise-able Carrabelle seniors may decline to participate, hesitating to spend so much time traveling.

---> Estimated costs to implement Scenario A:

- \$6500 per year = (\$25 per hour administrative costs) x (5 hours per week) x (52 weeks per year)
- \$11232 per year = (\$10.80 per unpackaged lunch) x (10 unpackaged lunches per day) x (2 days per week) x (52 weeks per year)
- \$5200 per year = (\$20 per senior per event for fees and supplies) x (10 seniors) x (26 events per year)
- \$7020 per year = (shuttle van driver at \$22.50 per hour) x (3 hours per day) x (2 days per week) x (52 weeks per year)
- \$1040 per year = (\$4 per gallon) / (20 miles per gallon) x (50 miles per day) x (2 days per week) x (52 weeks per year)

Scenario A requires \$30992 of additional funding from Franklin County per year. As well, the county must provide an insured van with capacity for 10 plus the driver.

Scenario B -- Provide lunch meals and special activities for seniors at the Carrabelle facility.

---> Initial targets:

- Conduct two Carrabelle on-site service days per week.
- Have 10 Carrabelle seniors in attendance on each of these on-site service days.

---> Miscellaneous considerations:

- ECCC already pays to ensure a utility van which would be used for the delivery of food, as per below.

---> Potential problems:

- Participation may quickly outgrow 10 seniors per service day, then this funding scenario becomes insufficient.
- Seniors may need to arrive and be counted before the delivery van can leave Apalachicola with the needed number of meals, else how does the Apalachicola kitchen know how much food to package for delivery to Carrabelle on any given day?

---> Estimated costs to implement Scenario B:

- \$6500 per year = (\$25 per hour administrative costs) x (5 hours per week) x (52 weeks per year)
- \$21216 per year = (two on-site coordinators at \$17 per hour) x (6 hours per day) x (2 days per week) x (52 weeks per year)
- \$12480 per year = (\$12 per packaged lunch) x (10 packaged lunches per day) x (2 days per week) x (52 weeks per year)
- \$4680 per year = (delivery person at \$22.50 per hour) x (2 hours per day) x (2 days per week) x (52 weeks per year)
- \$1040 per year = (\$4 per gallon) / (20 miles per gallon) x (50 miles per day) x (2 days per week) x (52 weeks per year)
- \$5200 per year = (\$20 per senior per event for fees and supplies) x (10 seniors) x (26 events per year)

- \$6240 per year = (cleaning person at \$15 per hour) x (4 hours per day) x (2 days per week) x (52 weeks per year)
- \$1000 one-time startup cost = purchase warming boxes for maintaining required temperatures during transport

Scenario B requires \$57356 of additional funding from Franklin County per year, plus \$1000 one-time startup cost. Plus, the county would be responsible, in full, for the expenses of the Carrabelle facility, including but not limited to electric, water, phone, internet, trash pickup, structural and landscape maintenance.

Commissioner Sanders noted that we are going to put some funding in there to serve the seniors in Carrabelle. Mr. Moron noted that he has already spoken with Chairman Jones, and he would also like a center in Eastpoint. Ms. Webb noted that we do deliver meals in Eastpoint. Commissioner Sanders noted that it is not fair that the citizens in Carrabelle have to drive back and forth to Apalachicola for a meal. Mr. Moron noted that any increases from this year or future years will have to come from ad valorem. Commissioner Ward noted that these citizens do not want to travel. Are there any other areas of the budget that we can allocate other funds? This may be an Erin question. I know we have audits at the Clerk's office. I agree with Ms. Webb the prices have gone up and they are trying to provide services with budgets from several years ago. Ms. Webb said I think raising the taxes for our senior citizens would be Mr. Moron noted that you are responsible for the health safety of your residents. Mr. Moron suggested the Board directing him to sit down with Lisa Bretz, Erin, and Ms. Webb to get a plan. Ms. Webb said I believe we are really kicking this down the road. Mr. Moron noted that this was not funded at the beginning of the year, and we must find funding. Mr. Moron noted that we have two Tuesdays before the next meeting which should be ample time for us to meet. Commissioner Sanders said you have an item on the agenda about this building. Mr. Moron said the reason to meet with Erin is to discuss how much of the maintenance on this building can come out of courthouse maintenance fund. Commissioner Sanders said the people she has been talking to over there are missing these services bad. We may have to start out part time. Take this into consideration and bring back to us at the May 7th meeting. Mr. Moron said I think we will get with Clerk Maxwell and our budget requests will be due on June 1st. In about a month and a half you will have to see how you can fund long term. Ms. Webb noted that the numbers will increase once the program is started. Commissioner Ward asked why the state has not recognized the funding issue. Ms. Webb noted that Ms. Bretz has been working with the lobbyists in Tallahassee. Ms. Webb noted that she believes it is our county's responsibility to step in. Commissioner Croom noted that he believes this is a good service and believes the county needs to contribute. Commissioner Ward said she wants to emphasize to get this done as soon as possible and not kick down the road. We need to figure out a way to make it work. Mr. Moron said he is hoping to have a meeting early next week. Ms. Webb introduced Mark Baldino as one of the board representatives. He said he worked for IBM once retired he decided to look for a nonprofit to do his return. Elder Care in Tallahassee was looking for a new director, did that for seven and a half years. He noted the board should be proud of what these ladies do. He noted that once they start Carrabelle the word is going to get out fast. Chairman Jones said I agree with what you are saying about not kicking the can down the road, but we need to come up with a better figure because this will grow. The Board can have the discussion of how much of our budget year is left and prorating the amount of time we have left in this budget. Commissioner Ward noted these meals that you provide to the seniors, are free. Ms. Webb noted yes, and they are given enough at lunch that they can take some home for dinner. Those meals are adequately nutritious. Commissioner Ward noted that some of them may be their only meal. Ms. Webb noted that our food pantry here already contributes. Chairman Jones noted that it is his understanding that we will have this for vote and approval at the next meeting. Mr. Moron noted that we will get with Mrs. Heather to see when they will need the building for elections and coordinate with Ms. Webb. Ms. Webb noted that she met with some of the Carrabelle citizens, and they are excited

about it. Mr. Moron recommended having a meeting for the citizens of Carrabelle at the Garden Center to let everyone know how it will work and the services offered. Ms. Lisa said I cannot tell you how thrilled I am with the partnership ECCC has established with Liberty County. The services that they provide since before they had any county support and funding is phenomenal. It is amazing to see what a grass roots organization has built. I work very closely with them. As you aware the funding we are allocated by the state is just not adequate to service the entire county. 80% of the funding is going to ECCC, and 20% match to Liberty County. We do need more to support the community in Carrabelle, and I am excited to see we are working towards that. Chairman Jones said thank you Ms. Bretz, we really appreciate it. Commissioner Sanders said reading through all of the activities you have available. Alzheimer's is getting to be bad all around the county and country. Do you have any services for them? Ms. Webb said yes, and I am passionate about it due to my mother being diagnosed. It has improved her condition. To see her health diminish it that way was very concerning to me. That was one of the reasons that I retired from Career Source. She plays bingo, recognizing the numbers and even walks herself to the center some days. We are actually doing a series once a month from people from Tallahassee, what is available to them, and the dos and don'ts. Commissioner Sanders said to make sure to get the purple bus down here because it is very useful. Ms. Webb noted that we have had it. Commissioner Sanders said she would even recommend the bus to the sheriff department because you do not know what you are dealing with. Commissioner Ward asked Ms. Bretz to explain how the disbursement of how the money is.

Ms. Bretz said the county contributes \$51k and then her agency provides additional funding. She noted that Liberty County Senior Services, has the RFP to fund the program which is managed by a local provider ECCC. The funding is such that it is really difficult to reach from end to end of the county. Commissioner Amison said he is unusually quiet, but he is taking it all in. We are working on it, and we will get it. Ms. Webb noted that her mother paid for many a student's lunch and sowed the seed for elder services back then. Commissioner Croom noted that his grandmother also enjoyed the services provided. Chairman Jones noted that we fully intend on acting on this at the next meeting.

3. Georgia Ackerman -- Apalachicola Riverkeepers -- Exploratory Oil & Gas Permit in Calhoun County Update

Clearwater Land and Minerals (CLM) applied to FL DEP for a permit to drill an exploratory oil and gas well in southern Calhoun County in the floodplain between the Dead Lakes, the Chipola River and the Apalachicola River. An exploratory well is an attempt to find commercially viable crude oil. Clearwater Land and Minerals, a south Florida company seeks to drill a well of a depth about 14,000 feet in effort to find commercially viable crude oil. It is expected that the FL DEP Oil & gas Program will issue a decision on the permit in the next few weeks. The permit application packet was deemed complete by the State on March 29, 2024. A public notice of "Intent to Deny or Permit" is typically issued within 30 days of a completed application. After this, a final decision is made on the permit. Now is the time for citizens to weigh in on the issue if they have not done so previously. Apalachicola Riverkeeper filed comments of opposition to the permit on behalf of our members. A summary of our concerns include:

- The location is surrounded by wetlands and freshwater forest.
- Exploratory wells bring the risk of releasing harmful chemicals into the wetlands and the nearby water. Toxins could be carried into the water per day; water that would otherwise support flows to the river, floodplain, and bay.
- Upstream drilling puts the Apalachicola Bay at risk when millions of state dollars are currently focused on restoring oyster habitat in the Bay.

- Clearwater Land and Minerals' proposed drilling site is located within the Apalachicola River floodplain and close to flowing river waters during normal high flows, typical in winter months. At those times, about ninety-five percent of the Apalachicola River floodplain is connected aquatic habitat. Of not, the water elevation has twice risen higher than the estimated 100-year flood stage in the past 25 years.
- Moreover, during major flood events, the drilling pad would be surrounded by flowing water. Drilling uses toxic drilling brine and sludge that punches thousands of feet down through the Floridan Aquifer. The Floridan Aquifer, which averages 1,000-2,000 feet in depth, is what we use for drinking, bathing, and irrigating crops. Fracturing and fissures that occur in the confining layers within the aquifer system and the toxins from drilling find those fissures and impact our groundwater.
- The well is not in the public interest for those that use and care about the Apalachicola River and Bay. There is significant risk of damage to water quality and the geologic and biologic integrity of the river and bay system.
- Extreme weather events, such as Hurricane Michael, are expected to worsen flooding in years to come.
- The Apalachicola River is designated as an Outstanding Florida Water, providing it special protection. This well threatens the river and bay system, which is closely woven with our region's economy and heritage.

The County and residents can contact FL DEP to ask questions, express concerns, or opposition. Additionally, the County can request DEP hold a public hearing on the permit. Now is the critical time to comment on concerns before a decision is made by the State.

Apalachicola Riverkeeper will continue to get information out to community members about this threat to our shared water. We will also continue to post updates on our website related to the permit. This includes the contact information for DEP. The full permit application can be found there. Additionally on our website, a google map link to the location can be found.

<https://apalachicolariverkeeper.org/>

<https://apalachicolariverkeeper.org/oil-gas-drilling-in-apalachicola-river-floodplain/>

Please email concerns or questions to DEP Administrator, Mr. Gerry Walker, Gerald.A.Walker@FloridaDEP.gov

We also suggest copying state officials Jason Shoaf and Corey Simon.

Commissioner Ward noted that when she found out about it, she got on the phone and called Mr. Moron. I believe we need to act on this, I would like to write a letter of non-support of this. I do not think a public hearing is going to make a difference because my thoughts are going to stay the same. Commissioner Croom noted that he did the same and he is in favor of writing a letter of opposition. Chairman Jones noted that he has been working with Ms. Ackerman on this. Commissioner Sanders inquired if the Calhoun County Commission supported this. Chairman Jones noted that he does not think it is required. Calhoun county did change their land use, allowing for drilling. Chairman Bailey was interviewed, and he expressed support. I know there are members of community who are not in support. Ms. Ackerman

encourage you if writing a letter, there is one person in charge, it needs to go to them. Also copy Jason Shoaf and Cory Simone. We send our letters to multiple people at DEP in order that it does not slip through the cracks. Ms. Ackerman noted that she can send a copy of what Riverkeepers sent and who we sent it to. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized staff to prepare a letter to DEP, Mr. Walker, Representative Shoaf and Senator Simone in opposition of the exploratory oil and gas permit in Calhoun County. Motion carried 5-0.** Chairman Jones noted there is still a lot of monkey business going on in Georgia and we may be reaching out to you.

The Board recessed at 9:55 am and reconvened at 10:09 am.

4. Michael Kozar -- Alliant Management -- Weems Lease Proposal Presentation

Mr. Kozar presented his presentation to the Board. He introduced Mr. Michael Stigler, Chairman of Board of Alliant Management Services.

Alliant Rural Hospital Solutions Rural Emergency Hospital "REH" April 2024
Today's Agenda...

- What is a Rural Emergency Hospital (REH)?
 - Eligibility Criteria
 - Must Provide
 - Services may include
- REH Key Considerations
 - Reimbursement Considerations
- REH Analysis Comparison
- Use, Operating & Management
 - Unique Model Options
 - Recommended Option
 - Next Steps

What is a Rural Emergency Hospital (REH)?

REH is a new Medicare provider type that provides 24-hour emergency services but does not include inpatient care. This designation was created in response to an ongoing period of hospital closures in rural communities and the concerns of access to emergency services in rural areas.

Eligibility Criteria

- Be in a rural area and licensed as a critical access hospital (CAH) or rural prospective payment system (PPS) hospital as of December 27, 2020, with fewer than 50 beds.
- Be a licensed Medicare provider.
- Meet staff training and certification requirements.
- Meet annual average length of stay requirements.
- Meet state licensure requirements for REH.
- Have an established transfer agreement with a level I OR level II trauma center.
- Meet conditions of participation (like a CAH or PPS hospital for emergency services).
- Have an action plan including provisions for staffing, a transition plan, and description of services offered.

REH must provide:

- 24/7 Emergency and observation services with an annual LOS of less than 24 hours.
 - The emergency department must be staffed 24/7 with a Physician or Mid-level Practitioner

- Diagnostic laboratory and radiology services
- Pharmacy drug storage
- Discharge planning by or under the supervision of a registered nurse, social worker, or other qualified professional.

REH Services may include:

- Ambulatory and transport services
- Behavioral health services
- Care through a rural health clinic and primary care services
- Care through a distinct part skilled nursing facility
- Low-risk labor and delivery services (supported by the necessary emergency surgical procedures)
- Maternal health
- Outpatient surgery
- Post-hospital care (non-inpatient)
- Routine laboratory services
- Telehealth
- Additional outpatient medical and health services that do not exceed an annual per patient average length of stay of 24 hours.

REH Key Considerations

Feasibility	Workforce	Community	Partnerships	Regulation
Service mix and volume	Recruitment and retention	Community engagement	EMS	Licensure
Operating revenue and expenses	Staffing mix	Health needs and equity	Referral networks	Quality measures
Capital needs	Telehealth	Economic impact	Community health providers	Scope of practice

REH Reimbursement Considerations:

CMS facility payment of \$276,233.58 per month for CY 2024 (\$3.3M annually)

REH Services	Medicare OPPS rates plus 5%
Non-REH Services	Same rates as PPS facilities
Providers	Medicare physician fee schedule

REH facilities will not be permitted to:

- Provide inpatient or swing bed services
- Participate in the 340(B)-drug program

REH Analysis Comparison - Current Operations Comparison
 REH Analysis Comparison – FYE 2023

	<u>FY23</u>	<u>Est REH Impact</u>	<u>FY23 including “Est REH Impact”</u>
Total Operating Income	\$(3,614,000)	\$958,000	\$(2,656,000)
Non-Operating Income	\$895,000	-	\$895,000

Ad Valorem & Sales Tax Support “EMS Ad Valorem, Hospital/RHC Sales Tax”	\$2,617,000	-	\$2,617,000
Total Non-Operating Income	\$3,512,000	-	\$3,512,000
Total Net Income	\$(102,000)	\$958,000	\$856,000

Estimated REH Impact Breakdown:

REH Facility Payment	\$3,315,000
Discontinue Inpatient Services	\$(1,008,000)
Non-Eligible State DSH Program	\$(954,000)
Non-Eligible 340B Program	\$(217,000)
Reduction Outpatient Services Reimbursement	\$(178,000)

^Rounding to the nearest thousandth

^Preliminary unaudited FY23 results

Use, Operating & Management: Unique Model Options

- Clinical Affiliation
- Joint Venture
- Lease
- Merger
- Sale

Each option has implications for governance, reserved powers, clinical quality, management, branding, and finance.

Recommended Option:

Type: Use, Operating and Management Agreement granting operator a license to use, operate and manage the hospital, clinics, and other related entities.

Pros:

- Centralizes authority to operate in a prudent manner to ensure high quality health care services are delivered.
- Supports alignment of responsibilities of governance structures.
- Helps stabilize the County’s financial position.
- Operator collects all revenues and pays all expenses.

Cons:

- Elevates risk of lost time and resources if the deal does not close.
- Requires integration of processes and culture.

Timeframe: <1 year to develop/operationalize

Next Steps:

- Due Diligence
 - Service and performance opportunities
 - Market and industry risks
 - Forecast modeling
- Deal Structure

- Use, Operating and Management Agreement
 - Lease Structure
 - Health Care Trust Fund Contribution
 - Capital Construction and Renovation
- Identify Working Capital Needs
- Submit Proposal

Chairman Jones said looking at knowing the REH is a monthly subsidy, I do not see how you would not be bettering yourself by doing that. Because what we are doing now is reimbursement based. Don't we already have a transfer agreement? Mr. Kozar said yes being a CAH you are required to have one. Chairman Jones noted that he did not want the public to think we did not have one. Chairman Jones asked if Ascension at Gulf a level 2 trauma. Mr. Kozar noted he is not sure but typically Bay and Leon are going to be your level one trauma. Chairman Jones asked if with an REH you can have physician or practitioner provider. He was under the impression with insurance there had to be one over the practitioner. Is that really how it is or there has to be a physician over practitioner? Mr. Kozar noted that a practitioner has to have an overseeing physician. A lot of what happens is those are connected by telehealth. So, if there is a question the practitioner has, they are connected to a physician. Some of the standards have changed and expanded but there is still a requirement that the mid-level have an overseeing physician. Chairman Jones said the only other question he has is where it talks about the REH in patient care. You mentioned the possibility of having skilled nursing. Mr. Kozar noted we provide care for patients to spend the night for observation. Some of the Medicare advantage plans are not approving admissions but for them to stay for observation. Such as someone comes in with chest pains but not having a heart attack, however you want to keep them to observe them and run testing. Commissioner Croom asked if with REH will like lobotomy and mammography still be serviced there? Mr. Kozar said yes, all of those outpatient services can still be provided through an outpatient mechanism. Commissioner Croom asked what affect would this have on staffing? Mr. Kozar noted they would have to take a look at it, such as do we take some of those beds and use them for skilled nursing. Currently the inpatient volume is very low. At this time, I cannot say but I do not anticipate it to be large decrease. Commissioner Croom inquired if lobotomy and mammography be serviced under the REH. Mr. Kozar noted all of those services would still be provided to the community through an outpatient facility. Commissioner Croom said so if we give up and do REH we are getting around 2 million. Mr. Moron asked if there was repayment for DSH, Mr. Kozar noted that is LIP. All of the hospitals in state received a letter of amount owed back. Mr. Moron asked if DSH a guaranteed amount? Mr. Kozar noted that DSH does fluctuate each year. Mr. Moron asked if it is apples to apples? You are losing DSH which may change from year to year, but you are guaranteed this certain amount for the REH. Mr. Kozar noted that it is subject to state legislature and funding. We run the risk that the federal government does not want to fund the DSH, we are looking at that now with the Medicare program. There is a risk but thankfully it has been stable for the past number of years. Commissioner Croom asked if we are currently enrolled in the 340b program. Mr. Kozar said yes, and that number is what we receive. Mr. Kozar went over the funding portion of the Power Point presentation. Chairman Jones noted that he is not looking at extending this management agreement. I understand that we need to decide and do something. Commissioner Croom asked Mr. Kozar what their future plans are for our hospital? Mr. Kozar noted that they would convert it to a REH. That is the most viable path we see for this facility. We have to grow programs, attract physicians, and expand services. Commissioner Croom noted he is not against REH. However, in the United States there are thirty hospitals that have this designation. If we give up this designation, we would never be able to get it back. Commissioner Croom said one of the things he wants to be clear on, we need someone to do an analysis on REH and CAH and see what is best for the county. Mr. Moron noted that this is what the consultant is going to do for you. Commissioner Sanders noted that she will have knee surgery May 9th, but she is ready to roll on this. I have some questions along with

Commissioner Ward to ask at the end of the presentation. Mr. Kozar noted the next steps would be due diligence, etc. Happy to answer any questions that y'all may have. Commissioner Ward noted that she wants to get out of the hospital business, noting the county has no business in healthcare. The only difference in the REH and CAH is the inpatient and swing bed criteria. And you mentioned you could do a skilled nursing is not that swing bed? Knee surgery, skilled nursing rate, to convert those beds. Commissioner Ward another thing with CAH, we are hearing multiple different things. You have to meet the inpatient criteria with CAH. Commissioner Ward the 340b program it looks like we will lose that program if you are looking at medications are not cheap. I feel like this 217k would be a moot point. Commissioner Ward said operating and management agreement is not that what you are doing right now? Mr. Kozar we are responsible for the management of the hospital. What is different is we are responsible for losses but then we benefit if there is any profit. Commissioner Sanders pointed out \$2.617 million ad valorem support. Commissioner Sanders asked Mr. Kozar in the state of Florida how many of these REHs do you manage lease or own? Mr. Kozar said there are none yet. There are some other hospitals working towards it, but they have not finalized. Mr. Kozar do not want to say we would be the first, there may be some before we would be able to do it. Commissioner Sanders said the doctors who were here a few weeks ago said the same thing. Commissioner Sanders agreed with the other commissioners, we need to move forward with this, \$2.617 million is going into this yearly and we have what we have. David Walker clarified EMS ad valorem \$750k and then the sales tax makes up the \$2.617 million. Commissioner Ward noted we voted on this tax 2008 to help this hospital. We need to pee or get off the pot. We have told them we would build a new hospital; we all agree we have to do something. Healthcare provided to our constituents is what is most important. Commissioner Amison asked if there is a grace period that we could come back to CAH if REH is not a good fit. Mr. Kozar noted there is not a grace period. The mileage requirement has changed. You have to be located 25 miles from the nearest facility. If 15 or more of those miles are two lane roads, you can qualify for CAH. Under those regulations we could apply for CAH. Could Sacred Heart then apply for CAH without us giving up our CAH? A certificate of need explanation required – up until two or three years ago the state required a con for expansion of services. Back in the day if you wanted to add MRI services, hospital beds, etc. you had to receive a con in order to do so. The state no longer requires a con for hospitals to expand bed size or establish a new hospital somewhere. There are still con for nursing homes, home health but not hospitals. Commissioner Amison said with Sara Bush Lincoln you partnered with the community and then a bigger organization came in and bought it. Is that municipality still on the brick and mortar? No, they ended up buying the brick and mortar. Commissioner Amison said he would like for them to put some numbers together and bring back. Are we going to continue to put money into a partnership and you make all of the money? We want to take politics out of it. You guys have no risk in this. It is our dollars, our hospital. We have no services; we have not grown any at all. That is why we feel like we need to move into another direction. Commissioner Amison noted his meeting with the auditor was eye opening. We were able to see where we are bleeding. How do you reduce EMS? You keep talking about swing bed services basically you are talking about replacing it with skilled nursing. Commissioner Amison our swing bed numbers are not tremendous. Swing beds have never really taken off. Mr. Walker noted the swing bed days had gone up. We are seeing more people in the hospital staying a longer amount of time within the last year. Commissioner Amison asked what their future plans are on bringing any practices, services, operating rooms? Do y'all have any intention on bringing those types of services to the community? Mr. Kigler noted there is not the population to support it? 1200 surgeries annually in order to fiscally maintain. It is difficult to be able to support. Primarily we need primary care in our community, and it is hard to recruit to a rural community. Commissioner Amison asked how many years they have been managing the hospital, noting the financials and where it is going? You have seen the losses how is that a good move for you guys? We were not coming to you to buy; we would need to develop a model to see if it is viable. Commissioner Amison curious what makes this lucrative after y'all have been managing and you see those negative numbers. Why have not we been profitable in the four years? Chairman Jones noted \$764K

is the amount we give to EMS services it needs to roll to health care tax and off of our ad valorem dollars. Chairman Jones noted \$2.6 million is the amount the county is putting into Weems. We could get an MRI here. Chairman Jones discussion about Gulf County moving forward with dialysis clinic. Our issue at the time we were not sure if insurance would cover. Because it is dialysis, if they are in a county without it, it is covered by CHP. Currently about 30% serving are from franklin County. How many are not getting services due to restraints? Chairman Jones noted more information from Gulf County to follow on how we can help fund dialysis. Commissioner Sanders noted that our board has always been in support of dialysis. Commissioner Sanders asked if they have brought this presentation to the hospital board. Mr. Kozar said they know that we have presented the REH, and they received a copy of my presentation. He noted that he had discussions with them individually, but it was not an agenda item for the board. Commissioner Ward how many people in our community need a pulmonologist, endocrinologist? That is another service that you could help with providing. I feel like if you bring a lung doctor, I can guarantee you that you would see a good number of patients. Mr. Kozar noted that it all starts with primary care. Our primary care determines a lot of times where we go for specialists. It makes it more attractive for the specialists. Chairman Jones noted the issue is how does that happen? It is going to have to come from those involved in medical. Mr. Walker said we are trying to recruit physicians to come here. We have urology, dermatology, OBGYN. At one point we did talk about bringing a dialysis bus. Chairman Jones what is another twenty thousand losing? Commissioner Ward another thing is pharmacy in Carrabelle, that is another added resource we could provide to our constituents. Mr. Walker noted that a pharmacy was on our top list after mammography. We wanted to get mammography up on a solid ground and then move forward to pharmacy. Commissioner Sanders asked if they were any closer to obtaining a primary care physician. Mr. Walker noted they are working on it and looks like it will be November and December. Commissioner Amison – 340b we might be inclusive with that in REH next year. I do not see why that would cause us to not move forward. Commissioner Amison noted that this is one time the government is going to outrun us. Seems we back burner that because we are considering moving to REH. Why not keep rolling with it? Chairman Jones this REH designation came about around Covid 2020. The State legislation has to take this up and they have just done that. It did go through legislation, but the governor has not signed. Commissioner Sanders asked if Mr. Walker believed we owed PPP money. Mr. Walker noted that we do not owe the PPP, the loan was forgiven. We received a letter from Earl Solomon at Peoples South. Commissioner Amison noted that we have the half million out there that we owe TMH. Commissioner Croom told Mr. Moron that when you talk to consultants, need clarification on REH, if we give up the CAH, need facts. Mr. Walker Alliant signed agreement in November 2020. Chairman Jones reminded the Board we are interviewing consultants in May.

The Board recessed at 11:50 am and reconvened at 12:02 pm.

The Board moved to the public hearings at this time.

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

13. 11:00 a.m. (ET) Land Use Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 1.23 +/- ACRE PARCEL OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

13. Land Use Change –

Cortni presented the request to the Board.

Paige Joseph with Anchor Realty spoke representing the owners. She noted that the property is already zoned C4 commercial. The zoning change is requested so that instead of being able to store RVs and campers they would be able to rent out RV spaces. She noted that they believe this change would benefit

the community. They believe it would add more commercial revenue to Carrabelle and Lanark area. The property has been remodeled, landscaped, and upgraded to three phase commercial power, water, and sewer.

Deborah House – lives in Lanark Village expressed opposition for the land use and zoning change. 272 of neighbors have signed petitions in opposition.

Roy Hall – own an RV usually stay in a park something to attract me. Full timers begin to accumulate, and things become run down. Design problems, 25 wide and 45 long. No picnic tables and no built-in grills. Motorhomes most often have a car behind them. No space for it. Addition problem would be the awnings and slides. Opposition of RV park.

Patricia Bloodworth – sent email dated April 4th – social worker and worked a lot in communities. Also, CAM? Training through the CERT program that has given me much broader perspective of what can come up in communities. When things get zoned, they are normally zoned correctly the first time. Do not feel like the request should be approved. A history of higher crime rates in RV parks, traffic. Undue stress on water and sewer system. Lack of space, there is not even enough room to navigate large RVs in and out. Not enough storage. One major thing is just peaceful living.

Debi Jordan – noted that she has lived in an RV and there are pros and cons. Noted that it takes five minutes for an RV to be fully engulfed in flames. Noted there is already tight quarters. Spoke with the city of Carrabelle about water and sewer. If there was to be improvements necessary, that would fall on the shoulders of the owners of the property. There are benefits it is two blocks from great fishing. I think that the Schultz family are looking to make this a nice place. Noted that Parker is so tight very difficult to get through there.

Wanda Rose – does not live in Lanark Village. No problem with RV parks but do not feel like this is a proper fit for one. This property would draw those that do not pay as much as some of the nicer ones. Strain on water and sewer. The streets are not very wide. The area already has traffic issues.

Bert Boldt – access there is tremendous amount of impact. This is a forced and strained idea. Those roads were not engineered for the size or weight of these vehicles. This is a duplication of services. This property might be considered for an EMS facility.

Kenneth Kilner ---- S4 special zoning – maintain and preserve the desirable characteristics and prevent nuisances – boats, trailers, RVs, ATVs – that shall not be parked in Lanark Village. An RV Park in a retirement residence is a clear case of incompatible use of space. No sidewalks must walk in the roads.

Bonnie McCormick – provided the Board with a photo of the property after a rain. Lanark is a special community, a historical community. Everyone is becoming connected to their places. We would encourage people coming into our community to have a connection, our resources are few.

Tony Johnson – Lanark Village is built on a sand dune. All of the entrances to the property are across our sidewalk. Any place where cars cross sidewalk it breaks up. Not the place to do this.

Charles Cain – noted Oak Street is the worst street he has ever seen for RVs. Concern is zoning, once you open it, essentially it is a rural road and area. Who says someone cannot come in and create a large RV park or mobile home park? School bus runs up and down Oak Street to pick up children.

Debi Jordan – we are not a retirement community; we have families and children. Is that included in the S4 district? Cortni noted that it is not.

Tonya Putnal – strongly imposed, Lanark Village is a residential area. How does this fit into comprehensive plan, and does it fit into the S4 ordinance?

Marlene Dublick – Lanark Village is hard to explain, this is the way Florida used to be. I just fell in love with it. It is hard to describe, it really is a close-knit community. This is a poor use of that land. From marketing I do not see any competitive advantage and how it is going to be successful.

(First name inaudible) Henderson – lives behind this property, extremely opposed.

Bonnie McCormick noted the county recognized that we are a retirement community.

Paige Joseph noted that this would be more comparable to Coastline attracting law enforcement, teachers, and nurses. The proposed project has planned green space, there are two courtyard areas with green space the fenced in area, they have not been opened up yet. We have not been to an engineer to see how many units we can have. Lanark Village is made up of old military barracks. Some of these do not even have fire walls. The concept there is no access to highway 98. There are three roads with access to highway 98. Spring Street has been designated as emergency access. Chairman Jones noted that Mrs. Joseph is here on behalf of the applicant and that is why she is able to talk longer. Chairman Jones noted that people do have a right to ask for a change. Mrs. Joseph noted that this property is not in the S4 district. She noted that there are drainage ditches to run the length of property. The property has been cleared and there is not a large drainage issue. It is 33 feet above sea level. The owners paid for the city of Carrabelle to bring all commercial grade utilities. She noted that they have had multiple meetings with Charlie Painter and sees no problem with this. Lanark Village is already a transit community. She noted there are three pages of Airbnb and VRBO properties available. 24 total units for rent, which did not include long term or units already rented and off the books. She noted that at Ho Hum children are not allowed. She noted that a restaurant or café would not survive without RV park. A lot of people have had an opinion on what to put there but no one has offered to purchase it other than the ones wanting to put an RV park.

Commissioner Sanders noted that we all have an opinion and whatever decision she makes will be what she thinks is best for this community. Commissioner Sanders asked how the property was rezoned.

In 2019, it was rezoned to C4 to put it in to compliance. Commissioner Sanders asked if the owners are putting the RV park. Mrs. Joseph noted that it has been listed for 18 months, and the owner knows they can store RVs there, but can they rent them. What is it allowed to do now the community does not support? The sellers are asking for the rezoning. The contract was not contingent upon the rezoning. The purchaser stepped away due to a lot of social media harassment that he received.

Commissioner Ward noted that the current zoning is C4 could potentially a hotel, motel could come there. It could be an entertainment hall; someone could make a club there. It is almost like which is best for the community, The only difference is you actually have the RV park. The property has been able to be homesteaded, doing this generates more revenue.

Commissioner Sanders said what everyone has to understand this is an area that has been established for quite a number of years and it has always been commercial. Noted she has concerns because you changed the zoning but did not do it and now asking to rezone. Commissioner Ward inquired about the P&Z board and if they had thoughts on this. They basically approved for it to come to us for discussion. Mrs. Paige did they ask for it to be changed to C4 or was the purpose of it because it was not zoned correctly. Mrs. Bankston noted that it was a little bit of both. Chairman Jones said he does not think we ever went through a commercial site plan and discussion about the storage was not something the board approved.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board voted to deny the land use change. Motion carried 5-0.

Mr. Moron noted that the denial does away with the zoning change request. You can not have a zoning change with out the land use change.

Attorney Shuler said we can move forward with the hearing on the zoning change, however, my advice to

the Board would be to deny, because you cannot have a zoning change without the land use change. Would the applicant like to withdraw or move forward with the hearing? Mrs. Joseph noted that the applicant would like to withdraw.

The Board recessed for ten minutes at this time.

14. 11:05 a.m. (ET) Zoning Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE REZONING 1.23 ACRES OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM C-4 MIXED USE RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

15. 11:10 a.m. (ET) Land Use Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 0.93 +/- ACRE PARCEL OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

15. Land Use Change

Mrs. Bankston presented the request to the Board. Chairman Jones asked are we looking at rezoning the entire property? There is a house on the property? If there is a house on it, we cannot change to C-3. Mr. Roddenberry noted that he was not aware of this. Chairman Jones noted that C4 land use would allow you to do both, however C3 does not allow for both. Mr. Moron asked if they could go from residential to commercial recreational and then go for a more specific commercial zoning. Attorney Shuler asked if they plan to tear the house down? ___ said he bought the property in August of last year. The previous owner had RVs on site. She bought from Rick Plessinger. Previous owners renting the house like a duplex. They have been on property for thirteen years. When I bought the property, I felt like I was paying too much, but with the RV sites supposedly grandfathered in and they had been there for thirteen years. He said he bought the property to house workers in. He received a letter from code enforcement that they were in violation because the campers could not be in R1, discussed the problem with Cortni and she said this was the best solution to request this change. He noted that they also received a letter from the attorney. Chairman Jones noted that he does not know of any RV sites in Franklin County that are grandfathered in besides those that are in C3 zoning. He explained how the Board is trying to address things to make sure property is in compliant. Everything we are doing is to try to give a standard to know what to expect. How are you going to rezone this property if there is a residence on it? Attorney Shuler you cannot proceed with the land use change from residential to commercial because the property has a residential home on it. The hearing was advertised as requested. Thurman Roddenberry asked if the property is being rented, can it be commercial. Chairman Jones noted that does not change the zoning. Commissioner Ward said this county has grown by leaps and bounds. We have had these plans in place for a long time, but we are having make these changes to address continuation of things that have happened in the past. Mr. Thurman, can we apply for C4? Yes, but RVs are not allowable. Can we divide it, or you saying? Mrs. Bankston asked if it had been lots before. Mrs. Bankston noted that she looked through the file, there were multiple letters sent to prior owners for non-compliance. The property has always been in violation. Commissioner Ward noted that she always encourages people to do their due diligence. Mr. Thurman asked if we are going to have to move RVs? Commissioners and staff noted yes. Chairman Jones and Attorney Shuler noted that they just need to work with staff to see if there is a resolution. Attorney Shuler asked if the applicant wanted to withdraw the hearing for the land use change. The applicant asked if we withdraw is there a way that we can reapply. Chairman Jones noted that is something you can work with staff and see if there is a way to do that. The owner asked how long he would have to get the RVs out of there. Attorney Shuler noted that he would wait until they are able to meet with staff and see if there is a resolution. He noted that he is not going to work into an enforcement action while you are trying to

resolve the issue. Chairman Jones noted that we will continue to work in good faith as we see you are trying to resolve the issue.

16. 11:15 a.m. (ET) Zoning Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE REZONING 0.93 ACRES OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

The Board moved to the P&Z items at this time.

Planning and Zoning Adjustment Board Report

5. Re-Zoning & Land Use Change Applications

a. 496 Ave A

Consideration of a request for Public Hearing to change the zone of parcel of land located in Section 29, Township 8 South, Range 6 West, 496 Avenue A, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-1A Single Family Subdivision. Request submitted by Construction Permitting Solutions, LLC, agent for VCLR Enterprises, LLC, applicants.

Candace Ryan – three parcels. Currently there are three houses, we are trying to make three separate primary structures and the accessory structures

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved a request for Public Hearing to change the zone of parcel of land located in Section 29 Township 8 South, Range 6 West, 496 Avenue A, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-1A Single Family Subdivision. Motion carried 5-0.

6. Critical Shoreline Applications

a. 173 Kal Lane

A consideration of a request to construct a 441 square foot single-family dock with (1) covered 10x10 boat slip located at 173 Kal Lane, Carrabelle, Franklin County, Florida. Request submitted by Larry and Judy Brooks, applicants.

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 construct a 441 square foot single-family dock with (1) covered 10x10 boat slip located at 173 Kal Lane, Carrabelle, Franklin County, Florida. Motion carried 5-0.

b. 2812 Hwy 98 E

A consideration of a request to construct a single-family dock that consists of a 4'x250' walkway with midpoint turn around with a 12'x36' covered boat slip, and a 14'x36' covered slip located at 2812 US Hwy 98 E, Lanark Village, Franklin County, Florida. Request submitted by Florida Environmental Land Services, agent for Weeks Investments, applicant.

Commissioner Sanders said she seen on the paperwork the request is 4'x300'.Most of our docks are

uniform at 100-150 feet. I know it has been approved by DEP. She would like to pull the dock back, as it is a navigational hazard. Mr. Erin noted that the DEP has a requirement that two feet of depth between the prop of the boat and bottom to prevent any impact to aquatic vegetation. That is the reason that we get our clients to four feet of depth they can come and go and do not have to time it with the tides. The navigation issue is reviewed and considered at DEP level and also at the federal level.

Commissioner Sanders noted that there is an RV on this property illegally. Commissioner Ward noted that they are also requesting a jet ski boat lift. Multiple issues with this request. Mr. Erin noted that was a concern to him as well. He has an email sent to the P&Z to make sure. Mrs. Bankston said she did speak with the homeowner, and they just want to go for the slips and not the boat lift. Chairman Jones noted that should have been amended, that is not what is in front of us. Mr. Erin said after the last meeting he spoke with the homeowners to move forward with pulling a permit to build a house. They are in the works of getting a permit, not sure how far down the road they have gone. Commissioner Ward noted that we are not trying to be hard to deal with. We have two different boards, and they did approve this. However, it comes to this board for final approval. I am not going to approve any boat dock that does not have a structure on it or a building on it. That lift gets power on the property, then you can put an RV or multiples on it, and it goes against our code. We need to see if there is power on this property. Cortni noted that she is looking to see if permit was pulled. Yes in 2019. Mr. Moron said he cannot find a permit for power in our newer system. Mr. Moron noted that Mr. Curenton is going to go out to see what the status is. **Commissioner Ward made a motion to table seconded by Commissioner Amison.** Commissioner Ward emphasized that she is not going to approve any more of these requests without primary structures. **Motion carried 5-0.**

c. 305 Bruce Street

A consideration of a request to construct a 436 square foot single-family dock with a 4x13 access walkway, a 10x16 terminal platform, and a 14x26 boat roof over 1 boat slip and a boat lift located at 305 Bruce Street, SGI, Franklin County, Florida. Request submitted by John Boland, applicant.

Commissioner Ward verified this has a primary structure on the property. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the request to construct a 436 square foot single-family dock with a 4x13 access walkway, a 10x16 terminal platform, and a 14x26 boat roof over 1 boat slip and a boat lift located at 305 Bruce Street, SGI, Franklin County, Florida. Motion carried 5-0.**

d. 782 Mill Road

A consideration of a request to construct a 920 square foot single-family dock with a 4x170 access walkway, and a 16x4 terminal platform located at 782 Mill Road, Carrabelle, Franklin County, Florida. Request submitted by Timothy and Linda Howell, applicants.

Chairman Jones said they are permitted for more than what they are asking for. Cortni and applicants confirmed yes. Will reapply for the dock permit once the permit is pulled for residence. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the request to construct a 920 square foot single-family dock with a 4x170 access walkway, and a 16x4 terminal platform located at 782 Mill Road, Carrabelle, Franklin County, Florida.** Commissioner Sanders noted that we need to make sure that we do not make any navigational hazards. We need to make sure newcomers are aware of what purpose the marsh grass covers. **Motion carried 5-0.**

7. Special Exception Applications

a. DESERET RANCHES OF N FL LLC

Consideration to construct a 185' communication tower and fenced supporting facility. The applicant is requesting a special exception as required in R1 single family residential zoning. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant.

Chairman Jones noted that he spoke with Mr. John Collins, and not only does it not impact anything today it should not impact anything down the road. Cortni noted that any projects in the future should not be impacted. Commissioner Amison said he just wanted to make sure we err on the side of caution. Chairman Jones noted that he called him personally to make sure. It is not at the end of any runway so it should never be an issue.

Commissioner Sanders made a motion to approve. Commissioner Ward noted that she had concerns because our AOED was concerned. I am all about a cell phone tower. Commissioner Amison said he would love to have better cell service, but maybe give it a little more time before we get a little more information, I do not oppose it. The best thing to do is slow down. **Commissioner Sanders rescinded her motion.**

The applicant respectfully requests a continuance. Chairman Jones said this is going to be a thing moving forward we need to give staff some direction. Ms. Cortni noted that she had to do some research. Commissioner Sanders noted that review of the airport fly over plan may be needed. **Commissioner Amison made a motion to table to the next meeting, seconded by Commissioner Croom.** Mr. Moron asked if the Board would like others to look at it. Commissioner Amison said yes, the airport board. Commissioner Amison noted that he would rather err on the side of caution. **Motion carried 5-0.**

8. Variance Requests

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

a. Deseret Ranches of North Florida (Address to be assigned)

Consideration to construct a 185' communication tower and fenced supporting facility. Variance to construct 138' above the 47' max building height. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board tabled the request to the next meeting. Motion carried 5-0.

Attorney Shuler asked if Mr. Moron included Mr. John Collins response in the package. Noting he believed there is a 20 thousand feet space, if it is within that space you may want to consider sending it to the P&Z and Airport Board.

b. 2274 HWY 98

Consideration of a request for a variance to encroach 9.83 feet into the front 25-foot setback. to construct a single-family residence on the property described as 2274 Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Thurman Roddenberry, agent for Claude Gava, applicant.

Commissioner Ward asked if this request is to make sure they do not encroach on the wetlands. Mrs. Bankston said yes. Chairman Jones noted it is the wetlands and the critical shoreline.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the request for a variance to encroach 9.83 feet into the front 25-foot setback. to construct a single-family residence on the property described as 2274 Highway 98, Lanark Village, Franklin County, Florida. Motion carried 5-0.

A gentleman stood up and interrupted the meeting. Chairman Jones informed him he was speaking out of turn and noted that in the future he could be escorted out of the meeting. He noted that the sea wall has not removed and there is plywood holding up the wall which is washing into the water. Chairman Jones noted that they will make sure to look into this. Commissioner Sanders asked if he was to the east or the west of the property. He noted that he was to the west of them. The gentleman apologized for interrupting the meeting.

c. 612 Mariner Circle

Consideration of a request for a variance to encroach 3 feet into the 10-foot side setback and to encroach 7 feet 9 inches into the 10-foot side setback. This proposal is to construct a 24' x 15' wood frame addition. The property is described as 612 Mariner Circle, Alligator Point, Franklin County, Florida. Request submitted owner Daniel & Suzette Oligmueller, applicant.

Commissioner Sanders asked if staff had met with applicant to do something so that they would not encroach into the setback. We did update our application and turn in a new application after we had spoken with her. Commissioner Sanders concerned with encroaching on side setbacks, because when you have a fire, you only have ten feet. My hope and dream would be for everyone to work together and work this out. Mrs. Bankston noted that staff would not have a problem with moving forward with them. The issue is they also want a carport which is an accessory structure that we do not deem as a hardship. As it has been presented the staff does not see a hardship. Mr. Daniel noted the square footage is correct on application. Ms. Suzette noted that in regard to the carport it is not a separate structure. It is a way to support the roof line for the addition. Mr. Daniel noted that the oaks are over the roof. The location they have it in is really the only location they can go in. The amount of the encroachment is 342 feet. He noted that there is about 50-75 feet between the neighbor's home and their property line. Mrs. Bankston noted that we have never approved an accessory structure variance. Mrs. Suzette asked if they could just say that is going to be living space then and no carport? Commissioner Sanders noted that she would like for them to sit down with the applicants and try to find a solution that goes with our policies. Commissioner Sanders noted that she does not see this as a hardship. As much as she loves trees, you could cut the trees down. Commissioner Sanders trying to find out a way to work with you all. If not, there are four other commissioners on here and they may not feel like I feel. Commissioner Ward said she went out and met with them. She noted that she does not feel that this is a hardship. The concern is what if your neighbor wants to sell the house, if the new owner comes in, they may not want that encroachment. Attorney Shuler explained the tabling procedure. Commissioner Sanders said she is trying to work out that everyone is happy. Chairman Jones inquired as to if the applicant would have to begin the process all over. Attorney Shuler noted that historically applicants have been allowed to bring revised request back to the Board without having to completely restart the process. It would be a Board decision and decided on by a case-by-case basis. Commissioner Amison noted the Board is throwing you a life preserver. To keep it alive you may want to take it. Mrs. Oligmueller said she is willing to work with Cortni, is she willing to work with us and not cutting the trees down. There was another variance at 4050 St Teresa approved in December going way into the setback and they had owned their house five years and one month. Chairman Jones all of variances are handled on a case-by-case basis. We have said to work with staff. I understand it has been a process, but we are trying to get you to a yes. Mr. Moron said Cortni will sit down with the building official; he is the one who determines the issue with the roof line. It will be a group discussion. We are trying to discuss if there are other options. When this comes back up for discussion before the Board, Commissioner Sanders requested Mr. Paterson attending the office also. Please work hard to facilitate and make everyone happy.

Mrs. Robin Vroegop said she is so glad to be here. Super excited because what she heard in the meeting

today, we have five commissioners and staff that are really into protecting our bay. Suggested that maybe in the future we could have some kind of larger meeting that includes us. Because we are running into the same issues with our lots. She noted that there is a septic tank and drain fill there, I am suggesting that if there is anything that you can move. Think there is definitely something that can be worked out. Thanked the Commissioners for their willingness to work on this.

Mr. Michael Vroegop said let us talk about three things that are important to everyone health, safety, and welfare. The subject was brought up about the ability to fit a fire truck on the side of the house. He noted that he does not think that close to the shore we would be pulling fire houses to the buildings, we would pull hoses. He said everyone keeps talking about the oak trees, it protects that property. It is the same thing on Mariner Circle, that is what those trees do. They protect that house and other house in the area. While they are doing that, during inclement weather you are reducing the strain on emergency management system. Noted that he sent a letter to each of the commissioners regarding this information. He noted that he is an adjacent neighbor. He said he learned something today. I learned something about five people in particular, thank each and every one of you. Do not let anyone tell you that you are too old to learn.

Mr. Sam Paterson spoke being a neighbor on the side which the variance is requested. He noted that there is no impact. He said one of the things about cutting the trees is you would have to build closer to the water. Where the variance is requested, you are probably going to disturb the sand spurs. He urged the Board to approve this.

Commissioner Ward noted that she understands the concern with the trees, and she does not want to deny this. If we can table this and allow applicant time to work with staff. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, to table the variance request for 612 Mariner Circle. Motion carried 5-0.**

9. Sketch Plat Applications

a. Carrabelle Shores

Consideration for Sketch Plat Approval to subdivide a parcel of land into 3 lots at the property described as 2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Request submitted by Martin Wohl, applicant.

Attorney Shuler noted this is very similar to a plat you approved. In that case due to erosion the lots were unbuildable. Commissioner Sanders asked Attorney Shuler if he has looked at this because it is around the Great Wall. Attorney Shuler noted that he has not. There are three lots of record. Tim Powell appeared via Zoom. Attorney Shuler asked Mr. Powell if he concurred with his representation of what they are requesting. Mr. Powell noted that they are simply trying to make each lot buildable and even.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved Sketch Plat Approval to subdivide a parcel of land into 3 lots at the property described as 2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Motion carried 5-0.

10. Final Plat Applications

a. Carrabelle Shores

Consideration for Final Plat Approval to subdivide a parcel of land into 3 lots at the property described as

2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Request submitted by Martin Wohl, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Final Plat Approval to subdivide a parcel of land into 3 lots at the property described as 2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Motion carried 5-0.

Commissioner Ward commended Cortni on how she presented her items on the agenda.

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

13. 11:00 a.m. (ET) Land Use Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 1.23 +/- ACRE PARCEL OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

14. 11:05 a.m. (ET) Zoning Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE REZONING 1.23 ACRES OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM C-4 MIXED USE RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

15. 11:10 a.m. (ET) Land Use Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 0.93 +/- ACRE PARCEL OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

16. 11:15 a.m. (ET) Zoning Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE REZONING 0.93 ACRES OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

Items addressed earlier in the meeting.

(11:30 a.m.) County Staff & Attorney Reports

17. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: Old Ferry Dock Boat Ramp Grant Award Amendment

At the last meeting, the Board issued the notice of award for construction and approved the CEI task order for the Old Ferry Dock Boat Ramp. As the county now has firm costs in place for both construction and CEI, FWC has issued a formal grant amendment for the project to align the budgeted grant funds by deliverable. There is no change in the total grant award, only line-item adjustments to the budgeted costs

by categories. Board action to approve the attached grant award amendment for the Old Ferry Dock Boat Ramp Project.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached grant award amendment for the Old Ferry Dock Boat Ramp Project. Motion carried 5-0.

2. BOARD ACTION: RESTORE MULTI-YEAR IMPLEMENTATION PLAN AMENDMENT #2

In February, the Board approved a task order with Langton and Associates to assist the county with the development of the second amendment to the county's multi-year implementation plan for the RESTORE Program. The amendment is now ready for approval and advertisement of the required 45-day public comment period. This amendment adds back the ADA accessibility improvements to the county wide dune restoration project (which were removed from the initial grant award by Treasury because the ADA accessibility was not specifically mentioned in MYIP amendment #1) and adjusts the construction cost estimate for the Franklin County Municipal Solid Waste Transfer Station Project (as the feasibility study with complete construction cost estimates was also not available at the time of the earlier amendment. The county also received an update from Treasury Staff last week and were told that the construction grant award for the SGI Storm Water Project is moving through the various steps of review and the county should be receiving a grant award agreement within about two months – this timeline will be sufficient to get the project out to bid and underway in early Fall.

A. Board action to approve the attached MYIP narrative and budget matrix for Amendment #2.

B. Board action to advertise and open the official 45-day public comment period for the attached RESTORE MYIP Amendment #2 on Thursday, April 25th, 2024, and end on June 10, 2024.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached MYIP narrative and budget matrix for Amendment #2 and authorized staff to advertise and open the official 45-day public comment period for the attached RESTORE MYIP Amendment #2 on Thursday, April 25th, 2024, and end on June 10, 2024. Motion carried 5-0.

3. BOARD ACTION: American Rescue Plan – Courthouse Repair Project

At the last meeting, the Board opened construction bids for the structural sealant repairs at the main courthouse. The low bidder was Monolith Construction of Port St. Joe. Consultant Traci Buzbee has reviewed the bid and found that the bid was complete, and all documentation was in order. However, the base bid was more than the budgeted funds available for the project. In discussions with Ms. Buzbee, we feel that the county can still move forward with the critical components of the repair work but will need to pare down some of the more discretionary items that were included in the original scope by the architects (such as the landscaping work around the perimeter of the building) should the low bidder be willing to negotiate. Once negotiations are complete, the revised bid and project scope will be presented to the Board for approval to award. Board action to approve staff and ARP consultant Traci Buzbee to negotiate with the lowest, responsive bidder, Monolith Construction for the ARP Courthouse Repair Project.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved staff and ARP consultant Traci Buzbee to negotiate with the lowest, responsive bidder, Monolith Construction for the ARP Courthouse Repair Project. Motion carried 5-0.

4. BOARD ACTION: SHERIFF'S DEPARTMENT JAG GRANT AGREEMENTS

The Sheriff's Department has received two JAG Grant Award Agreements. The attached JAG Residual

Grant for \$160,495 will provide funding for a new 4x4 patrol vehicle and a mobile compact rapid deployment device (CRD). The CRD is a mobile satellite cellular service tower which can be deployed to areas without service (such as areas of the national forest) during search and rescue or other emergency operations in forest areas of the county. The second attached JAG Grant of \$13,495 will pay for one year of maintenance and satellite/internet access for the CRD. Board action to approve and authorize the chairman to sign the attached two JAG grant award agreements for the Franklin County Sheriff's Department.

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 two JAG grant award agreements for the Franklin County Sheriff's Department. Motion carried 5-0.

5. BOARD ACTION:

Approval of manual check for inmate medical.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the manual check for inmate medical. Motion carried 5-0.

Misc information

The overhead door company order was originated by Erin. The only involvement from Centric was for about five minutes for him to show what door it was. Jason Fisher went out to patch the roof, it is 99% better than it was before. We have not done the maintenance that should have been done over the years, there will be a lot of repairs. Commissioner Amison asked where we are at with AVCON and the roof project. Mrs. Erin said we are very close on that, Mr. Moron said he will reach out to John on that. Erin noted we are still a good three to six months out from having roof replaced.

18. Michael Morón – County Coordinator

1. Action Item: Medical Examiner's Contract

At your February meeting, you received the Medical Examiner 2025 fee schedule. In addition, the Board was informed that a new Medical Examiner would start soon and once a start date was determined, a new agreement would be submitted for your review and approval. The County received notification that Dr. Thomas Coyne, the new Medical Examiner, anticipated start date is May 1st. His new contract is attached for your review and approval. This contract was on my March 5th report for approval; however, the Chairman received an email that seem to indicate the current Medical Examiner, Dr. Jon R. Thogmartin would continue at his post. The Medical Examiner's office explained that the information sent to Chairman Jones was intended to be a survey regarding the service of Thogmarting. The new Medical Examiner, Dr. Thomas Coyne is still scheduled to start on May 1st and execution of a new agreement is requested prior to that start date. Board action to authorize the Chairman's signature on the new Medical Examiner's agreement.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the new Medical Examiner's agreement. Motion carried 5-0.

2. Action Item: Facilities Maintenance Coordinator

At your February 6th meeting the Board agreed to create a new Facilities Maintenance Coordinator position. The Board also agreed to allow Mr. Shane Philips, currently the Facilities Maintenance Custodian, to fill the role of the new Facilities Maintenance Coordinator position on an interim basis.

After working in that capacity for a couple of months, Mr. Philips agreed to permanently serve as the Facilities Maintenance Coordinator with my strongest recommendation. I forwarded the Facilities Maintenance Coordinator job duties and responsibilities to Evergreen for a pay plan grade placement, and they recommended assigning this position a grade of 8. A pay plan grade of 8 would have a \$43,562.96 for the Facilities Maintenance Coordinator. As this is a new position, there is no requirement to advertise this position. With your approval, I recommend retroactively paying Mr. Philips from February 6th when he started this role on an interim basis. Board action to create the new Facilities Maintenance Coordinator with a \$43,562.96 salary, promote Mr. Shane Philips to this position on a permanent basis, and pay him effective February 6th.

Commissioner Ward said she had a quick question or concern. Someone contacted me and was upset, wanted to make sure that we are fair and impartial. Is there any other person that you think would be qualified for this position? Mr. Moron said he made this decision based on experience, years of service, and experience with working with contractors. We have new issues that we have to work out. He has to oversee this project with the courthouse, and we have the Chapman building also. Commissioner Ward noted that even if we did go out for this position, he seems to be the most qualified.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board created the new Facilities Maintenance Coordinator with a \$43,562.96 salary, promoted Mr. Shane Philips to this position on a permanent basis, and authorized paying him effective February 6th. Motion carried 5-0.

3. Action Item: TDC Board Evaluation Process

Attorney Shuler's report includes the final draft of the TDC's membership policy. I am working on the advertisement packet to fill the two vacant TDC seats and should have it finalized this week. Attorney Shuler forwarded a TDC Board member application that is used in Martin County that I will tweak and include it as part of the advertisement package. I have had Commissioners inquire about the evaluation process that will be used to fill the two vacant seats. I recommend a simple approach. When reviewing the submitted application packets, each commissioner will submit three candidates and then the two candidates with the most votes will be appointed to the two seats. Another approach would be to have Attorney Shuler create a score sheet that each Commissioner would use to score each candidate. The two candidates with the highest scores would be appointed to the vacant seats. I would like to include the evaluation process as part of the advertising package, so that candidates are aware of the process before submitting their packets. Board action to select an evaluation process to appoint two members to the vacant TDC seats.

Chairman Jones noted that we do not score any other board applications fine with this process. Commissioner Ward said she is okay with that. I would not be opposed to eliminating the person's name. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the simple approach. When reviewing the submitted application packets, each commissioner will submit three candidates and then the two candidates with the most votes will be appointed to the two seats. Motion carried 5-0.**

4. Action Item: CareerSource Subsequent Designation

Last year, this Board approved a Subsequent Designation for CareerSource, however Florida Commerce is requesting each region to approve a new Subsequent Designation form this year due to the consolidation of some regions. CareerSource forwarded the new Subsequent Designation form (attached) for your review and approval. Board action to authorize the Chairman's signature on the Subsequent Designation.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the Subsequent Designation. Motion carried 5-0.

5. Discussion Item: Weems EMS/Clinic Financial Information

You recently met with Mr. Bryan Hall of Carr, Riggs, and Ingram to discuss financial information regarding the County's Emergency Medical Services and medical clinics. After you met with Mr. Hall, he sent some additional information that was forwarded to you. I believe some of the Commissioners would like to comment on the information presented at those meetings. Board discussion.

Commissioner Sanders noted that she learned exactly what she wanted to find out. Commissioner Amison said this Board has been requesting this from Alliant itself. We know its bleeding but did not know where. I think we figured that out. That is information we should have gotten over a year ago. This information should be right there. Commissioner Amison said when you are paying that kind of money for them to manage the hospital, they should have been able to provide that information to us. Commissioner Sanders noted that we have been told all these years that the numbers could not be broken down. However, the auditor was able to do so. Commissioner Ward said obviously the ambulance is not a lucrative venture, but we should not be losing money from the clinic side. I was blown away at the numbers. It was definitely an eye opener.

6. Informational Item: ARPC Notes

Attached are ARPC's notes from their March 28th Board meeting. Chairman Jones has an update.

Chairman Jones noted the way we are going to move forward with the RLF, they do want to bring that to the Board, they are going to have conversations with local banks. The RLF could help fill the gap when banks do not want to fund 100%. Tri river waterway presentation.

7. Informational Item: County Liens

Last week, I signed two \$10 liens to satisfy old county tax deeds. Copies of the signed liens are part of the County's official records.

8. Informational Item: Next Meeting Date

Your next regular meeting is scheduled for Tuesday, May 7th at 9:00 a.m. (ET)

9. Late Add Action Item: Gulf County Letter of Support

Mr. Jim McKnight, Gulf County Economic Development, explained to Chairman Jones that Gulf County resurrected their Floating Dry Dock application that would allow for the development of a Maintenance, Repair, and Overhaul facility at the Eastern Shipyard in Port. St. Joe. They would like a letter of support from Franklin County for this application. Chairman Jones has additional comments regarding this request. Board action to authorize the Chairman's signature on a letter of support for Gulf County's Floating Dry Dock application.

So what Triumph is basically saying they want to fund something, but they do not want to be the only funding source. Commissioner Ward noted that we have done this before. This is a way to provide jobs.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to authorize the Chairman's signature on a letter of support for Gulf County's Floating Dry Dock application.

Chairman Jones called for public comments since it was a late add to the agenda and there were none.
Motion carried 5-0.

Chairman Jones asked Mr. Moron to please reach out to Ms. Karen because those dates have already passed.

19. Michael Shuler – County Attorney

1. Supervisor of Elections in Re: Carrabelle Garden Club Building

The Supervisor of Elections has informed me that she believes that the old Garden Club building offered by the Board for her use as Precinct Five location in Carrabelle, Florida, will work great, but will need some work. For example, it needs some yard work, deep clean the inside, utilities, and removable handicap access ramp for access. The Supervisor seeks guidance from the Board regarding how to get the above work items completed, along with whatever else may be discovered. I am sure if ifs anything major, the Supervisor will report back to the Board for additional guidance. Board Action Requested: Authorize use of the Garden Club as new precinct five location in Carrabelle, FL and authorize county to undertake the work identified above and any other work minor in nature, not to exceed county bid policy.

Commissioner Ward asked would we need to go out for bid. Mr. Moron and Attorney Shuler said no, they are minor repairs to be made. **Commissioner Ward made a motion to authorize use the Garden Club as new precinct five location in Carrabelle, FL and authorize county to undertake the work identified above and any other work minor in nature, not to exceed county bid policy. Seconded by Commissioner Sanders. Motion carried 5-0.**

2. Duke Energy Staging Agreement - Request for Renewal

The current agreement for Duke Energy to stage equipment at the airport and Kendrick Park expired in December 2023. Typically, last time it was renewed for a six-year period (2018-2023). The purpose of the staging agreement is to provide space for Duke Energy to locate personnel and equipment for recovery operations following a declared state of emergency. A copy of the prior agreement is attached hereto, together with a sketch I requested to more clearly show Duke Energy's lay-out plan. I recommend that the Board consider renewal of the staging agreement, with the following change: Renew for three years, with automatic renewal from year to year. thereafter, with both parties reserving the right to terminate the staging agreement upon the provision of a six-month notice of termination. A draft second addendum approving this request is attached for your consideration. See pages 4-24. for exhibits.

Board Action Requested: Renewal of the Duke Energy staging agreement for Kendrick Park and the airport for a three-year term retroactive to January 1, 2024, and ending on December 31, 2027, with automatic renewals from year to year thereafter until such time as either party delivers six month written notice of termination to the other party.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized renewal of the Duke Energy staging agreement for Kendrick Park and the airport for a three-year term retroactive to January 1, 2024, and ending on December 31, 2027, with automatic renewals from year to year thereafter until such time as either party delivers six month written notice of termination to the other party. Motion carried 5-0.

3. Claim for Alleged Damages by Gil and Osborne in Re: Alligator Point Multi Use Path

During the Summer of 2023, the Board constructed a phase of its multi-use path at Alligator Point. In late 2023, two individuals, Mr. Gil, and Mr. Osborne, delivered a notice of claim for alleged damages to their property resulting from storm water runoff they claim are caused by the multi-use path. Notice of the two claims was delivered to the county's insurance carrier, who declined coverage. Following the declination of coverage, the Board hired a consulting engineer, Southeastern Consulting Engineers, Inc., to evaluate

the claims made by Gil and Osborne. On April 10, 2024, I received the engineer's report. In sum, the engineer's conclusion is that the county's multi-use path did not cause the alleged stormwater damage. See pages 25-29 for summary exhibit. The 205-page engineer's report is too large to attach.

Chairman Jones said what action would we be taking? Attorney Shuler you have a notice of claim from two individuals rejected by insurance policies, engineering report that unfounded their claims. You can accept their claims or deny and let them move forward. **On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved accepting the engineer's evaluation and denying the claim. Motion carried 5-0.**

4. Notice of Termination of Helicopter Hanger License Agreement

I still have not received the signed certified mail return receipt sent to the occupant of the Helicopter Hanger on March 21, 2024. According to the USPS on-line tracking service, the letter was scanned in on March 21, 2024, but is not out for delivery yet. See page JO for exhibit. Process of Delivering Termination of Helicopter Lease

5. Public Notice for Consideration of Adopting a Ordinance Creating a Code of Conduct in Public Facilities

A public hearing on the ordinance will be held on May 21, 2024, at 11 :00 a.m. (ET) in the county commission chambers located at 34 Forbes Street, Apalachicola, Florida. See page 31 for exhibit.

6. Public Notice for Consideration of Ordinance Adopting a Business License Ordinance

A public hearing on the ordinance will be held on May 21, 2024, at 11 :05 a.m. (ET) in the county commission chambers located at 34 Forbes Street, Apalachicola, Florida. See page 32 for exhibit.

7. TDC clean copy from last meeting

A clean copy of the final policy for the Tourist Development Council is See page 33 for exhibit.

8. Reef permit application

At your last meeting I discussed that the county had received its reef permit, but that the consultant on the permit had some concerns about new permit conditions. After finishing my report, but before delivering it, I received an email that AARA had satisfied themselves that they could fulfill the reef permit conditions on behalf of the county and requested that the Board approve and sign the permit. The County is relying on AARA and its consultant for permit compliance. See pages 3-1-58 for exhibits. Board Action Recommended: Approval of the permit and, as with the other reef permits, authorize Mr. Moron to sign necessary permit documents on behalf of Franklin County.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the reef permit and authorized Mr. Moron to sign necessary permit documents on behalf of Franklin County. Motion carried 5-0.

Chairman Jones noted that at the last TDC meeting there were still some loose ends to be tied up. Just wanted to make sure the rest of the board is aware of those discussions.

Commissioners' Comments

Commissioner Sanders noted that there are rocks on Chip Morrison at the curve causing vehicles to stick out in road. APSI is requesting those last two parking spots be closed with rocks to eliminate that problem. The other thing is the Sheriff came out and addressed the people. I had a talk with the Sheriff about the barnacle device. We will talk about that at the next meeting. Also, at the next meeting there will be a group from Lanark who want help from the county to create a pickleball court. It is next to an adjacent park. Mr. Moron noted that he is going to get with Erin and Fonda and will bring something back to the Board.

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.