

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM  
JUNE 4, 2024  
9:00 AM  
MINUTES**

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

**Approval of the Agenda**

Mr. Moron noted no additions to agenda. He not Mrs. Griffith had some additions to her report submitted late last night. The updated report is online and in the Board's packet. There may be a few speakers who want to speak on the proposed structure. You may want to take those after the director reports. Chairman Jones noted that he had thought about that, but he did not want to make that change in case some had planned to come speak later in the meeting. Mr. Moron noted that the one public hearing was scheduled, county decided to make it a county wide ordinance and not specific to Alligator Point. **On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the agenda with additions and changes as noted above. Motion carried 5-0.**

**Payment of County Bills**

**1. County Bill List for Payment**

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills. Motion carried 5-0.**

**Public Comments**

Ms. JoEllen Pearman spoke regarding the recent two major fires in two weeks' time. The fire hydrant situation is dire. Our ISO rating is about a 9, I do not know what the county's responsibility. Some of the TDC funds needs to go towards this We have not had a fire hydrant added in years. \$4-5k each. The plantation has added some. We have 57 on the center of the island. The hydrants we have are so far away. Anything that can be done to get more hydrants on the island. Chairman Jones noted that we need to talk to the island water department to see if they are responsible for this. These are things I was speaking of in the last meeting, noting there are things that are falling through the cracks that make a difference. Commissioner Sanders noted that they have the same issue in Lanark. We need to be looking more at the fire department and what they can do with what they have. We need to put something in place to be able to assist them if needed. Chairman Jones said just in his part in the EPSWD they are responsible for hydrants, if we can help, we need to so. Commissioner Croom noted that he would like to look into that in District 3 also. Mr. Moron noted that the water districts are responsible but that does not mean we cannot help. Mr. Mason Beam noted that the ISO on SGI is a 4 and not a 9. Mrs. Barbara Sanders said she is on

the volunteer fire department on the island. Our water company is regulated by the POC, our water company collects money to purchase infrastructure. I think the problem is on the bay side the lines are too small. The fire hydrants are available GPS located. Chairman Jones noted that Eastpoint is working on there is also. Commissioner Ward asked if this is something we could work up for legislative appropriations. Chairman Jones noted that it is as long as we could get it wrote up correctly.

## **Department Directors Reports**

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

Mr. Nabors noted that he has no action items. We have been wide open with grass season, culverts, etc. We are still short on inmates, down to 4 inmates a day. He noted that he does not take vans, he is just taking trucks to pick them up. Commissioner Ward noted that she saw his guys out this morning cutting grass. Mr. Nabors noted that he contacted Venny with DOT to mow the actual Hwy 98 ditches. They were having some equipment issues and he said once those are repaired, he will work on those again. Chairman Jones said I think we need to look at getting a device. Spring load so whatever is in the culvert it would pull it out. Mr. Nabors noted that he has looked at this and it would help. Chairman Jones asked him to look into how much they are before budget. Commissioner Sanders asked if he had a chance to get out there to look at asphalt. She noted that Roberts and Roberts are on Hwy 67 paving. Commissioner Croom thanked Mr. Nabors for taking care of an issue that he contacted him about. He said he would like to pick him up and look around at some things. Commissioner Amison noted that he spoke with Mr. Nabors a few weeks back and asked how many boots on the ground he had. Mr. Nabors noted that he has about 13-14 on mowers. Commissioner Amison noted that gives you 18 that does the manual labor. We have roughly eighteen-twenty hands and feet on the ground. Now go into the areas that twenty people have to maintain. I think the public needs to be aware of that. You take into consideration all of the other services they are taking care of. There is no way the county can have someone manicuring your right of way on a weekly basis. I think we were used to a service when we were getting 30-34 inmates a day.

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

Mr. Floyd presented the report in Mr. Davis' absence. There were no action items. Chairman Jones asked if the board had anything for Mr. Davis? Commissioner Ward said she spoke with Mr. Davis about 9 last night, and this goes back to all directors. I have said it at many meetings if people want services they are going to have to pay for those services. We are going to have to come up with some better ideas on how to manage that. All of our county employees do a phenomenal job keeping up with everything in the county with the employees that they have. Commissioner Ward asked the public to just be patient with staff and we are working to improve. It is a large job to cover a 70-mile-long county. I just want people to understand that to get the services they want we are going to have to pay for them.

Mr. Moron presented Item #3 and 4 from his report at this time.

### **3. Action Item: Vrooman Park Security System**

As requested by the Board, I have received a Vector Security quote for a security access system for the Vrooman Park concession building. This building has been burglarized and vandalized on several occasions. There is a one-time \$1004 installation cost and a monthly \$45 monitoring cost for the security system. I have a quote for a surveillance system, but we can discuss upgrading to that system, if needed, at a future date. Board action to install the security access system for \$1004 with the \$45 monitoring fee at the Vrooman Park concession building.

Commissioner Croom asked if we had any vandalism in other parks, we may want to look at adding a system to all of our parks. Commissioner Ward noted that she agrees. We need to come up with a way to fund. Mrs. Griffith noted that it does come out of Parks and Recreation. Commissioner Ward noted that we need to make sure that he has adequate funds. **On a motion by Commissioner Sanders, seconded by**

**Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized installation of the security access system for \$1004 with the \$45 monitoring fee at the Vrooman Park concession building. Motion carried 5-0.**

#### **4. Action Item: Metal Collection Agreement**

Mr. Fonda Davis, Solid Waste Director, was having issues with finding a company to haul the scrap metal from the county's landfill. Mr. Davis was able to negotiate an agreement with Panhandle Recycling, LLC to haul the scrap metal from the County's Landfill for 0.04 cents per pound with no cost to the county for hauling. However, they had to pick up the scrap metal by Wednesday, May 22, 2024. The agreement was sent to Attorney Shuler for his review and then sent to Chairman Jones for his signature. Mr. Davis is available for any questions regarding this agreement. Board action to ratify the Chairman's signature on the agreement with Panhandle Recycling, LLC., for removal of the scrap metal located at the County's Landfill.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board ratified the Chairman's signature on the agreement with Panhandle Recycling, LLC., for removal of the scrap metal located at the County's Landfill. Motion carried 5-0.**

Chairman Jones noted that he has been discussing with county staff that between now and budget time I think we need to allow staff to address employment attorney. We are getting to the point we are going to need employees on the weekends. We need to look at seeing if we need to pay overtime, time, and half, etc. Mr. Floyd noted that right now we schedule them to work the weekends. You still have two to four guys working the entire county. Chairman Jones noted that we need to find a way to address it. If we need to compensate them for it. Commissioner Ward noted that she agrees you have to have the staff to do it. I want to bring up a point. Over the Memorial Day weekend one of the playground equipment was damaged. I was not sure if someone was available to correct the problem. She thanked AJ for doing his due diligence and getting it taking care of. Mr. Moron noted that it is not just the restrooms. Chairman Jones noted that anything to do with public access they are responsible for. Mr. Floyd noted that it is about a 70-mile area we are covering. We actual do garbage collection up in the forest. Commissioner Amison asked about the light situation. Mr. Floyd noted that when the power went off, the timer was still set so we had reset it. Are you over Parks and Recreation for the ball field? Mr. Floyd noted that is all of it. Commissioner Amison noted that he and Mrs. Griffith are going to have a meeting with Mr. Davis regarding some improvements out at the ballpark and he would like Mr. Floyd to attend. Mr. Floyd noted that he would also like to include Susie also. She has actually taught me some things.

Mrs. Griffith presented Item # 8 from her report at this time.

#### **8. BOARD ACTION: TDC Beach Park Facilities Funding Request**

As the county has become more popular than ever as a tourist destination, it has become apparent that the old restroom building on St. George Island will need to be fully renovated and kept open (in addition to the new restrooms) to be able to handle the overwhelming volume of tourists at the park location. Last week, I met with local vendors onsite and discussed the project scope for the renovation. The picnic pavilion for the inclusive playground project has also been erected utilizing volunteer labor and that project also has some additional needs such as repair of some of the broken sidewalk slabs and the construction of a concrete floor for the picnic pavilion's ADA accessibility, the metal roof for structure and the ADA accessible picnic tables. **\*\*Scope Attachment in progress\*\***

Board action to approve sending the attached request for beach park facility funds to the Tourist Development Council for their review and recommendation.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote**

**of the Board present, the Board approved sending the attached request for beach park facility funds to the Tourist Development Council for their review and recommendation.** Chairman Jones noted that with this approval we are taking to TDC board for their approval, Mrs. Griffith noted this is correct. **Motion carried 5-0.** Commissioner Ward said we do have our parks and recreation employees who get paid by TDC funds? Mrs. Griffith noted yes, we receive \$99k. Commissioner Ward noted that we could possibly use some of those funds. Mrs. Griffith noted that we have been speaking with our labor attorney about implementing some seasonal higher rate period.

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

Mrs. Daniels had no action items for the Board. She noted that storm season began on June 1<sup>st</sup>. She informed the Board that our sign on Hwy 67 was shot with buck shot. It is still functioning, but we will have to replace the plexus glass at some point. Commissioner Sandres noted that she is not getting the weather alerts until two or three days later. Mrs. Daniels noted that she will pull up her account and see why she is not getting them in timely fashion. Chairman Jones asked how many storms they are forecasting. Mrs. Daniels noted that they are predicting four to seven majors in the Atlantic region. Commissioner Amison asked are we storm ready? Mrs. Daniels noted yes, we are storm ready. She announced that CERT is selling cups that are made out of bamboo and recycled materials. Commissioner Croom inquired about the informational item #2. What is this said roles of this officer? Mrs. Daniels said when you go to work for the EOC. We are all on call 24/7. To try and ease that burden a little we have established a duty officer. What we have done is provided them with a single phone number and a list. It puts one person in charge of answering those specific calls for that time period. After we get accustomed and get our third person to train. Chairman Jones reminded all county residents to go to the EOC to get reentry tags. Mrs. Daniels noted that more importantly is to sign up for alert franklin. We are working to create vinyl stickers out with QR code to sign up for Alert Franklin.

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

Ms. Virginia presented Mr. Polous' report in his absence. There were no action items for the Board. Chairman Jones thanked them for everything they do for Franklin County.

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

Mr. Lovestrand presented his report and had no action items. Chairman Jones said he understood we had some kids who did really good in the public speaker events. Mr. Lovestrand noted that we had two first place winners that went to the district competition in Wakulla. A fourth grader won first place at the district competition. She really had the audience engaged and laughing. This is the first time we have had a first-place winner at the district competition.

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

Ms., Roundtree gave an overview of her report to the Board.

- 1) The libraries annual summer reading program will begin June 8th. The theme this year is "Adventure Begins at Your Library" and will feature adventure and the outdoors. The library will host events and reading incentives for persons of all ages in the community. All library programs are free and open to the public. This program is funded by the Friends of the Franklin County Public Library. Please check the library calendar for updates.
- 2) The palm trees have been trimmed and the landscape improvements are complete at the Carrabelle branch.
- 3) The libraries will be closed June 19th, 2024, in observance of the Juneteenth holiday.

Mrs. Griffith noted that the USDA having issues with legal team in Atlanta. There are a couple of different

options. Hopefully, we will have something to bring back at the next meeting.

## Other Reports

### 8. Randall Waltman -- EMS Director -- Butterfly Quote

Mrs. Griffith asked if there is any type of piggy backing or sole source pricing. If you want to make a motion on this based researching if there are pb or sole source pricing. Mrs. Griffith noted that the funding would come from the healthcare trust fund. **Commissioner Ward made a motion to approve continent on the quote being sole source or competitive bid, seconded by Commissioner Sanders. Motion carried 5-0.**

Commissioner Amison noted that he and Mr. Randall discussed communications. Mr. Randall noted that he reached out to the sheriff and some for the issues brought to his attention is they are not getting dispatched or receiving text. It would help if we all got under the same umbrella. That app also has the hydrant locations, etc. I have got to meet with the sheriff's department, scheduling at this time. Commissioner Croom noted that dispatch has so many boards going on. It would definitely be beneficial if it were all on one system.

Mrs. Griffith presented Item #9 from her report at this time.

9. Board Information: Triumph First Responder Communication System – Phase I Grant Award Approved  
At the May 29th meeting of the Gulf Coast Triumph Board in Milton, Florida, Franklin County's Phase I, \$750,000 grant application for the First Responder Communication System was approved. The formal grant award agreement with terms will be available for formal acceptance at Triumph's next meeting. The brief project summary which was presented to the Triumph Board following their economic advisor's report on the project is included as an attachment to this report. As we are aware, there are changes on the horizon with the state emergency response SLERS system and at some point, the county will be mandated to transition to the state's P25, Phase 2 system – this project will make that transition possible.

In past events, state agencies and local law enforcement relied upon a handheld VHF radio from local first responders to ensure interoperability with communications, with dispatch serving as the bridge between the two systems. The existing system is vulnerable as there are no redundancies should one part of the existing system becomes disrupted or damaged, there is a lack of connectivity due to remote and heavily forested areas (approximately 85% of Franklin County is publicly owned state or federal forestry lands with the population density concentrated along the coastline), the communications are not secure and encrypted, and first responders are not able to directly communicate from all agencies. This delay in information or no access to direct information during an emergency jeopardizes the safety of personnel, visitors, and residents.

This phase I award will provide funding to procure a professional consultant to evaluate the current system, identify options for the upgrade and assist with the procurement and vendor selection process. This same consultant will also oversee the installation of the equipment and the training of the first responders during the later construction and implementation phase of the system (which will include the construction of radio communication towers). Whereas the Triumph Program has strict criteria for job creation, the ability for law enforcement and first responders to ensure safe communities for existing businesses, new businesses, residents, and tourists is critical to fostering an environment for economic development which in turn does tie to the mission of the Triumph program.

Chairman Jones noted that if we can go ahead with the app now, that would be great. Commissioner Croom noted that literally every minute counts during an emergency. Commissioner Ward said she was contacted by someone from the school about ninth graders who have to be CPR certified. Mr. Randall went out and certified the ninth graders. Commissioner Amison thanked Mr. Randall for inviting him to

the luncheon noted that they have a great team. Mr. Randall thanked Franklin County's small businesses for supporting this event. He said he has gone out to local business asking for donations. Everything was given out to the crew members at the luncheon. I would like to take a second and read off all of the small businesses who supported us. Chairman Jones noted this was done because last week was EMS appreciation week.

Businesses who donated to EMS Week 2024:

1. Williamson Outfitters, 448 Ave A, Eastpoint, FL 32328
2. Jackson Auto Parts and Ace Hardware, 712 NW Avenue A, Carrabelle, FL 32322
3. Fisherman's Choice, 330 US Highway 98, Eastpoint, FL 32328
4. Bayside Coffee, 327 Highway 98, Eastpoint, FL 32328
5. Allen's Seafood, 462 West Highway 98, Apalachicola, FL 32320
6. Mornin' Bite, 203 NW 6th Street, Carrabelle, FL 32322
7. Apalachicola Ace Hardware, 409 US Highway 98, Apalachicola, FL 32320
8. Fat Daddy's Smokehouse and Grill, 897 US Highway 98, Eastpoint, FL 32328
9. Family Coastal Restaurant, 500 US Highway 98, Eastpoint, FL 32328
10. Blue Parrot, 68 West Gorrie Dr. St George Island, FL 32328
11. BJ's Pizza, 105 W Gulf Beach Dr, St George Island, FL 32328
12. Oyster Catcher, 79 Market Street, Apalachicola, FL 32320
13. Pottery Garden & More, 101 US Highway 98, Eastpoint, FL 32328
14. Weber's Donuts, 65 W. Gorrie Dr, St. George Island, FL 32328
15. Paddy's Raw Bar, 240 E. 3rd Street, St. George Island, FL 32328
16. Taylor's Building Supply, 268 US Highway 98, Eastpoint, FL 32328
17. Red Pirate Family Grill & Oyster Bar, 236 US highway 98, Eastpoint, FL 32328
18. Half Shell Dockside at Scipio Creek, 301 Market Street, Apalachicola, FL 32320
19. Izzy's Café, 146 Avenue E, Apalachicola, FL 32320
20. Adventure Coast Boat Rentals, 446 US Highway 98, Eastpoint, FL 32328
21. Apalach Outfitters, 32 Avenue D, Apalachicola, FL 32320
22. Apalachicola Chocolate & Coffee Company, 75 Market Street, Apalachicola, FL 32320
23. Belles Winery and Saloon, 252 Water Street Suite C, Apalachicola, FL 32320
24. Acentria Insurance, 61 Avenue E, Apalachicola, FL 32320
25. Apalach Airboat Excursions, No Address (Per Capt. Cook no letter needed)

The Board recessed at 10:30 a.m. and reconvened at 10:42 a.m.

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

Mrs. Griffith noted Fisher said \$7800 per hangar unit. He suggested Mr. Ted decide which hangar unit is in the worst shape and start there. I had told him to also do the same with the hangar doors. Mr. Ted said they are pretty much equal. He would be fine with beginning with unit C. Chairman Jones said let us get that quote and the quote for the overhead door and provide to the Board at the next meeting. Mr. Mosteller noted that he is very concerned with the excursion on the runway. It is a real problem. Commissioner Sanders noted that you are the operational manager you are the one to take care of that. Commissioner Ward noted that when you issue those NOTAMs you do not issue those indefinitely. Mr. Ted noted that the contractors working out there right now. They should not be on the runways at all only on the approaches. Commissioner Ward asked if there is a light they can put on top of equipment/trucks.

Commissioner Amison asked if this was a county employee or contractor. Mr. Ted said he was on top of it he contacted Johnny Collins immediately. He warned the driver to stay off of the runway and do not go anywhere close to the runway. Chairman Jones noted that we have discussed this before. All of that should be clearly laid out. Why are not we are issuing NOTAMs? Mr. Ted noted that the pilot has to be updated

on the NOTAMs. We have so many people coming in there. We have no control of who is coming in. I do not know how we can coordinate, and we are doing what we can do. Mr. Moron noted that there needs to be some protocol if you are going to do work on airport. We need to do a little bit better with making those responsible. Commissioner Ward asked if we needed to decommission the obsolete NDB (Non-Directional Beacon Radio with board action. **On a motion by Commissioner Ward to decommission the obsolete NDB (Non-Directional Beacon Radio, seconded by Commissioner Sanders.** Chairman Jones asked if it were functioning could the military use it. Mr. Ted said yes, they could. It is the problem with the maintenance and who is going to pay for it. Chairman Jones asked what if Tyndal wanted to next month Tyndal were to decide to do a MOU to use the airport is it equipment that could be used. Mr. Ted noted that the equipment is obsolete. Chairman Jones noted that if it is truly old technology I agree with decommissioning. **Motion carried 5-0.**

Commissioner Ward asked if there was an update from Mr. Collins on when the money will be available for roof replacement. Mr. Mosteller noted he spoke with Mr. Collins about this last week. He said there is no money available for the t-hangers. The money for the FBO roof is available and should start anytime. Commissioner Ward noted that there are still the same issues as two years ago. She just wants to make sure that we are still working on this. Noted this reflects our airport. Mr. Moron noted that what will be fixed first is the office space and storage space. He noted that he will leave the hanger area for last. So, in case there is an issue with funding, we will wait on the hanger and do it last. Mr. Moron noted that there is about \$400k available but a quote received to do the entire project at one time was around \$600k.

#### **10. Steve Kirschenbaum – AOED Chairman**

Needs to be one document with bullet points of dos and don'ts

In lieu of the County's application thru the Community Planning and Technical Assistance Grant Program to engage an aviation engineering firm to assist in the development of a comprehensive report to construct an 1,100-foot runway extension at the Apalachicola Regional Airport...The AOED recommends getting an initial wetlands evaluation to determine wetlands impact before the comprehensive plan at a cost of \$4,000.00 (Hopefully John Collins from Avcon will be available by zoom)

Commissioner Amison asked Mrs. Griffith to explain. It was included in the community application grant, but we are not sure if they are not going to fund it. Chairman Jones said we received an update, and we are not going to be considered for funding. Mr. Moron said he doesn't disagree. But will you allow staff to have a discussion with Mr. Collins about this. Chairman Jones noted that we need to mitigate the flood map changes. Mr. Moron said I thought that we as a county were going to hire someone to do our own map. Commissioner Amison noted that he thinks we can address these together at the next meeting. Chairman Jones said since this is an action item do we need to table? Mr. Moron said yes, and this will allow us time to meet with Mr. Collins to discuss.

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

#### **T-Hanger Agreements**

A few minor changes were made to the Airport T-hanger license agreements with input from the County Attorney and our FBO Centric Aviation, they were modified into two agreements. One for T-hanger rows A+B and one for T-hanger rows C, D and E. After careful review. The AOED recommends accepting those agreements as the future standard of all T-hanger rentals and current renewals.

Attorney Shuler noted that he made the changes and provided a draft to the airport board. After the board initially approved the agreement, it was brought to my attention that there are two different types of t hanger arrangements. Some of them have electric some do not, I wanted to make changes to insurance also. I cleaned up the language regarding uninsured aircraft. The original agreement had provided for the county to provide locks. It was determined that the lessors would provide their own locks and provide the

county with keys.

**On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the T-Hanger Agreements as proposed. Motion carried 5-0.**

#### Rate Sheet Adoption

Rate sheet T-hanger rentals....The AOED recommends in lieu of the condition of the T-hangers, the County should maintain the current rates and upon renewal next year hopefully with repairs completed update the rates upon renewals. (Maybe a 5% or 10% increase next year)

**On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved adoption of the Rate Sheet as presented.** Commissioner Amison noted that he is always the one saying we need to get a little bang for our buck out there. However, he got to thinking about it and had some conversations, we need to start getting some repairs done before we start beating on these. **Motion carried 5-0.**

#### AEOD Board Advertisement

In lieu of Mark Nobles and Ken Weeks resignations from the AOED Board. The AOED Board recommends the County advertising for two AOED Board members at large by resume.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, the Board approved the AEOD Board Advertisement as requested above. Commissioner Sanders opposed; Motion carried 4-1.**

#### Mowable Areas Scope of Work

With all the land clearing at the Airport some areas are not to proper grade without damaging airport mowing equipment. The AOED Board recommends getting a scope of work order for an outside vendor to help make these areas mowable, or if foliage permits wait till after the growing season and rent equipment again.

Chairman Jones said I would like to see us proceed with the airport taking care of the airport. We do not need to take the road department off of their duties to work on the airport. Commissioner Amison noted that they just cleared it. Last year we waited until the non-growing season and the road department grated it out with the bulldozer. There is no need in exhausting funds and the need is not immediate.

- The AOED Board passed an internal resolution accepting Mark Nobles resignation from the AOED Board.
- The dialog with Haney College school of Aviation Annex continues and looks favorable. If available AOED Board Member George Wilkerson will give an update. (He may be out of the area this Tues)
- At the last Commission meeting I said we were approved for a flyby from the Airforce for the Apalachicola July 3rd Independence Day Celebration. At that time, I still had to find base and personnel willing to do it. The Commander of Tyndall deserves thanks. The 3rd of July celebration on the Apalachicola waterfront now has a confirmed Flyby of two F-35 jets at 3pm over the waterfront. The flyby will be in conjunction with the National Anthem and the Franklin County High School (JROTC) Cadet Core Color Guard presenting the Colors for the opening ceremony.

Commissioner Amison noted there is a need for the Haney program. There is such an overflow noting that the Haney program is something that is going to benefit us and will be benefit Haney. Commissioner Ward asked if the 7800 includes the roofs and walls? Mrs. Griffith noted that it does.



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

**11. Cancelled by BOCC on 5/21/24 (+++11:00 a.m. ET) AN ORDINANCE AMENDING FRANKLIN COUNTY ORDINANCE 2014-3**

AN ORDINANCE AMENDING FRANKLIN COUNTY ORDINANCE 2014-3 REGULATING PARKING AT ALLIGATOR POINT, FLORIDA, TO INCREASE THE FINE AMOUNT FROM \$25.00 TO \$108.00 DOLLARS AND TO AUTHORIZE THE USE OF A VEHICLE IMMOBILAZATION DEVICE: PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

Attorney Shuler noted that the public hearing on the parking ordinance was cancelled at the last meeting at which time the Board decided to move forward with a county wide ordinance.

**12. (+++11:05 a.m. ET) ORDINANCE AMENDING ORDINANCE 82-6**

AN ORDINANCE AMENDING ORDINANCE 82-6 TO PROVIDE FOR ADDITIONAL PROHIBITIONS ON THE USE, LOCATION AND OCCUPATION OF TRAVEL TRAILERS, PROVIDING DEFINITIONS, PROVIDING FOR RETROACTIVE APPLICATION; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Attorney Shuler presented the proposed ordinance with additional prohibitions. Commissioner Ward noted that this new ordinance would allow for you to store your RV, but you cannot let people stay in it. We are eliminating the provision allowing for family members to stay in your RV for up to seven days. It was noted that there is a provision which allows for the Board to enter emergency orders during state of emergency. Commissioner Croom asked if this were something we could include as an exclusion. Chairman Jones noted that he does not think it is necessary to include an exclusion. Mr. Moron noted that it was best to leave the state of emergency flexibility so that you can tailor it. Mrs. Griffith asked what if only one homeowner was impacted like by a fire? This would not necessarily trigger a state of emergency. Attorney Shuler noted that this ordinance would prohibit use of an RV in those situations. Attorney Shuler said he could draft a provision that said if your home were destroyed and uninhabitable that the Board could carve out an exception for a defined period of time, possibly 18 months. If your residence is destroyed, then they can temporarily occupy the RV on their property. You can determine a size requirement and state a specific time they are allowed to do so. Chairman Jones noted that he would be more comfortable with not restricting the size of the RV and not making it that the house has to be completely demolished in order to allow residing in RV. Commissioner Croom inquired about homeowners living in RVs while constructing their homes. Attorney Shuler noted that the problem we have run in to in the past is individuals have applied for building permits and then they have never started construction. There could be a way to address this. You could address by adding a time period to commence construction on property. Commissioner Sanders noted one of her thoughts is you have people from the fire still living in RVs. Chairman Jones noted that looking at the map that would mean some people could use the back of their property. Mr. Moron noted that we have had a lot of discussion over the years. The biggest complaint your staff receives is RVs and campers. The way the ordinance is written, there are too many loopholes. I am hoping by asking for more than I think we need; we can negotiate down to what is going to work. Mrs. Griffith noted that she agrees with an owner/builder allowance. Commissioner Amison noted that St. George Island should have zero tolerance for RVs due to it being a barrier island. Bald Point and Alligator Point should be included also. However, could we issue a seven-day permit to allow for family to come for a visit. Then if they do not get out, we have the sheriff get them out. He noted that on the issue of persons occupying RVs within 1000 feet of water, we could still issue a seven-day permit. He noted that he agrees on the no RVs on R1 however with some exemptions. Noting you should have to be a Franklin County or Florida resident; it would allow the property owner to stay on the property while they build their home. If you have people who have certain situations, we as a board should be able to grant a variance. He noted that we also should add a clause in for storm damage. Mr.

Moron noted that the permit issue was discussed with the sheriff last year and that was exactly what we came up with. He was good with it as long as we make them place them on the outside so the officer could see them. Chairman Jones noted that without a starting point we do not know if they have been there one day or four days. Attorney Shuler noted that he drafted an ordinance requiring the permit. Commissioner Ward noted we may want to close any loopholes such as property owners moving it a few feet on their property and getting an additional permit. Mrs. Griffith noted that she agrees with an owner/builder allowance. Noting she personally had a hard time trying to find something affordable to rent while building her home. Chairman Jones noted that he is fine with it but there needs to be some guardrails put up with, to clarify so that they are not waiting eighteen months to start construction. Commissioner Ward noted that if she has family coming in, she does not see any problem with them staying in the camper. Think a lot of people have this issue. Chairman Jones asked if her property was zoned R1, she said yes. Chairman Jones noted that with this ordinance as written, this would not be allowed. Commissioner Ward noted that the ordinance put in place should be enforceable. We need to start contacting these VRBO and Airbnb owners and start telling them these things go against our ordinance. We have a lot of people who have rentals who are abusing the system.

Mrs. Barbara Sanders encouraged the Board to adopt the ordinance as written noting the other issues can be address with a different ordinance. She noted that you have so many exceptions and ins and outs. I was here to stay bravo on a clear ordinance brought forward today. She noted there are properties on St. George Island with RVs on them. She noted the county does not have time to go around and search for violations. This ordinance would give the building department authority to address them.

Mrs. Wanda Rose spoke in favor of the ordinance noting the Board began working on this ordinance in 2013. She noted that like Commissioner Ward she does not see an issue with a family member who comes from a short visit to stay in her RV. She noted that we have zoning codes being violated.

Chairman Jones noted that he is good with having this discussion today. He just did not want residents to think we have done something wrong in amending the draft that was available to the public for today. Chairman Jones noted that the 1500 from the water is actually a federal rule. For mobile homes, they cannot be within 1500 feet of the water. He noted that he is good with having the discussion of no RVs on St George Island, Alligator Point and Dog Island because we already prohibit mobile homes on St. George Island. If we do not allow mobile homes, we should not allow RVs.

Attorney Shuler noted if the Board is inclined to include a permit provision, that is a totally different subject matter than what was advertised, the Board would need to readvertise. Commissioner Sanders recommended letting Attorney Shuler gather all of the discussion from today and give us a copy of it. Commissioner Amison inquired about advertisement, are we going to have to readvertise? Attorney Shuler restated that if the Board is inclined to include a permit process it would need to be redrafted, and readvertised. The subject matter of this ordinance does not include a permit process. Attorney Shuler noted that a motion would need to be made to reject the ordinance as submitted, authorize to redraft and to reschedule a public hearing. He noted that the general direction the Board has given has been to schedule all ordinance public hearings for the second meeting of the month. He noted the Board has made some exceptions to this for urgent matters. **Commissioner Amison made a motion to table, and to direct Attorney Shuler to redraft and schedule a public hearing for the first meeting in July. Seconded by Commissioner Croom.** Mr. Moron noted that if you are wanting to add the permitting into this, you would need a motion not to adopt and a motion to schedule a new hearing. **Commissioner Amison rescinded his motion. Commissioner Amison made a motion to deny the ordinance as presented. Seconded by Commissioner Croom.** Chairman Jones noted that if we cannot pass something on RVs we might as well hang up code enforcement because it is not going to happen. **Motion carried 5-0.** Attorney Shuler noted a motion was needed to schedule a new public hearing for the first meeting in July. **Commissioner Amison made a motion, seconded by Commissioner Ward, to schedule a new public**

hearing on July 2<sup>nd</sup> at 11:00 a.m. Motion carried 5-0.

The Board recessed at 12:15 pm and reconvened at 12:58 pm.

## County Staff & Attorney Reports

### 13. Erin Griffith – Fiscal Manager/Grants Coordinator

#### 1. BOARD ACTION: RECORD RESTRICTIVE COVENANTS CARRABELLE BEACH HISTORIC PRESERVATION GRANT

The county is in the final steps of project close-out for the Carrabelle Beach Historic Preservation Project. As part of the conditions of the grant award, the county is required to record a restrictive covenant on the project site guaranteeing the Department of State that there will be no further modifications/renovations at the site unless the Division of Historic Preservation approves the plans and specifications and that the site shall be maintained in accordance with the Secretary of the Interior's Standards for the treatment of Historic Properties for a period of ten years. Board action to approve and authorize the chairman to sign the restrictive covenant to be recorded in the public records of Franklin County.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the chairman to sign the restrictive covenant to be recorded in the public records of Franklin County. Motion carried 5-0.**

#### 2. BOARD ACTION: ARPA STRUCTURAL SEALANT OF COURTHOUSE PROJECT NOTICE OF AWARD

Construction bids for the ARPA funded Courthouse Repair Project were opened at the April 2<sup>nd</sup> commission meeting, unfortunately, both bids that were received were above the project's anticipated budget. At the April 16<sup>th</sup> meeting, the board authorized Staff to pursue negotiations with the lowest responsive bidder, Monolith Construction at \$1,155,221.73, to see if there was a way to bring the bid back into the budget of \$1,000,000 (\$900,000 from ARPA, and \$100,000 from the county's Fiscally Constrained distribution). Monolith Construction has negotiated with suppliers and subcontractors and will perform all work as specified in the original base scope except for the hire of a certified arborist to prune the bushes and hedges. Monolith Construction has also stated that they can be onsite within 30 days to begin the project and will have 180 days from the notice to proceed to complete the project.

Board action to approve the removal of the certified arborist from the project scope and the negotiated base bid and authorize the chairman to sign the attached notice of award and subsequent construction contract once approval is granted by the project's architect.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the removal of the certified arborist from the project scope and the negotiated base bid and authorize the chairman to sign the attached notice of award and subsequent construction contract once approval is granted by the project's architect. Motion carried 5-0.**

#### 3. BOARD ACTION: DUKE ENERGY ECONOMIC DEVELOPMENT GRANT APPLICATION - RETAIL STRATEGIES PROGRAM

Duke Energy's Economic Development Grant Program funding cycle is now open and as the County is working to foster economic development and diversification, consultant Mary Swoope has connected the county with the Retail Strategies group. Retail Strategies has worked with a number of other small counties and municipalities in Florida to actively recruit new retailers, provide data, and market outreach

to support existing local businesses and actively market business development opportunities. The Retail Strategies group won a competitive solicitation with the City of Fort Lauderdale and other small communities have been able to piggy-back onto this same scope and contract award for the economic development services. The full cost of the Retail Strategies Program is \$40,000 per year. The Duke Energy grant, if awarded, could cover the first-year cost of \$25,000 with a county cost share of \$15,000 for the program. If the county and two cities see economic benefits in the first year from the partnership, the program could hopefully then be continued with a working partnership between the three agencies. As this first step is simply submission of a grant application – Franklin County does not need to go any farther beyond conceptual approval. Months ago, Commissioner Amison sat in on a presentation made by Retail Strategies on a project related to the airport site and saw first-hand the economic data and outreach services which would be available to local businesses and how this program could provide insight as to where retail dollars are being spent, how much is being lost outside of the community, where the customer base is located and how to better fill demand. A link to the program information is included below: Retail Recruitment - Retail Strategies and should the grant application be funded, a full presentation will be made by Retail Strategies prior to any contractual approval. A Day in the Life of a Retail Recruiter on Vimeo is also a brief link to a video tutorial of the services offered by Retail Strategies.

Board action to approve submitting a grant application to the Duke Energy Foundation for the Retail Strategies Retail Recruitment Program.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved submitting a grant application to the Duke Energy Foundation for the Retail Strategies Retail Recruitment Program. Motion carried 5-0.**

Chairman Jones noted that we all know that we have economical leakage because we do not have shopping facilities, etc. This is just one of the factors they talked about in the presentation. Mr. Moron noted he believed we may need a business license in place to gather the data we need to make this program successful. Chairman Jones noted that we are trying to stand up code enforcement. He noted that he believes some of the language needs to be tweaked. He noted that the way it is written up every home will be inspected twice a year. He believes it needs to be that the home may be inspected. Mrs. Griffith noted that in the presentation they used Apalachicola Outfitters and the Dollar General in Eastpoint. They were able to track cell phone data. **Motion carried 5-0.**

#### **4. BOARD ACTION: PAYMENT FOR MITIGATION CREDITS CR67 PHASE IV SCRAP PROJECT**

Franklin County has finally received the DEP permit for the CR 67 Phase IV widening and resurfacing project. This permit requires that Franklin County purchase 0.70 Wet Prairie/Wet Flatwood's mitigation credits from the St. Marks Mitigation Bank. The cost of this credit will be \$66,500. This is a reduction from the previous cost estimate of \$108,300 as Dewberry was able to make some minor design modifications to reduce the impact of the project. There are funds provided in the FDOT grant to cover this cost. At this time, the county is still waiting for the permit from the Army Corps of Engineers. Board action to approve payment of the \$66,500 invoice from Westervelt Ecological Services for the stipulated mitigation credits as part of the CR67 Phase IV project's DEP permit.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved payment of the \$66,500 invoice from Westervelt Ecological Services for the stipulated mitigation credits as part of the CR67 Phase IV project's DEP permit. Motion carried 5-0.**

#### **5. BOARD ACTION: CR67 PHASE II WIDENING AND RESURFACING CHANGE ORDER 1**

Contractor Roberts and Roberts have submitted a change order for CR 67 Phase II project that will substitute 30” elliptical pipe for 36” round pipe for some of the cross drains and will remove the replacement of one 48” cross drain that is still in good shape. This change order will save the County \$20,332 and extend the project period by (5) days due to the delay in approval response. The design engineers recommend approving this change order and FDOT has also approved the modification.

Board action to approve deductive change order #1 for contractor Roberts and Roberts in the amount of \$20,332 for the CR67 Phase II widening and resurfacing project.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved deductive change order #1 for contractor Roberts and Roberts in the amount of \$20,332 for the CR67 Phase II widening and resurfacing project. Motion carried 5-0.**

#### **6. BOARD ACTION: FDOT LANDSCAPING GRANT AGREEMENT CONTRACT EASTPOINT CIVIC ASSOCIATION**

Attached is an agreement between the Eastpoint Civic Association and Franklin County for the Civic Association to perform the planting scope outlined county’s FDOT landscaping grant for Eastpoint. The Eastpoint Civic Association will be paid an amount not to exceed \$57,500 to furnish and install the plants.

Board action to approve and authorize the attached contract with the Eastpoint Civic Association.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the attached contract with the Eastpoint Civic Association. Commissioner Sanders amended her motion to contingent upon Attorney Shuler review and approval. Seconded by Commissioner Amison.** Commissioner Ward asked if Attorney Shuler reviewed the contract. Mrs. Griffith noted that he did not, Mr. Curenton did have DOT review. **Commissioner Sanders amended her motion to approve contingent upon Attorney Shuler’s approval, seconded by Commissioner Amison.** Commissioner Sanders noted that it was so nice of the Eastpoint Civic Association to put up the seniors’ pictures throughout Eastpoint. Chairman Jones noted that there are more improvements in the works. **Motion carried 5-0.**

#### **7. BOARD ACTION: TDC’S HISTORIC MARITIME MUSEUM PROJECT**

Attached is a contract amendment with the Division of Historic Resources for TDC’s Franklin County Heritage Museum Exhibit grant. This amendment adheres to the grant’s project completion deadline of December 31, 2024 and amends the deliverables to substitute six re- enactment videos illustrating various phases of Franklin County’s maritime heritage for the interactive 3-D component of which the county was unable to find a subcontractor to produce. Board action to approve and authorize the chairman to sign the attached contract amendment.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the chairman to sign the attached contract amendment. Motion carried 5-0.** Chairman Jones asked if we can reasonably expect the museum to be opened by the end of the year and Mrs. Griffith noted that is the plan.

#### **8. BOARD ACTION: TDC BEACH PARK FACILITIES FUNDING REQUEST**

As the county has become more popular than ever as a tourist destination, it has become apparent that the old restroom building on St. George Island will need to be fully renovated and kept open (in addition to the new restrooms) to be able to handle the overwhelming volume of tourists at the park location. Last week, I met with local vendors onsite and discussed the project scope for the renovation. The picnic pavilion for the inclusive playground project has also been erected utilizing volunteer labor and that

project also has some additional needs such as repair of some of the broken sidewalk slabs and the construction of a concrete floor for the picnic pavilion's ADA accessibility, the metal roof for structure and the ADA accessible picnic tables. **\*\*Scope Attachment in progress\*\***

Board action to approve sending the attached request for beach park facility funds to the Tourist Development Council for their review and recommendation.

*Item addressed earlier in the meeting.*

## **9. BOARD INFORMATION: TRIUMPH FIRST RESPONDER COMMUNICATION SYSTEM – PHASE I GRANT AWARD APPROVED**

At the May 29th meeting of the Gulf Coast Triumph Board in Milton, Florida, Franklin County's Phase I, \$750,000 grant application for the First Responder Communication System was approved. The formal grant award agreement with terms will be available for formal acceptance at Triumph's next meeting. The brief project summary which was presented to the Triumph Board following their economic advisor's report on the project is included as an attachment to this report. As we are aware, there are changes on the horizon with the state emergency response SLERS system and at some point, the county will be mandated to transition to the state's P25, Phase 2 system – this project will make that transition possible.

In past events, state agencies and local law enforcement relied upon a handheld VHF radio from local first responders to ensure interoperability with communications, with dispatch serving as the bridge between the two systems. The existing system is vulnerable as there are no redundancies should one part of the existing system becomes disrupted or damaged, there is a lack of connectivity due to remote and heavily forested areas (approximately 85% of Franklin County is publicly owned state or federal forestry lands with the population density concentrated along the coastline), the communications are not secure and encrypted, and first responders are not able to directly communicate from all agencies. This delay in information or no access to direct information during an emergency jeopardizes the safety of personnel, visitors, and residents.

This phase I award will provide funding to procure a professional consultant to evaluate the current system, identify options for the upgrade and assist with the procurement and vendor selection process. This same consultant will also oversee the installation of the equipment and the training of the first responders during the later construction and implementation phase of the system (which will include the construction of radio communication towers). Whereas the Triumph Program has strict criteria for job creation, the ability for law enforcement and first responders to ensure safe communities for existing businesses, new businesses, residents, and tourists is critical to fostering an environment for economic development which in turn does tie to the mission of the Triumph program.

*Item addressed earlier in the meeting.*

## **10. BOARD ACTION: SET DATES FOR BUDGET WORKSHOPS**

The property appraiser will certify to the county the certified taxable value on July 1<sup>st</sup> – the preliminary budget is then due to the commission by July 15<sup>th</sup>. The Clerk of Courts has confirmed that there are no court activities scheduled on Thursday, July 25<sup>th</sup> and Thursday, July 26<sup>th</sup>.

Board action to approve Thursday, July 25<sup>th</sup> for the constitutional officers, county departments, and other government agencies and Friday, July 26<sup>th</sup> for the non-governmental agencies.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved Thursday, July 25<sup>th</sup> for the constitutional officers, county departments, and other government agencies and Friday, July 26<sup>th</sup> for the non-**

governmental agencies. Motion carried 5-0.

FRANKLIN COUNTY DRAFT BUDGET WORKSHOP SCHEDULE		
FY 2024/2025		
July 25th, 2023 & July 26th, 2024		
Franklin County Courthouse Annex, 34 Forbes Street, Apalachicola, FL 32320		
Time	Department / Agency	Tab Number
<b>Thursday, July 25, 2024</b>		
9:00 A.M.	Sheriff	1
	Property Appraiser	2
	Tax Collector	3
	Clerk of Courts	4
	Supervisor of Elections	5
10:15 A.M.	Road Department	6
	Solid Waste, Solid Waste Grant	7
	Animal Control	8
	Parks and Recreation	9
	Library	10
	Courthouse Maintenance	11
	Building Department	12
	Planning and Zoning	13
	Administrative Services, Fiscal Manager / Grants Coordinator	14
	Emergency Management	15
	Mosquito Control	16
	Veteran's Services	17
	Extension	18
1:30 P.M.	Health Department	19
	Weems Hospital	20
	Tourist Development Council	21
	Circuit & County Judge	22
	State Attorney	23
	Public Defender	24
	Guardian Ad Litem	25
	Franklin Soil & Water Conservation	26
	Dog Island Conservation District	27
	Apalachee Center	28
3:30 P.M.	Auditor Fees	36
	Insurance	37
	Carrabelle Redevelopment Trust & Expansion	38
	Grants	40
	Other Funds	41
<b>Friday, July 26th, 2024</b>		
10:00 A.M.	Franklin's Promise	29
	Carrabelle Food Pantry	30
	Franklin County Humane Society	31
	Refuge House	32
	Gulf County ARC - Transportation Disadvantaged	33
	Area Agency on Aging	34
	Franklin Foods	35
	Additional Discussion as Needed	

**11. BOARD ACTION: CONSOLIDATED SOLID WASTE GRANT APPLICATION**

Attached is the annual consolidated solid waste grant application. In the current fiscal year, the award was \$90,909. This annual operating grant helps to offset some of the costs associated with the Solid Waste Department by providing funds for some fuel expenses, waste tire recycling/disposal, hazardous waste disposal charges, and testing fees. Board Action to approve and authorize the chairman to sign the attached Consolidated Solid Waste Grant Application.

**On a motion by Commissioner Amison, seconded by Commissioner Ward and Commissioner Croom, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached Consolidated Solid Waste Grant Application.** Mrs. Griffith noted it does not include any of the waste oil pickup. Chairman Jones noted that we need to have another conversation with them. **Motion carried 5-0.**

## 12. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Lanark EMS Station – Have bid specs ready just waiting on the grant agreement

Commissioner Sanders inquired about Gulf Boulevard in Carrabelle asking if Mrs. Griffith was able to get that straightened out with FEMA and GPS. She noted that if we have not heard anything from them by the next meeting, she would like to do something about it. Chairman Jones noted that he has spoken with Regional Planning Counsel, they are going through it now. They have residents who have changed their mind and want to be a part of the Franklin Project. He noted that he mentioned to him about C30 right outside of Carrabelle. Chairman Jones inquired as to where we are on the environmental on armory. Mrs. Griffith noted that we are waiting on Caleb for Geotech.

Commissioner Sanders inquired about the GPS issue on Gulf Boulevard. Mrs. Griffith noted that she is still working on this. Noting it is extremely hard to get any kind of approval. Commissioner Sanders noted that if we have not heard anything from them by the next meeting, she would like to do something to contact somebody. Chairman Jones said when talking at the regional counsel planning meeting, they are looking at doing a second round, they like what happened, and they want to do more of it. He noted that he mentioned to the area on C30 in the Carrabelle area. Chairman Jones inquired about the environmental survey for the emergency management.

Commissioner Ward noted that we are going to need the wetlands delineation study no matter what we decide to do with the property. Mrs. Griffith noted that she heard from Roddenberry, and he could do a wetlands delineation and survey estimated up to \$400. Chairman Jones called for public comments and there were none. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized the above wetlands delineation and survey by Roddenberry for up to \$4200. Motion carried 5-0.**

Chairman Jones commented that whatever we have to do, he would like to have on the next agenda how we are going to approach what we are going to do with the airport and the flood maps.

Chairman Jones noted that we have a couple of surplus iPads that we do not use. He said he thinks we need to add to a future meeting possibly giving those to EMS and if there are enough, maybe donate some of them to the Eastpoint Water and Sewer.

Commissioner Ward noted at a previous meeting we asked about getting a survey of the Eastpoint channel. Also, we have discussed holding a workshop with department directors. She noted she was not sure if we went any further. Mr. Moron said he will contact them all and see if he can get something scheduled. Chairman Jones asked if we had anything on July 16<sup>th</sup> at 5 pm. Mrs. Griffith noted that there was no time limitation on the letter that was sent so we are good to wait until the next meeting.

### Michael Morón – County Coordinator

#### 1. Discussion/Action Item: 841 W Bayshore Accessory Structure

At your last meeting, the Board directed Mr. Steve Paterson and me to meet with Mr. Rod Gaddis to inform him of the complaints and concerns received regarding the construction of his accessory structure at 841 W Bayshore and request that he appear at today's regular meeting to discuss this matter with the Board. During the meeting, Mr. Gaddis informed us that he was aware of the complaints and is consulting with his attorney. In addition, I was informed that an attorney representing the neighbors, that submitted the complaints, contacted Attorney Shuler to discuss this matter. Also, there was language in an email to the Commissioners, that stated a case would be filed within a certain time if the Board did not take certain actions. With that information and following Attorney Shuler's prior recommendations, I postponed Mr. Gaddis' appearance at today's meeting until the Board had an opportunity to discuss this matter further with Attorney Shuler. As this is the Chairman's district, he may initiate the discussions. Board discussion and possible action.



Chairman Jones said he knew that there are some ways that the county has handled their business for years. On the initial complaint, I was all for stopping work. Our problem is for secondary structures I do not see anything that says they have to 'XYZ' square feet. If we are going to stop work order, then we need to stop work on all accessory structure. If someone comes to our building department, check every box we tell them to check and pay the fee, we had better have a reason if we tell them they cannot do it. The skinny minis on St. George Island were result of a court order. Chairman Jones noted that he is trying to think of the best way to handle this, trying to do the right thing. Whatever the Board wants to do, I will do. But if you are going to entertain stopping the work or pulling the permit, there are other secondary structures on the island. What is new, is the size of this secondary structure. Commissioner Sanders said the man built his pool house before he built his regular house. We are going to have to look into the square footage that we are going to allow for secondary structures. She noted that she is concerned with what the aerobic system capacity is. Noting this is her main concern. This is with everyone in the county and not just the island. What is new, is the size of the secondary structure. Pole barns? What is considered attached and detached? It boils down to how many times have we had a secondary structure to this enormous extent. I think it is setting a precedence. The R1 zoning allows for one dwelling and not two. Any house that has bedrooms is a dwelling. We have never had to deal with this before. This is taking advantage, but I do see the Chairman and attorney's point. We do not have anything in writing limiting the square feet of secondary structures. We also need to have verbiage on the accessory and non-accessory structures.

Chairman Jones called for public comments at this time.

Mrs. Barbara Sanders spoke noting she would be hopeful the Board would actually say they are going to pass an ordinance.

Mr. Mason Bean noted that homeowners have rights, but the county has rules. He noted that he would like to see a stop work order issued. I think when they come for permitting you should see the dwelling, pool, accessory, etc.

Mr. Mike King noted that the secondary structure contains a laundry room and spoke in opposition of the construction. He noted that he would hope that the Board would do the right thing and stop work/pull permit. A lot of people knew about this issue before the permit was issued. This is a second unattached dwelling on an R1 lot. **Commissioner Ward made a motion to put a stop work order on the job because it goes against our current zoning code.** Chairman Jones inquired as to what this means legally. Attorney Shuler noted that it is a difficult matter because the code says what it says. However, we have a decade long code of conduct the county has been following. The building department issues the building and secondary structure permits simultaneously. Clearly it needs to be addressed. We have inconsistency in what the code says versus what practice has been. Recommended fixing the problem. Move forward with issuing no more secondary structures until the primary structure has been erected. Fix the problem moving forward, but do not issue a stop work order. He noted that in his discussions with staff it is his understanding that it is essentially a mother-in-law suite but not a second dwelling. **Commissioner Sanders seconded the motion.** Commissioner Amison noted that at the end of the day, he has looked at how to make peace with it. We have no square footage guidelines for secondary structures. The only thing we can do is fix it moving forward. I do not see where we can defend issuing a stop work order. Chairman Jones allowed Mr. King to come back up but let him know that this is not the normal process. Mr. King noted that this is actually adding two houses on one lot. The permit should have never been issued. It has everything to live in except a stove. Commissioner Amison noted that there is a breezeway that connects it to the main house. It could be a paver connecting the two. It can be anything in the air or on the ground connecting the two. **Motion carried 3-2, Commissioner Amison and Commissioner Croom opposed.**

## 2. Discussion/Action Item: Healthcare Consultants

During your May meetings your heard from three healthcare consultants that were recommended by Mrs. Mary Mayhew, President, and CEO of the Florida Hospital Association. At your May 7th meeting you

heard from Mr. Jeff Sommer, and other representatives, of Stroudwater. At that same meeting, you also heard from Mr. James Riley of Baker Tilley. On May 21st you heard from Mrs. Caren Puvalowski of The Rybar Group. Is the Board ready to rank the three firms and direct staff and Attorney Shuler to begin negotiations with the top ranked firm? Board discussion and possible action to rank the three consultants and authorize staff to negotiate with the number one ranked firm.

Each commissioner gave their top ranked consultant as follows:

Commissioner Ward – Baker Tilley  
Commissioner Sanders – Baker Tilley  
Chairman Jones – Baker Tilley  
Commissioner Amison – Baker Tilley  
Commissioner Croom – Stroud

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board ranked the firms as follows 1. Baker Tilley, 2. Stroudwater, 3. The Rybar Group and authorized staff to negotiate with the number one ranked firm, Baker Tilley. Motion carried 5-0.**

3. Action Item: Vrooman Park Security System

As requested by the Board, I have received a Vector Security quote for a security access system for the Vrooman Park concession building. This building has been burglarized and vandalized on several occasions. There is a one-time \$1004 installation cost and a monthly \$45 monitoring cost for the security system. I have a quote for a surveillance system, but we can discuss upgrading to that system, if needed, at a future date. Board action to install the security access system for \$1004 with the \$45 monitoring fee at the Vrooman Park concession building.

*Item addressed earlier in the meeting.*

4. Action Item: Metal Collection Agreement

Mr. Fonda Davis, Solid Waste Director, was having issues with finding a company to haul the scrap metal from the county's landfill. Mr. Davis was able to negotiate an agreement with Panhandle Recycling, LLC to haul the scrap metal from the County's Landfill for 0.04 cents per pound with no cost to the county for hauling. However, they had to pick up the scrap metal by Wednesday, May 22, 2024. The agreement was sent to Attorney Shuler for his review and then sent to Chairman Jones for his signature. Mr. Davis is available for any questions regarding this agreement. Board action to ratify the Chairman's signature on the agreement with Panhandle Recycling, LLC., for removal of the scrap metal located at the County's Landfill.

*Item addressed earlier in the meeting.*

5. Action Item: City of Carrabelle Letter of Support

The City of Carrabelle is applying for a Division's Special Category Historic Preservation Grant to restore the Carrabelle's Post Office building in accordance with its historical significance. The city asked for a letter of support (attached) from the Board as part of the grant application that was due yesterday. As the Board has supported other similar restoration projects in Carrabelle, I asked the Chairman to sign the letter with the understanding that it would be ratified during today's meeting. Board action to ratify the Chairman's signature on the City of Carrabelle's letter of support for restore the Carrabelle Post Office.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board ratified the Chairman's signature on the City of Carrabelle's letter of support for restore the Carrabelle Post Office. Motion carried 5-0.**

6. Action Item: PZA Vacant Seats

At your last meeting, I informed the Board of the two vacant seats on the Planning and Zoning Adjustment

Board. One is an at-large seat, and the other is District 5 seat. Commissioner Ward has submitted Mr. Dan Floyd as a candidate for District 5 seat. Commissioner Ward also has a candidate for the at-large seat; however, I would need board direction on whether to advertise for this seat or request a candidate from each board member. Either way, Commissioner Ward's candidate would be added to that pool for consideration.

Board action to appoint Mr. Dan Floyd to the Planning and Zoning Adjustment Board District 5 seat.

***The Board deferred the item to next month.***

7. Action Item: AOED Vacant Seats

As reported last meeting and on the AOED Chairman's report, there are two vacant seats on the Airport Operation Economic Development board. In the past, the BOCC has advertised to fill vacant seats on this Board. Will the Board advertise for these seats and allow Commissioner Sanders to recommend a candidate from the pool of applicants, since her appointee resigned? The other seat was an at-large seat, so that appointment could come from any of the Commissioners. Will the AOED have an opportunity to review the applications prior to the BOCC appointments and provide a recommendation?

Board action to advertise for AOED candidates to fill the vacant seats.

Commissioner Sanders noted that she nominated Mark Nobles. She noted that he has brought some good points to her about things that are going on at the airport. She noted that the AOED committee was supposed to be informative and not authoritative. She said she would not hesitate to make a motion to disband the airport committee. It is starting to become exactly how it was before. Commissioner Amison said that he has been listening to each of the meetings and he has not observed the board being authoritative. He noted that we have a great relationship with Centric. Commissioner Amison said he pulled some minutes and the airport started out as a military base. He noted the agreement we have with Tyndal will not interfere with any operations. He said he has been listening to the meetings and nothing has been authoritative. He told them that the Board wanted them to bring ideas for economic development and help with leases and such. Commissioner Sanders noted that it is not authoritative now, but you can see that slippery slope. Commissioner Amison noted that he has three pages of accomplishments from this board. He noted that he hates Mr. Nobles resigned and believed he was doing a good job out there. He noted that he thinks we are on the right path out there. He noted that Mr. Moron and himself have after meeting reviews. Commissioner Sanders noted one of the resignments came from her district. Commissioner Amison noted that the Board decided to do the positions at large. We wanted to go countywide with the applications. There were additional discussions regarding the county wide appointments. Commissioner Sanders noted that she has an inkling that if we keep going the direction we are, there may be some issues. Chairman Jones noted that he has been listening to the meetings. He noted that some of this will be changing moving forward, noting the hiring of the Ms. Swoope for economic development. Commissioner Amison noted that if we get the airport board involved with Ms. Swoope in this, the county will benefit.

**On a motion by Commissioner , seconded by Commissioner , and by a unanimous vote of the Board present, the Board advertised for AOED candidates to fill the vacant seats. Motion carried 5-0.**

8. Action Item: Letter of Support – Florida Clean Water Act

Yesterday, I received a letter (attached) from Mr. Jimmy Patronis, Florida's Chief Financial Officer, asking for the County's support of Senators Rick Scott and Marco Rubio's bill, along with Representative Aaron Bean's efforts, to codify and protect the State of Florida's Clean Water Act, Section 404 Permit Program. In the letter Mr. Patronis states "Since its enactment over three years ago, the state 404 permitting program has allowed Florida to build enough roads, housing, and businesses to keep up with the influx of new Floridians." Apparently, there is a District Court decision to revoke Florida's Clean Water Act dredge and fill permit program. If authorized by the Board, I will reach out to FAC and our lobbyist for the proper wording for this letter of support.

Board action to authorize the Chairman's signature on the letter of support requested by Mr. Jimmy Patronis, Florida's Chief Financial Officer.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison and Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the letter of support requested by Mr. Jimmy Patronis, Florida's Chief Financial Officer. Motion carried 5-0.**

9. Informational Item: TDC Member Applications Packets

Last month, the Board advertised for interested candidates to fill two vacant TDC seats that are not owners or operators of motels, hotels, recreational vehicles parks, or other tourist accommodations in the County that are subject to the tourist development tax. The applications were due on Friday, May 24, 2024. We will read aloud the applicant names today. I will scan and forward the applications for your review. At the next meeting, there will be an action item on my report to select two candidates, from the pool of applicants, to fill the vacant seats.

Commissioner Ward asked if we have to know the names of the applicants. Mr. Moron noted that he believes they should be read into the record. The applicants are as follows:

Michelle McPherson, Roxanne Christie, Donnie J. Gay, Catherine Coveene, Carlton Whaley, Amy Hobson, and Krista Miller

10. Informational Item: TDC Report

Mr. John Solomon (TDC Administrator) submitted the FCTDC collections report (attached) through March 2024. Mr. Solomon stated that there was an \$52,000 increase in March and collection are up 5.71% over last year. Contact Mr. Solomon if you have any questions regarding the collections report.

11. Informational Item: Public Hearing – The Landing at SGI

As a reminder, there is a Public Hearing scheduled on Friday, June 14, 2024, at 5:00 p.m. (ET) on The Landing at SGI Planned Unit Development (PUD).

12. Informational Item: Next Meeting Date

Your next regular meeting date is scheduled for Tuesday, June 18, 2024, at 9:00 a.m. (ET).

13. Informational Item: Lunch

Sheriff Smith is providing lunch for Commissioners, as well as County and Constitutional staff today. We thank the Sheriff for today's lunch.

Commissioner Ward noted that she would like to schedule a public hearing on the secondary structure issue. Chairman Jones commented that we needed to define structure, primary and secondary. He noted that the broader issue at hand, there are things that we need to address. He noted that he thinks it is time for us to discuss making St. George Island a special district in our county. He noted that as soon as we get this out of the way, we need to consider a special district for St. George Island. **Commissioner Amison made a motion to schedule a workshop for July 16<sup>th</sup> at 5:30 pm, seconded by Commissioner Sanders. Motion carried 5-0.**

Commissioner Amison said he had a discussion with both Erin and Michael. He noted that when he first came on Board, he asked why TDC was not a department in the county. He asked had it ever been discussed to bring it into the county. Is it time to have that discussion possibly? Chairman Jones noted that it has definitely been brought up before, noted the late Commissioner Lockley brought it up periodically. The last time was before we actually hired the chamber to manage. It was noted that if you brought it in house, you would have some transparency. It is the tax that the tourist pays and not the Franklin County residents. Critical state concerns the ability to use our TDC funds to use for work force housing.

Commissioner Sanders inquired about the hospital bylaws. Have they not gotten the bylaws out? One

person has been after me about the hospital bylaws. Do they not have something to work under? Attorney Shuler noted that in 2019 , the Board enacted bylaws. The issue is a request came from the hospital board to revise because they found some typos in the existing bylaws. Attorney Shuler noted that he just finished them this morning and he just has to change the signature for the chairman.

Commissioner Amison noted EMS is coming out of the ad valorem tax. Why don't we take it out of the hospital fund and free up the ad valorem? Chairman Jones noted that we talked about that at the last meeting We are at the point financially for it to make sense. Commissioner Sanders noted that is why she wants Brian Hall to come speak to the Board.

Commissioner Ward noted that she would like to have a meeting with FDOT and make a list of what she wants in her district. She noted that she wants to change the speed limit on some roads in Carrabelle. Mr. Moron noted that we can schedule the same kind of one-on-one meeting as before.

Chairman Jones noted that he is still waiting to hear back from legislative delegation on Butchers Pen.

Commissioner Croom mentioned conducting a traffic study at the caution light in Apalachicola. Mr. Moron noted that his recollection was that Commissioner Croom was going to go before the City of Apalachicola to see how they felt about a traffic study.

Chairman Jones noted that he has a pamphlet regarding the ARPC revolving loan program that he will ask Mr. Moron to distribute for the Board's reference.

#### **14. Michael Shuler – County Attorney**

Attorney Shuler noted that he did not submit a written report. Based on Commissioner Ward's comments he would request authorization to consider amendment to the zoning code regarding permitting of secondary structures.

Commissioner Sanders noted that a lot of issues have been brought up today and there may be more than the secondary and primary. Thinks best to take to workshop. Commissioner Ward noted that she agrees and recognized that the contractors are not here today and not available to comment.

#### **Commissioners' Comments**

There were no additional comments.

#### **Adjournment**

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

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**Ricky Jones – Chairman**

**Attest:**

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**Michele Maxwell – Clerk of Courts**

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