

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
JULY 2, 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, and Erin Griffith-Fiscal Manager/Grants Coordinator

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

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

Approval of Minutes and Payment of County Bills

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the FCBCC Regular Meeting minutes from 5/21/2024 and 6/18/2024 and the Payment of County Bills. Motion carried 5-0.

Public Comments

There were no public comments at this time.

Presentations/Updates/Requests

Kwentin Eastberg—ARPC—Regional Rural Transportation Plan TAC Update

Mr. Eastberg gave an update on the Regional Rural Transportation Plan. Mr. Moron noted that there are three or four categories, but they want four or five projects. Mr. Eastberg noted that the way it was designed they were going to have three appointees from each county. The homework assignment was for everyone individually to poll the community for infrastructure needs and come back with highest needs. When we come back in August, we will have all the projects from each member, and we will select the top five from those. Mr. Eastberg noted that Mr. Berry will be presenting those to the Board in August. Chairman Jones said as he understood in talking to them, there are some counties that will have things more ready to go. He noted that he is just happy that Franklin County is going to be part of a regional plan. Mr. Eastberg explained the process of project selection. He noted that the plan will be updated biannually. Commissioner Sanders noted that the only other town we have been able to talk about transportation issues was back in 2005 when Governor Bush appointed the transportation authority. There was a lot of projects that needed to come on board, but they never could get it to come. Glad to see this happening and moving ahead. The next meeting

will be Thursday the 11th. The first TAC meeting will be August 1st in Blountstown.

Department Directors Reports

1. Howard Nabors – Superintendent of Roads and Bridges

1. Action Item: Advertise vacant position for Road Department Inmate Supervisor, to be advertised consecutively between within the departments and the public.

On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized advertisement of vacant position for Road Department Inmate Supervisor, to be advertised consecutively between within the departments and the public. Motion carried 5-0.

Information Items

1. Mr. Leon Oneal is RETIRING! Mr. Leon started his career with Franklin County Solid Waste/Parks and Recreation on October 1, 2001, and transferred over to the Road Department as an Inmate Supervisor October 3, 2013. Mr. Leon is an exceptional asset to the County and will be greatly missed. A retirement luncheon will be held on Thursday, July 18 at 12 pm at the location of the Road Department / Mosquito Control office and we would love to see you all there!

2. Cecil Babbs, mechanic, left employment with the Road Department on Thursday, June 20th. We are advertising internally for this position. Mr. Nabors noted that he would like to advertise in house first. Chairman Jones asked if a motion was needed for this. Mr. Moron noted that he did not believe a motion was needed since no money was being spent for advertisement.

3. Detail of Work Performed and Material Hauled by District (see attached documents) (May 30, 2024 – June 26, 2024)

4. Inmates received (May 30, 2024 – June 26, 2024)

Commissioner Ward noted that inmates still seem to be an issue. She hates that we are still sending workers to pick up inmates and sometimes getting none. She asked if we had readily available applicants for the vacant positions. She noted that we may need to look into contracting people out. She asked how many employees within in the next five years would be up for retirement. Mr. Nabors noted that there are at least six to seven. Commissioner Ward noted that we need to keep this in mind as we look to budget talks. She noted to make sure everyone stays hydrated and takes breaks noting the heat. Commissioner Croom asked how long he would advertise internally. Mr. Nabors said he would bring it back to the Board next month. He noted that he has a couple that he thinks are interested. Commissioner Croom thanked Mr. Nabors for his help with the ditches on 24th Street and Bluff Road. Mr. Nabors noted that the area at Hattaway has to be cleaned up. Commissioner Croom noted that the whole alley was flooded due to the ditches not being maintained. Commission Croom noted that they are working with the city on this. Commissioner Amison noted that the paving project on Hathcock. It was basically a neighbor squabble. He noted that we have been maintaining that road for at least ten years. Commissioner Amison noted that he received blessing from the residents out there. He noted that we did not go outside of our capabilities out there. He said we went out there and made sure there were good transitions to all of the driveways. Commissioner Amison thanked Mr. Nabors for all they do. Commissioner Amison noted that as a business owner you can advertise 100 jobs but that nobody wants to work and that is a big issue. He asked the citizens of Franklin County to be patient with us. Mr. Moron noted that the Clerk has gotten some complaints. We have to do something about the traffic in front of the back door of the courthouse. He would like to work with Howard, the Clerk and Shane to see how we can work together to control the traffic and speed. He noted that maybe there is something else besides a speed bump that we can put there. Chairman Jones said maybe we need to look at having a sign placed on the other side. He noted that we are very limited as to what we can do to control it. Commissioner Amison asked why we could not put a speed bump there since it is basically a parking lot. Attorney Shuler noted that it is a city road, and we would need to work with them. He noted that we would

need to try some other things before a traffic controlling device. Noting possibly a flashing speed notification sign like in Mexico Beach. Clerk Maxwell noted that people do not stop at the stop signs coming through there noting she witnessed someone speeding through earlier at least 25 mph. Commissioner Ward noted that possibly we could put up signage 'No Through Traffic'. Maybe they do not realize it is a courthouse parking lot. Attorney Shuler noted that the stop sign by the Blue Moon is not clearly visible. Possibly we could clear some of those obstructions. Commissioner Amison noted that city right of ways are an issue. People have planted all kinds of vegetations, and it looks well however it impedes sight. Commissioner Croom noted that this is an issue. He noted that some type of signage with flashing lights on the left side may be a consideration. Chairman Jones said if you could let the Board know the difference in the pricing for each type of device.

Mr. Moron presented the following item from his report at this time.

3. Action Item: July 5th Closing

I was informed by Clerk Maxwell, that State and Court offices will be closed on Friday, July 5th as part of the July 4th holiday week; therefore, the Clerk of Courts offices will be closed. I believe the other Constitutional offices will also be closed on Friday. Knowing this, is the Board inclined to close County offices? I have discussed this possibility with both Mr. Howard Nabors and Mr. Fonda Davis. Mr. Nabors will not close his offices on Monday, July 8th, as policy allows when there is a holiday on the preceding Friday. He will flex his employees during the week of July 8th instead. Mr. Davis intends to have sufficient employees scheduled to cover the Landfill and Parks and Recreation departments during the holiday weekend.

Board action to close County offices on Friday, July 5th as part of the July 4th holiday weekend.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized the closure of County offices on Friday, July 5th as part of the July 4th holiday weekend. Motion carried 5-0.

Chairman Jones asked if we are doing Fridays yet. He asked were we getting any inmates on Fridays. Mr. Nabors noted that we have been getting some. He noted that the next Board report should reflect those. Chairman Jones thanked Mr. Nabors for everything he and his crew did to resolve the drainage issues on Carroll Street.

Chairman Jones asked if we had some type of sawhorses to barricade traffic. He noted that we would need some to use for this weekend.

2. Fonda Davis – Solid Waste Director

Vacant Position:

1. Due to the resignation of Kenny Reeder on June 28, 2024, as an Animal Control Officer in the Animal Control Department a position is now available as an Animal Control Officer. BOARD

REQUESTED ACTION: Motion to advertise for an Animal Control Officer.

On a motion by Commissioner Croom, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized advertisement of the vacancy for an Animal Control Officer. Motion carried 5-0.

Mr. Davis noted that he has been speaking with the Sheriff and he is interested in taking over animal control. Chairman Jones noted that he is good with having that discussion, but we are still trying to get officers through TDC funding and have not been able to do so. He noted that he is not trying to pass the buck and give them the issues we are trying to shed. He does not want to just pass off to the sheriff and give him another thing to deal with.

DIXIE YOUTH STATE TOURNAMENTS:

FOR BOARD INFORMATION: Franklin County Dominated at Districts, Winning Out Undefeated for Division 4 scores:

FC vs PSJ 17-7

FC vs Wewa 19-7

FC vs Wewa 14-3

The Franklin County Dixie Youth League All-Star 8U Division will travel to play in the Boys State Tournament. The State Tournament will be held in Liberty on June 28th.

REQUESTED ACTION: None

LANDFILL FIRE:

On June 10th we had a fire at the landfill that was caused by embers from the incinerator and caught debris that was staged close by. We were able to contain the fire with the help of Eastpoint Fire Department, Forestry Department, and Coastline Development which dispersed approximately 30,000 gallons of water on the smoldering debris.

Chairman Jones asked if there is a hydrant anywhere close. Mr. Davis noted that they do not. Chairman Jones directed Mr. Moron to follow up to see how much it would be to install a fire hydrant at this location noting he would need to contact Eastpoint Water and Sewer. Mr. Davis noted that he has inquired as to what a water truck would cost also.

Mr. Moron presented the following item from his report at this time.

2. Action Item: 8U Travel Team

As the Board is aware, The Franklin County Dixie Youth All Star 8U Division Team traveled to play in the Boys State Tournament on June 28th. County policy allows for each team to receive up to \$2500 to assist with travel and accommodation expenses. Since this request was between your regular meetings, each Commissioner was contacted for approval with the understanding that ratification would take place at this meeting. Board action to ratify the manual \$2500 check approval for the All Star 8U Division Team to travel to the Boys State Tournament from the Parks and Recreation budget.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board ratified the manual \$2500 check approval for the All Star 8U Division Team to travel to the Boys State Tournament from the Parks and Recreation budget. Motion carried 5-0.

Mr. Davis noted that there are approximately four employees who will be retiring in the next five years. Mr. Davis noted that Mr. Ashton Messer would like to move up and he has begun adding duties to him.

3. Jennifer Daniels – Emergency Management Director

Report deferred to the next meeting at Mrs. Daniels request.

4. Dewitt Polous – Mosquito Control Director

Information Items (May 30, 2024 – June 26, 2024)

Source Reduction: Dug out the rest of the Flowers ditch behind the Post Office in Eastpoint, about 250 feet with the mini excavator.

Call in Requests: Carrabelle (2), Eastpoint (3), Apalachicola (2), St. George Island (4)

Spray season is in full effect – Adulticide sprayed 314 gallons of Kontrol 4-4, 48,297.84 acres for

adult mosquitos.

Mosquito Adult Trap Counts

Mr. Polous noted that he is having trouble with one of his trucks. If something happens, and you get some calls, it is because of the issue with the sprayer. Another truck has a main seal on the engine leaking.

5. Erik Lovestrand – Extension Office Director

General Extension Activities:

1. Extension Director participated in a meeting for the Partnership for a Resilient Apalachicola Bay group.
2. Extension office hosted Senator Rubio’s staffer (Dan Paasch) for office hours at the County Extension office in Apalachicola.

Sea Grant Extension:

3. Extension Director co-taught in a Panhandle Outdoor Live day-long workshop about ecosystems and wildlife in our middle-Panhandle region.
4. Extension Director attended a webinar on the topic of potential risks of birds resting on floating aquaculture gear and leaving guano behind.

Family and Consumer Sciences:

5. Family Nutrition Program Assistant continues teaching nutrition curricula in Franklin County schools.

4-H Youth Development:

6. Extension Director taught two 4H youth summer camp sessions on snakes, one in Wakulla and one in Gulf County.

Agriculture/Home Horticulture:

7. Extension Director conducted multiple field visits and assisted clientele via telephone, email and in-person visits during this period. Topics included how to control green moss in turf grass, viburnum phytotoxicity from oil spray, palm tree Lethal Bronzing Disease, soil analysis report interpretations, creeping juniper disease, cedar tree disease and fungicide treatment, along with general landscape planting issues and solutions around the County.

6. Whitney Roundtree – Library Director

Action Items: None

Informational Items:

- 1) Summer reading continues at our libraries throughout July. Upcoming events will include: a children’s musical performance, story times, adult and children’s crafts and a tie dye event.
- 2) We will begin planning and preparations for the history room at the Eastpoint branch following the close of summer reading. I will update the board regularly regarding this project.
- 3) The libraries will be closed July 4th, 2024, for the Independence Day holiday.

Other Reports

7. Ted Mosteller – Interim Airport Manager

Informational Items:

- 1) Jason Fisher Roofing pending start replacing rusting roofing and siding screws on Tee hangar “C”
- 2) Working on post inspection gigs – such as certain areas sod grass build-up along runways creating pooling of rainwater on the pavement causing aircraft hazards as well as mold build up obscuring paint markings. Also, still some trees including some on private land and also near the old work camp address.
- 3) Collins Contracting has given permission for us to start bush hogging some areas they have cleared. Particularly areas east and south of Pal Rivers Road (they are still working in 14/32 approaches). Very rough

terrain because it is already waist high in areas, need to retrieve our disc harrow from the Road Department to help in leveling the terrain and areas needing along certain portions of the runways as mentioned in item b.

Note: bush hog is not a terrain leveler.

4) Received another inquiry concerning leasing apron footage to build an owner-built hangar. We need to consider visiting establishing a policy for this scenario.

5) Continue receiving requests for self-serve 100LL, MoGas, and jet fuel.

6) Construction on the new fuel farm has been under way and concrete has been poured; fence up except for the generator, most electric, grass area sod laid; waiting on tanks/equipment, etc.

7) As previously reported, Virtower is now operational, logging data on aircraft operations.

8) Attended the quarterly FDOT CFASPP meeting on Thursday, June 27th held at the Tallahassee airport. Represented and reported on our airport.

8. Steve Kirschenbaum – AOED Chairman

Reminded the Board and public of the Air Force flyover scheduled for July 3rd in Apalachicola as well as the water parade on St. George Island on July 4th.

Presentations/Updates/Requests (continued)

9. Kim Bodine – CareerSource –Budget Approval

Action Item:

Board to approve and authorize the Chairman to sign the CareerSource Gulf Coast 2024-2025 Budget, which is required by State Law, and requested annually. CareerSource Gulf Coast respectfully requests approval of the 2024-2025 budget. CareerSource Florida Administrative Policy requires that the budget be approved by our respective county commissions in the workforce area that we serve. The CareerSource Gulf Coast Board of Directors approved this budget on May 29, 2024.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the CareerSource Gulf Coast 2024-2025 Budget. Motion carried 5-0.

The Board moved to Mr. Moron's report at this time.

17. Michael Morón – County Coordinator

1. Action Item: TDC Vacant Seat

- At your last meeting, the Board voted on a list of candidates to fill the two vacant seats on the TDC.
- After the votes were tallied, Mr. Donnie Gay received the highest score and was appointed to one of the vacant TDC seats.
- Ms. Michelle McPherson and Ms. Amy Hodson were tied with the second highest scores. The Board decided to vote this morning, with only these two candidates on the ballot, to determine which candidate will be appointed to the vacant seat.
- You each have a ballot with both names for scoring. Once the vote is completed, Mrs. Erin Griffith will total the scores and provide a total tally sheet for your review and consideration.
- **Board action to appoint the candidate with the highest score to the TDC vacant seat.**

Chairman Jones explained the process and how the seats were filled. He noted that he is fine with doing a voice vote and/or paper vote. He would like Mr. Moron to put the results from the last vote on the website along with each individual Commissioner's vote. Chairman Jones called for a voice vote which resulted with the following.

Commissioner Ward – Amy Hobson
Commissioner Sanders- Michelle McPherson
Chairman Jones- Amy Hobson
Commissioner Amison- Amy Hobson
Commissioner Croom – Amy Hobson

On a motion by Commissioner Ward, seconded by Commissioner Amison and Commissioner Sanders, and by a unanimous vote of the Board present, the Board appointed Amy Hobson to the TDC vacant seat. Commissioner Ward noted that there were a lot of applicants who were qualified. Commissioner Ward noted that she would like for each of the board members to have their designation added to the website so that everyone knows what type of member they are and when their terms expire. She believes that the website should be more transparent for the public. Commissioner Croom asked what the general complaint was from the last vote. Chairman Jones noted that the complaint was that the Board voted unanimously. Commissioner Amison noted that the Board came up with the best way to handle this that we could. He noted that he does not believe any of the candidates are complaining but others. Chairman Jones said this was not an easy decision. He said it has been a long time since we put out something and received seven applicants. Commissioner Amison noted that this is the one tax that does not impact the citizens, said they should all get behind this tax. **Motion carried 5-0.**

2. Action Item: 8U Travel Team

- As the Board is aware, The Franklin County Dixie Youth All Star 8U Division Team traveled to play in the Boys State Tournament on June 28th.
- County policy allows for each team to receive up to \$2500 to assist with travel and accommodation expenses.
- Since this request was between your regular meetings, each Commissioner was contacted for approval with the understanding that ratification would take place at this meeting.
- **Board action to ratify the manual \$2500 check approval for the All Star 8U Division Team to travel to the Boys State Tournament from the Parks and Recreation budget.**

Item addressed earlier in the meeting.

3. Action Item: July 5th Closing

- I was informed by Clerk Maxwell, that State and Court offices will be closed on Friday, July 5th as part of the July 4th holiday week; therefore, the Clerk of Courts offices will be closed. I believe the other Constitutional offices will also be closed on Friday.
- Knowing this, is the Board inclined to close County offices?
- I have discussed this possibility with both Mr. Howard Nabors and Mr. Fonda Davis. Mr. Nabors will not close his offices on Monday, July 8th, as policy allows when there is a holiday on the preceding Friday. He will flex his employees during the week of July 8th instead.
- Mr. Davis intends to have sufficient employees scheduled to cover the Landfill and Parks and Recreation departments during the holiday weekend.
- **Board action to close County offices on Friday, July 5th as part of the July 4th holiday weekend.**

Item addressed earlier in the meeting.

4. Action Item: Buck Road

- During previous meetings, the Board discussed closing the account that was created with donated funds to assist the survivors of what is referred to as the Eastpoint fire. Capital Area Community Action Agency, as the County's ESF 15, manages that account.
- Commissioner Ward was able to get a contractor to do maintenance on the ditches located on Buck Road. Buck Road received most of the damage from the fire.
- The contractor submitted an invoice for the maintenance work. Board action is needed to authorize Capital Area Community Action Agency to pay this invoice and close out that account.
- Commissioner Ward has inspected the work.
- **Board action to authorize Capital Area Community Action Agency to pay this invoice and close the Eastpoint Fire donated funds account.**

Commissioner Ward noted that this account was being charged a service fee to stay open. Instead of letting the funds dwindle down to nothing, she thought this was a good use of the funds. The funds were donated for the fire victims and leftover all assistance completed. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized Capital Area Community Action Agency to pay this invoice and close the Eastpoint Fire donated funds account.** Chaimran Jones noted that he is 100% in agreement. He noted that they did the fire breaks, but the residents had to straightened it all out on their personal property but were still dealing with it on the road. **Motion carried 5-0.**

5. Action Item: SOE Request

- Ms. Heather Riley, Supervisor of Elections, requested Board assistance with a polling location.
- The Willoughby R. Marks American Legion Hall Post 106 located at 801 US-98 in Apalachicola is without HVAC. Currently the members are unable to replace the unit.
- The Supervisor of Election is asking the Board to assist with replacing the HVAC unit as this has been a long-standing Franklin County polling location, and primary voting is in August.
- Staff received three quotes with the lowest quote at \$5719.95.
- The American Legion Hall is considered a non-profit. The Board contributes to other non-profits annually.
- **Board action to approve the \$5719.95 purchase of a HVAC unit for the Willoughby R Marks American Legion Hall Post 106.**

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the \$5719.95 purchase of a HVAC unit for the Willoughby R Marks American Legion Hall Post 106. Commissioner Croom inquired as to where the funds would come from. Mrs. Griffith noted that it would most likely come from the Board's capital funds. **Motion carried 5-0.**

6. Discussion Item: Annex Meeting Room Renovations

- As the Board is aware, I have been working with Court Administration and Doug Shuler (Architect) to renovate the jury box and the County Judges seat in this meeting room. At some point, County Court activities will move back to this room.
- Attached is a rendering for your review and comments.

- If you have no objections to the proposed changes, the next step will be to discuss a budget with the Clerk and her Finance office.
- Final plans will be brought to you and the County Judge for approval.
- **Board discussion.**

Commissioner Croom inquired about the Judge's bench. Mr. Moron noted that where the Chairman's sitting will be elevated. The Chairman will be seated where the Judge sits. Commissioner Sanders noted that she does not like that noting that we are all equal and she does not think it sends a good message. Mr. Moron explained the need for this due to the Circuit Judge using the main courtroom. Mr. Moron gave another option they had talked about but said it would be more of a cost to the budget. He noted that between the budget and the time, that was tabled, and we looked at the project we are discussing now. If the Board does not like the platform, I will take it back to court admin and the architect. Commissioner Sanders inquired about moving the sound equipment and Mr. Moron noted that all of that will go in the back room with the phones and stuff. Commissioner Croom noted to make sure the platform was big enough so that the chair did not slide off. Commissioner Croom inquired about the jury box, noting they will be single file and the box will be extended. Mr. Moron noted that the big problem is it is very uncommon that a county judge and county commissioner share the same room. Chairman Jones asked if there would be some ways to move the tables to put the ADA ramp. Mr. Moron noted that he will bring the concerns back to court administration and the architect. Chairman Jones noted that if we could get a curve in the table so that we could all see each other. Commissioner Amison and Commissioner Sanders concurred. Mr. Moron noted that if there are any other comments, please send those to him to pass along.

7. Informational Item: Mr. Curenton's Retirement

- Last week, I received notice from Mr. Mark Curenton, County Planner, that his last day with Franklin County will be on Wednesday, July 31st.
- As most of you may know Mr. Curenton has been with Franklin County for at least 34 years.
- Ms. Erin Griffith and I have been working on interim solutions to cover Mr. Curenton's duties.
- Ms. Traci Buzbee, currently a consultant with the County and is LAP certified, will assume the responsibility of the FDOT grants.
- Mr. Justin Stiell, a planner with ARPC, will work with Mr. Curenton during the month of July and will serve as the County's planning consultant. Mr. Stiell currently is Liberty County's planning consultant.
- I should have a short-term agreement from ARPC for Mr. Stiell services at the next meeting.
- I will keep the Board updated.

Attorney Shuler noted that a new PUD application will be on the P&Z agenda. Noted that he is concerned that we are not going to have a planner from the beginning to the end of that process. He wanted to bring this to the Board's attention and see how they wanted to handle this. He recommended hiring a planner to come in for this process and provide a report to the Board. He would be concerned about one planner starting it and one finishing it. Attorney Shuler noted that he has already reached out to the attorney for the Landings. We are tentatively scheduled to have a phone call this afternoon. He noted that he will be addressing his concerns to her. He said the last time we hired an outside planner, noted that we could reach out to the previously hired planner and bring her proposal to the Board. Attorney Shuler noted that if we can reach an agreement, and they agree to voluntarily pause the application until we can get a planner on board. Chairman Jones asked if he were fine with just direction of the Board since he would need to discuss with the other parties. Attorney Shuler asked the Board if they would prefer to hire a planner. Attorney Shuler noted that he had spoken with Chairman Jones and Commissioner Sanders and asked the other members if they concurred. Commissioner Ward said she agreed. Commissioner Sanders noted that this

project may or may not change the entire landscape of our county. Important to make sure that it is consistent all the way down.

Commissioner Amison and Commissioner Croom agreed also.

8. Informational Item: Fire Net Repairs

- Ms. Renee Brannan (Sheriff's Department) informed me a couple of weeks ago that the Fire Net radio system needed immediate repairs.
- Ms. Brannan received an \$1,860 quote from Williams Communication for the repairs.
- I approved the repairs and added this item to my report for the Clerk's Finance Office records.

9. Informational Item: County Jail Medical Report

- Attached is a copy of the County's Jail Medical Report.
- If needed, I will ask the Sheriff to provide staff at your next meeting to answer any questions you may have regarding the report.

10. Informational Item: Ethics Class

- It is time again for your annual Ethics Class. Staff will setup the class with FAC, so you can take it on-line at your convenience.
- As a reminder, the class must be completed by December 31, 2024.

11. Informational Item: FDOT Speed Limit Reduction Notice

- Attached is a notice from FDOT reducing the speed limit on SR 30 (US 98) approaching intersection SR 377 (US 319).
- As per the notice, this change from 55 mph to 45 mph, evolved from recommendations determined from an approved engineering report.
- Let me know if you have additional questions and I will contact FDOT.

12. Informational Item: Next Meeting Date

Your next regular meeting date is scheduled for Tuesday, July 16, 2024, at 9:00 a.m. (ET).

Commissioner Sanders noted that talking about the Supervisor of Elections and the American Legion, she asked if she is set for the use of the Garden Club. Mr. Moron noted that she is, and he is working on the RFQ to get people in the Garden Club for senior services. Commissioner Sanders noted that the citizens miss this service. She asked where we stand on consultant for hospital. Mr. Moron noted that we have a meeting scheduled next week to discuss the engagement letter. He noted that he will probably include the Chairman on this discussion. Commissioner Ward said September 18th there is a conference in Pensacola. She noted that she would like to attend. She noted that it was quite inconvenient to Uber back and forth to off site conference at the last one. She said she was not sure if they should start booking their own reservations. Mr. Moron noted that he does not believe this has ever happened before and it will not happen again. Commissioner Croom concurred. Commissioner Croom said he thinks we need to look into issuing cards to each Board member. Commissioner Ward noted that may be difficult for finance and said it may be easier to pay with personal cards and reimburse. She noted that it was nothing against county staff. Commissioner Croom noted that he does not like comingling funds. He feels like we need cards. Mr. Moron noted that he has put safeguards in place to ensure this does not happen again. Mr. Moron said he will speak with the Clerk and Finance Director to discuss a solution. Attorney Shuler said to address the question as to when the window opens, it is once you register for the conference you can book your room. Clerk Maxwell noted that she would like everyone to sit down to discuss a policy or plan to amend the

policy. She noted that she would like to get Mrs. Phillips input also. Commissioner Ward said she feel like cybersecurity is important. She just wants to make sure that our county is safe. She would like to make sure that our hospital does not have to deal with what she did at her job. She just wants to make sure our county employees, citizens and our hospital are safe. Commissioner Amison noted that we really need to have insurance in place for this type of thing. That would be the only way we could protect ourselves. Commissioner Ward noted that it is really a safety issue for patients.

The Board moved to the public hearing at this time.

Public Hearings

13. +++ 11:00 a.m. (ET) Public Hearing -- PROHIBITING THE PARKING OF MOTOR VEHICLES, CAMPERS, WATER VESSELS AND TRAILERS ON THE PUBLIC STREETS AND PUBLIC PROPERTY DESIGNATED AS NO PARKING AREAS IN UNINCORPORATED FRANKLIN COUNTY

Attorney Shuler presented the draft ordinance highlighting the following sections.

Section 1. No Parking Areas Authorized: The parking or leaving unattended of any motor vehicle, camper, water vessel or trailer on the public streets and public property of Franklin County, Florida, in areas designated by signage as a “No Parking” area is hereby prohibited. Any motor vehicle, camper, water vessel or trailer that is parked or otherwise left unattended on a public street or public property of Franklin County, Florida, in areas designated by signage as a “No Parking” area is a violation of this ordinance.

Section 2. Signage Authorized: Franklin County is authorized to post such signs that will adequately notify the public of the parking restrictions established by this ordinance; provided that the placement, adequacy, or number of such signs shall not affect the validity of this ordinance or any prohibition hereunder or of any action by the Sheriff or prosecution for any violation hereof. Franklin County hereby authorizes the County Coordinator to post the signage authorized by this ordinance after consultation with and approval by the Franklin County Board of County Commissioners or as determined by the County Commission.

Section 3. Penalties: Violation of this section shall include the removal and towing of such motor vehicle, camper, water vessel or trailer at the owner's expense, and the same may be recovered by the owner only upon the payment of all reasonable towing charges and storage charges authorized by law. In addition to the towing and removal provisions of this section, any person who violates this section for the first time shall also be guilty of a non-criminal violation as defined by F.S. § 775.08 and shall pay a fine of one hundred and eight dollars (\$108.00). Any person who violates this section a second time, or who violated the provisions hereof in such a manner that the violation causes or contributes to any injury to any person or property, shall be guilty of a second-degree misdemeanor, all of which shall be enforced in accordance with the laws of the State of Florida with respect to the investigation, prosecution and adjudication of criminal traffic offenses and shall pay a fine of one hundred and eight dollars (\$108.00). The penalty provisions of this section are cumulative.

Section 4. Immobilization Devices Authorized: The use of vehicle immobilization devices approved by the Board of County Commissioners from time to time is authorized, together with reasonable refundable deposits required from the public when the immobilization device is deployed by the Franklin County Sheriff's Department. Subsequent to the adoption of this ordinance, Franklin County may authorize immobilization devices and reasonable refundable deposits by action of the Board at any public meeting of the Board.

Section 5. Enforcement: The ordinance codified in this section may be enforced by any duly sworn law enforcement officer, including the Franklin County Sheriff. Section

6. Definitions

Commissioner Amison inquired if there is any provision for an emergency in the ordinance. Attorney Shuler noted that there is not, and he would rely on the officer's discretion in the event of an emergency. Chairman Jones inquired as to Section 4; we do not currently have immobilization devices, but this is just providing that in the event we get some. Attorney Shuler noted that this potentially makes the Alligator Point ordinance a county wide. Attorney Shuler noted that there are some issues with the immobilization contract. If the Board chooses to use an immobilization device, it would be authorized by resolution. Chairman Jones called for public comments at this time, and there were none. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board accepted the ordinance as presented. Motion carried 5-0.**

14. Cancelled +++ 11:05 a.m. (ET) Public Hearing -- AN ORDINANCE AMENDING ORDINANCE 1982-6 REGULATING THE OCCUPANCY AND THE USE OF TRAVEL TRAILERS IN FRANKLIN COUNTY, FLORIDA

15. +++ 11:10 a.m. (ET) Public Hearing -- AN ORDINANCE AMENDING SECTION 220.02 OF THE FRANKLIN COUNTY ZONING CODE TO REMOVE THE EXEMPTION OF DOCKS FROM THE ACCESSORY STRUCTURE

Chairman Jones said he is fine with having the discussion. What has become clear is that we use secondary and accessory structure interchangeably. When we get an appropriate ordinance for RVs, the boat lifts without structures will be resolved. He noted that he is still in favor of having a broader discussion to define accessory and secondary.

Attorney Shuler said currently the code does not distinguish between docks with or without power.

220.02 ACCESSORY STRUCTURE.AND USE - A structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. An accessory structure shall not be constructed, nor accessory use allowed until such time as the principal structure is erected. Sea walls and docks are exempt from this requirement.

Attorney Shuler said how does the Board feel about on a temporary basis removing the dock exemption. Then moving forward, you could add in language distinguishing docks with or without power. Chairman Jones said the only thing about that is if there are permits out there. Attorney Shuler the ordinance presented removes the docks exemption. Chairman Jones said docks are not the issue, the issue is boat lifts. Attorney Shuler said we did not advertise addressing boat lifts. So, if that is the Board's inclination, then he would recommend not adopting the ordinance as written and addressing all of the broader issues. Commissioner Sanders noted that her big concern is the power. She said I know we need to take that out as an exemption, but we need to address other issues. Commissioner Ward noted our entire code needs to be redone. She noted that we may also need to amend our application. She said she is good with tabling this. She asked if the P&Z board had looked at this and provided input. If not, believes we should get their input. **Commissioner Ward made a motion to table the ordinance, seconded by Commissioner Sanders.** Commissioner Amison said why do not we are moving forward, if we have a piece of property without a primary structure, then they have

to come before us to say why they need power. That would probably be the cleanest way. Commissioner Ward mentioned impact fees. She noted that at a conference they learned that 57% of income is from impact fees. She said moving forward she thinks we need to look into charging impact fees for docks. Commissioner Sanders noted that you have to be careful how you charge them noting a lawsuit in Wakulla County related to impact fees. Commissioner Amison noted to keep in mind we do have some waterfront property that is not buildable. He noted there are places along the river that we have those properties. The cleanest way to do it if they want power have them come before us. **Motion carried 5-0.**

County Staff & Attorney Reports

16. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: RESTORE TASK ORDERS – LANGTON & ASSOCIATES

Staff has requested the attached two task orders from RESTORE consultant Langton and Associates. Task Order #2 for the County-Wide Dune Restoration Project will allow Langton to assist with general grant administration services during the project implementation and construction period. Task Order #2 for the SGI Storm Water Improvements Projects will assist the county with developing the RFQ solicitations for the construction, engineering and inspection component of the construction project and will assist with meeting Treasury guidelines for procurement and solicitations.

A. Board action to approve Langton’s Task Order #2 for the County-Wide Dune Restoration Construction Project to be billed hourly to not exceed \$20,436 for the entire implementation phase of the project.

B. Board action to approve Langton’s Task Order #2 for the SGI Storm Water Construction Project to be billed hourly to not exceed \$7,626 for assistance with the Construction, Engineering and Inspection solicitation and contract award process.

On a motion by Commissioner Ward, seconded by Commissioner Sanders and Commissioner Croom, and by a unanimous vote of the Board present, the Board approved Langton’s Task Order #2 for the County-Wide Dune Restoration Construction Project to be billed hourly to not exceed \$20,436 for the entire implementation phase of the project. Motion carried 5-0.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved Langton’s Task Order #2 for the SGI Storm Water Construction Project to be billed hourly to not exceed \$7,626 for assistance with the Construction, Engineering and Inspection solicitation and contract award process. Motion carried 5-0.

2. BOARD ACTION: ASSET DISPOSAL REQUEST – HEALTH DEPARTMENT CARGO TRAILER

The Franklin County Health Department has submitted the attached fixed asset disposal request for a 2005 6’x12’ Cargo Trailer. The Health Department has said the nearly twenty-year-old cargo trailer is no longer moveable and requests that the Franklin County Landfill assist with the disposal.

Board action to approve the attached fixed asset disposal request for the 2005 Cargo Trailer and authorize the removal of the asset from the department’s inventory.

On a motion by Commissioner Croom, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached fixed asset disposal request for the 2005 Cargo Trailer and authorized the removal of the asset from the department's inventory. Motion carried 5-0.

3. BOARD ACTION: ARPA SGI BEACH PARKING IMPROVEMENTS CHANGE ORDER #1

As part of the ARPA Beach Parking Improvements project, the attached change order will add approximately 20 delineated parking spaces to the west of the new parking area and add an additional parking area at 3rd Street West for the recently completed dune walkover. This change order is based on per unit pricing for materials included in the original bid and the added parking improvements will include compacted base, gravel, and delineated parking along with landscaping improvements.

Board action to approve the attached \$95,635.40 change order with the GeoFlora Group for the additional beach parking improvements.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the attached \$95,635.40 change order with the GeoFlora Group for the additional beach parking improvements. Commissioner Ward noted that this is funded through the American Rescue Relief Act funds. **Motion carried 5-0.**

4. BOARD ACTION: 2024 PREMIUM SEASONAL WEEKEND PAY POLICY

At the last meeting, a draft policy for premium seasonal weekend pay was presented for consideration. The county's labor attorney, Trevor Carson, has since reviewed the attached policy and made minor corrections to the verbiage.

To address staffing shortages and increased workload during peak-season months during the year, Franklin County shall pay non-exempt employees a supplemental premium pay equal to an additional 25% of his or her rate of basic pay for non-overtime hours worked on a Saturday or Sunday (not to exceed ten hours per day) between March 1st and September 10th. Employees entitled to overtime for hours worked will be paid at the standard overtime rate of 1.5 times his or her regular rate of pay. This policy shall take effect immediately upon adoption by the board and will not be paid retroactively. This policy will be subject to renewal each year.

Board action to adopt and authorize the Chairman to sign the attached 2024 Premium Seasonal Weekend Pay Policy.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board adopted and authorized the Chairman to sign the attached 2024 Premium Seasonal Weekend Pay Policy. Commissioner Ward asked if this would include all Board employees, Mrs. Griffith confirmed that it would. **Motion carried 5-0.**

5. BOARD ACTION: TDC FUNDING ASSISTANCE REQUEST SGI FISHING PIER

Franklin County would like to request funding assistance for the repair and full replacement of the decking on the wooden section of the SGI Fishing Pier. This section is approximately 15' wide by 160' long. The existing decking material is at the end of useful life and full replacement of the decking is recommended

as the spans are over open water. The fishing piers in Eastpoint and St. George Island are both big attractions for tourists. The county will direct purchase the special-order 3” thick pressure treated lumber and stainless-steel fasteners, and contractor MKM Quality Construction has provided the attached estimate to demo the existing decking and install the new decking over the bridge span. Funding repairs to fishing piers is an authorized use of TDC sales tax proceeds per Florida Statute 125.0104.

Funding request summary:

- Removal and replacement of 15’ wide by 160’ long area of 3” thick pressure treated decking on wooden section of the SGI Fishing Pier - \$9,990, MKM Quality Construction
- Direct Materials – 3” thick pressure treated lumber and stainless fasteners for 160’ section of decking – awaiting (3) direct material quotes – estimated to not exceed \$20,000

Board action to approve and authorize the Chairman to sign the attached funding assistance request for the Tourist Development Council

Commissioner Ward inquired to the age of the docks. Mrs. Griffith noted that it was constructed in 2008. Commissioner Ward suggested using the composite decking so that it will last longer. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached funding assistance request for the Tourist Development Council.** Chairman Jones and Commissioner Amison concurred with Commissioner Ward’s suggestion. Chairman Jones noted that the problem with this deck, is that the bottom is also wood. Mrs. Griffith noted that when it is completely replaced, they would probably go with composite. **Motion carried 5-0.**

6. BOARD INFORMATION: OLD FERRY DOCK BOAT RAMP PROJECT UPDATE

Duke Energy has told H. G. Harders and Son, the contractor for the renovations to the Old Ferry Dock Boat Ramp, that they expect to move the existing power pole at the site in mid to late July. Once that power pole is moved, the contractor can begin work, and the boat ramp will be closed to the public until the new ramp is completed. Mrs. Griffith noted that we are still waiting on grant award agreement for Lanark Fire Station. Once received we will hold a ribbon cutting on site. We plan to try to have the new fire truck on site for the ribbon cutting.

The Board moved to Attorney Shuler’s report at this time.

17. Michael Morón – County Coordinator

13. Action Item: TDC Vacant Seat

- At your last meeting, the Board voted on a list of candidates to fill the two vacant seats on the TDC.
- After the votes were tallied, Mr. Donnie Gay received the highest score and was appointed to one of the vacant TDC seats.
- Ms. Michelle McPherson and Ms. Amy Hodson were tied with the second highest scores. The Board decided to vote this morning, with only these two candidates on the ballot, to determine which candidate will be appointed to the vacant seat.
- You each have a ballot with both names for scoring. Once the vote is completed, Mrs. Erin Griffith will total the scores and provide a total tally sheet for your review and consideration.
- **Board action to appoint the candidate with the highest score to the TDC vacant seat.**

Item addressed earlier in the meeting.

14. Action Item: 8U Travel Team

- As the Board is aware, The Franklin County Dixie Youth All Star 8U Division Team traveled to play in the Boys State Tournament on June 28th.
- County policy allows for each team to receive up to \$2500 to assist with travel and accommodation expenses.
- Since this request was between your regular meetings, each Commissioner was contacted for approval with the understanding that ratification would take place at this meeting.
- **Board action to ratify the manual \$2500 check approval for the All Star 8U Division Team to travel to the Boys State Tournament from the Parks and Recreation budget.**

Item addressed earlier in the meeting.

15. Action Item: July 5th Closing

- I was informed by Clerk Maxwell, that State and Court offices will be closed on Friday, July 5th as part of the July 4th holiday week; therefore, the Clerk of Courts offices will be closed. I believe the other Constitutional offices will also be closed on Friday.
- Knowing this, is the Board inclined to close County offices?
- I have discussed this possibility with both Mr. Howard Nabors and Mr. Fonda Davis. Mr. Nabors will not close his offices on Monday, July 8th, as policy allows when there is a holiday on the preceding Friday. He will flex his employees during the week of July 8th instead.
- Mr. Davis intends to have sufficient employees scheduled to cover the Landfill and Parks and Recreation departments during the holiday weekend.
- **Board action to close County offices on Friday, July 5th as part of the July 4th holiday weekend.**

Item addressed earlier in the meeting.

16. Action Item: Buck Road

- During previous meetings, the Board discussed closing the account that was created with donated funds to assist the survivors of what is referred to as the Eastpoint fire. Capital Area Community Action Agency, as the County's ESF 15, manages that account.
- Commissioner Ward was able to get a contractor to do maintenance on the ditches located on Buck Road. Buck Road received most of the damage from the fire.
- The contractor submitted an invoice for the maintenance work. Board action is needed to authorize Capital Area Community Action Agency to pay this invoice and close out that account.
- Commissioner Ward has inspected the work.
- **Board action to authorize Capital Area Community Action Agency to pay this invoice and close the Eastpoint Fire donated funds account.**

Item addressed earlier in the meeting.

17. Action Item: SOE Request

- Ms. Heather Riley, Supervisor of Elections, requested Board assistance with a polling location.
- The Willoughby R. Marks American Legion Hall Post 106 located at 801 US-98 in Apalachicola is without HVAC. Currently the members are unable to replace the unit.

- The Supervisor of Election is asking the Board to assist with replacing the HVAC unit as this has been a long-standing Franklin County polling location, and primary voting is in August.
- Staff received three quotes with the lowest quote at \$5719.95.
- The American Legion Hall is considered a non-profit. The Board contributes to other non-profits annually.
- **Board action to approve the \$5719.95 purchase of a HVAC unit for the Willoughby R Marks American Legion Hall Post 106.**

Item addressed earlier in the meeting.

18. Discussion Item: Annex Meeting Room Renovations

- As the Board is aware, I have been working with Court Administration and Doug Shuler (Architect) to renovate the jury box and the County Judges seat in this meeting room. At some point, County Court activities will move back to this room.
- Attached is a rendering for your review and comments.
- If you have no objections to the proposed changes, the next step will be to discuss a budget with the Clerk and her Finance office.
- Final plans will be brought to you and the County Judge for approval.
- **Board discussion.**

Item addressed earlier in the meeting.

19. Informational Item: Mr. Curenton's Retirement

- Last week, I received notice from Mr. Mark Curenton, County Planner, that his last day with Franklin County will be on Wednesday, July 31st.
- As most of you may know Mr. Curenton has been with Franklin County for at least 34 years.
- Ms. Erin Griffith and I have been working on interim solutions to cover Mr. Curenton's duties.
- Ms. Traci Buzbee, currently a consultant with the County and is LAP certified, will assume the responsibility of the FDOT grants.
- Mr. Justin Stiell, a planner with ARPC, will work with Mr. Curenton during the month of July and will serve as the County's planning consultant. Mr. Stiell currently is Liberty County's planning consultant.
- I should have a short-term agreement from ARPC for Mr. Stiell services at the next meeting.
- I will keep the Board updated.

Item addressed earlier in the meeting.

20. Informational Item: Fire Net Repairs

- Ms. Renee Brannan (Sheriff's Department) informed me a couple of weeks ago that the Fire Net radio system needed immediate repairs.
- Ms. Brannan received an \$1,860 quote from Williams Communication for the repairs.
- I approved the repairs and added this item to my report for the Clerk's Finance Office records.

Item addressed earlier in the meeting.

21. Informational Item: County Jail Medical Report

- Attached is a copy of the County's Jail Medical Report.

- If needed, I will ask the Sheriff to provide staff at your next meeting to answer any questions you may have regarding the report.

Item addressed earlier in the meeting.

22. Informational Item: Ethics Class

- It is time again for your annual Ethics Class. Staff will setup the class with FAC, so you can take it on-line at your convenience.
- As a reminder, the class must be completed by December 31, 2024.

Item addressed earlier in the meeting.

23. Informational Item: FDOT Speed Limit Reduction Notice

- Attached is a notice from FDOT reducing the speed limit on SR 30 (US 98) approaching intersection SR 377 (US 319).
- As per the notice, this change from 55 mph to 45 mph, evolved from recommendations determined from an approved engineering report.
- Let me know if you have additional questions and I will contact FDOT.

Item addressed earlier in the meeting.

24. Informational Item: Next Meeting Date

- Your next regular meeting date is scheduled for Tuesday, July 16, 2024, at 9:00 a.m. (ET).

Item addressed earlier in the meeting.

18. Michael Shuler – County Attorney

1. Weems Hospital By-Law Restatement of the 5th Amendment of the Hospital Bylaws

Attached is a red line and clean version of the restatement of the by-laws for Weems Hospital. The amendments are not substantive and consist of corrections and additions requested by the Hospital Board. Mr. David Walker, the hospital administrator, has told me that both he and the Hospital Board approved of the attached restatement of the bylaws. See pages 4-12/or the redline showing changes. See pages 13-21 for the clean final version of the restatement of the by-laws.

Board Action Requested: Board approval of the restatement of the 5th Amendment of the hospital bylaws.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the restatement of the 5th Amendment of the hospital bylaws. Motion carried 5-0.

2. Detached Accessory Structures and Pools

On June 4, 2024, the Board issued a stop work order for a detached accessory structure (a detached pool house) at 841 West Bayshore Drive, St. George Island, Florida, in part because it is an accessory structure being constructed prior to the erection of the principal structure on the property (the residential dwelling) in apparent violation of section 220.02 of the Franklin County Zoning Code. Building permits for both a principal use and an accessory use of the land at 841 W. Bayshore have been issued, but no construction had yet commenced on the principal use of the land as of June 4, 2024. Section 220.02 generally requires that a principal use of the land be erected prior to the construction and use of an accessory use or structure. Section 220.25 defines a 'Dwelling Unit' to require among other things, cooking." As I understand it, based on long standing practice, Mr. Curenton, the county planner, and Mr. Patterson, the building official, have concluded that the detached pool house is not a second dwelling because it does not have a stove.

Section 220.62 defines structures very broadly and impacts a wide array of construction practices associated with the principal use of land authorized by the zoning code. I am told that the County's decades long

practice has been to simultaneously issue building permits for both principal uses of the land and accessory uses of the land. Attorney David Weiss's letter dated June 26, 2024 is attached. He requests that the Board revoke the pool house permit and require that it be removed. I recommend that the Board give additional consideration of this matter because of the county's apparent decades long practices and because strict interpretation of section 220.02 of the zoning code has county-wide adverse implications for the construction industry. See pages 22-24 for copies of sections 220.02, 220.25 and 220.62. See pages 25-26 for the letter. Board Action Recommended: Consideration of a motion to go back to the County practice prior to June 4, 2024 and authorize me and staff to provide the Board with a proposal to address the now known issues regarding the simultaneous issuance of building permits for both principal and accessory uses and structures on the land.

Public Comments:

Ms. Stanley Colvin spoke in opposition of the detached accessory structure at 841 West Bayshore Drive, St. George Island. Ms. Colvin noted that she sent the commissioners a letter several weeks ago and within an hour she had received a response from Commissioner Ward. She said she was very impressed. She also thanked Chairman Jones and Commissioner Sanders for voting to approve the motion on the stop work order. She noted that she lives across the street from the property in question. She believes the structure in question is a detached dwelling. Believes this will set a precedence for two residences on one piece of property. She noted the issue could affect the value of her property as well as neighbors. She noted the project started without a permit. She noted that the owner is a contractor from Alabama. Before any construction began, the building department was aware of what was going on. Initially we were told the determining factor on a dwelling was if a stove was installed. At a later board meeting it was stated that it was whether there was a 220 outlet in the structure. Now it seems to be whether or not cooking can take place in the structure. She noted pans and how it would be easy for owner to install stove after inspection. She noted that things have changed a lot. As the commission moves forward, without compliance and enforcement, the most well written ordinance is not worth the paper it is written on. She would recommend having written policies and procedures for the building department.

Mr. Phil Calandra spoke in opposition of the detached accessory structure at 841 West Bayshore Drive, St. George Island. Mr. Calandra noted that he has a home on the island. He noted his interaction with the building department over the past few years. If there are going to be codes, enforce them or do not have them. Having at least three multiple dwellings on at least three sites, is a bad pattern. Thinks the land use map, zoning and code needs to be reviewed from top to bottom. Loopholes need to be removed.

Ms. Sharon Mathewson spoke in opposition of the detached accessory structure at 841 West Bayshore Drive, St. George Island. Thanked Commissioner Ward for reaching out to her. Appreciated the votes that were made to issue the stop work order. Noted that she could not add much to what Ms. Colvin said earlier. Looking back at precedent that was set at 327 Gander. A house was already on site and then a secondary structure was permitted which was a three-bedroom two bath house. They are both marketed as short-term rentals. She noted that this is what is going to happen on Bayshore.

Mr. Ben Mathewson spoke in opposition of the detached accessory structure at 841 West Bayshore Drive, St. George Island. He noted that he lives on Mark Street. He noted this is clearly a stand-alone structure. It did not have a building permit to start with and the pilings were installed before the permit. Were the pilings rated and or inspected? Thanked the Board.

Attorney Shuler said there are a couple options, the Board can keep the stop work order in place, or the Board could go back to the pre Juen 4th meeting where you put the stop work order in place. One of the examples given to me was someone had to put the swimming pool in place so they could put the septic in to configure their lot. Chairman Jones said I believe we need to address the changes needed but I do not think it should involve changing our vote on 841 West Bayshore Drive. He noted that they did not place a stop work order on all construction. He noted that staff needs to figure it out. All of the other permits they

need to be issuing permits. They do not need to stop issuing permits because a mistake was made on their end. Commissioner Sanders said do not we take it on a case by case anyway. She concurred with what Chairman Jones said. Commissioner Croom noted that he does not want to see us going back and forth, the Board has already decided on this. Commissioner Amison said when we voted on this, we did not say we were doing a county wide stop work order. We did ask staff that they would not issue any other secondary permits until we could get the language, right? Mr. Moron said he could go back and listen to the recording. Mr. Moron noted that Commissioner Ward made the motion on the letter of the law. When the motion was made, it was based on what was in the zoning code now. Mr. Moron said he does not believe the staff made a mistake. Mr. Moron said staff will enforce the zoning code. We are doing what you have in your zoning code. Commissioner Amison said this staff has changed faces two or three times since all of this come out. However, the precedence has been set further back. The staff was just doing what has been done over and over. We as Commissioners have to get this cleaned up going forward. He said to clarify we did not do a countywide stop work order. Mr. Moron said your motion was to stop any secondary permits until the primary is completed. So, by making the motion the way it was made, I asked the question are you going to base this on the zoning code. Commissioner Ward said how as we as policy makers going to look at something that is black and white but look at past practices. Commissioner Ward said she did not realize that a swimming pool is a secondary structure. She noted that until we get code enforcement, its not going to do any good. If we had code enforcement, we would not be talking about this today. She noted that this needs to be fixed and move on. She said she honestly did not want to stop work on swimming pools, but if they are going by what is written, I guess that is the case. As we move forward, we need to get this hashed out immediately. We need to define accessory vs secondary and address square footage. Commissioner Sanders said she believes that primary is your house. If the policy says no secondary before primary, that is what it means. Commissioner Sanders noted that it is not a necessity to have a pool with all of the water around us. Mr. Moron noted that the contractors are explaining that in order to get their septic the pool must be built first to include it in the aerobic system. If there is a way the county attorney could recommend to us, if there is a way to change the reason of the stop work order, that would free up staff to issue permits for accessory structures. He noted that we are holding up a lot of permits because we cannot issue permits. Commissioner Ward noted that the definitions need to change. You also have the R1 aspect because of the cooking thing. We all know you do not need a stove to cook. We need to address the square footage. Attorney Shuler said the cause of all of this started with the detached secondary structure. How does the Board feel about the issue of not allowing secondary structures to be detached? I mean attached physically not attached with breezeway, pavers, etc. Commissioner Amison noted there needs to be a square footage restriction. Chairman Jones said we need to look at doing a special zoning for St. George Island. The issue today is how are going to allow staff the leeway to continue issuing permits. Mr. Moron noted that there is someone on Zoom with their hand raised however they did not submit a speaker card. Chairman Jones explained the speaker process. Chairman Jones asked Attorney Shuler if there is a way to allow staff to issue permits for accessory uses for new construction that would not be a secondary dwelling space. Attorney Shuler noted that he is looking at the definitions. Commissioner Sanders noted the first secondary structure case that came before the board. Mr. Moron said how about things like a detached dwelling follow a separate rule that they come before the Board. Chairman Jones noted that he is okay with that. The Board discussed the definitions. Attorney Shuler noted that we are constrained to the definitions in the building code. He does not find anything in the code support what we are talking about now, such as saying pools are not an accessory structure. Chairman Jones said what language would we use to make a motion and vote today to allow staff to continue to issue any accessory permits that allow for the continued new construction of a house, as long as they are not for secondary structures. Attorney Shuler noted that there is nothing in the code that would allow you do that. Chairman Jones said he understood that, but what action can we take today to allow them to do that until we are able to hold public hearings and work through these codes to change it. It would be an emergency situation, outside of the code, by motion and action of the Board today. Attorney Shuler said so can you adopt an emergency ordinance to write a new definition into the code? Mr. Moron said like a

temporary with a sunset. Attorney Shuler noted that he will need more than a moment to look at this. There is nothing in the code, since we had been doing what we have for decades, that is the reason that I had suggested today. The Board recessed at this time. Attorney Shuler said I have heard your instructions clearly, the issue that I have this is an unprecedented issue we have never adopted an emergency amendment to the code. Attorney Shuler noted that it was his understanding the Board did not like the first prong on his request to go back to the practices before. He noted that the second prong was to authorize him to work with staff to come up with a proposal, if he can do so on an emergency basis, he will contact Mr. Moron and we will schedule an emergency meeting. He noted that he is not comfortable with creating something on the fly. This is the law of unintentional consequences. Chairman Jones said did you say emergency public hearing or meeting? Attorney Shuler noted that it would be an emergency meeting to consider adoption of an emergency ordinance. He noted that he does want to take a little time to look into this. Mr. Moron recommend that the Board look at their schedules today and plan for a meeting next week. The Board discussed. Attorney Shuler asked if could make sure this can be adopted on an emergency basis and then contact the Board. The Board decided to hold an emergency meeting on July 10th at 8:30 a.m.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, to direct Attorney Shuler to work with Mr. Curenton and Mr. Moron to address the issues with the definitions the Board has. Motion carried 5-0.

3. Draft Ordinance County-Wide No Parking Ordinance

The final draft of a county-wide no parking ordinance is attached for your review and possible discussion. A public hearing is scheduled for July 2, 2024. beginning at 11 :00 a.m. (ET).

4. Draft Ordinance Removing Docks as Exempt Structure Allowed before Principal Structure is Constructed

The final draft of an ordinance removing docks as exempt structures which may be constructed and used prior to the construction of a principal use of the land is be attached for your constructed review and possible discussion. A public hearing is scheduled for July 2, 2024, beginning at 11: 10 a.m. (ET).

Commissioners' Comments

Commissioner Ward noted that the recent meeting the Board attended was a good experience all the way around. Chairman Jones noted that it was a good conference overall. The two highlights were the speakers they had. One being the lady who lost her leg in the Boston bombing. The other was the ex-CIA agent. He noted knowing the extreme lengths that those who protect our country go through every day, gives you a better appreciation for that freedom. Commissioner Sanders said one of her highlights was Mr. John Solomon speaking and the highlight of Franklin County. Our nation is in turmoil, and I would ask everyone to pray for our nation. Commissioner Ward noted that Palm Beach County had twenty-five members of the TDC board. Commissioner Croom concurred that it was a good conference. He noted that he was glad Mr. Solomon got to speak and glad that he is putting us on the board. Commissioner Croom noted that he was able to meet some parents who lost children at Parkland at a safety conference last week. Noting it was very touching. Commissioner Amison noted that it was a good conference. The only thing is that last year it seemed they had more workshops that pertained to us. You have a Board of County Commissioners who are working for you. Chairman Jones noted that you take a group of residents such as yourselves with the right heart, it makes it easy to chair a board. He noted he remembered when Commissioner Sanders was chair, she encouraged the Board to be apart of things in the county and whenever there was a seat to fill it. Commissioner Ward congratulated Chairman Jones on his recent appointment to the Agriculture and Rural Affairs Board for Florida Association of Counties Board of Directors. She noted this is a huge honor as this seat requires election by the Florida Association of Counties President. Commissioner Sanders noted that the association is about bringing us all together, noting we still have the same problems just in a different way. Commissioner Amison noted that he had a discussion with someone while leaving the conference, noting the constraints of Franklin and Gulf and the limitations on how they can spend the TDC funds. He noted that she gave him a card and noted she had never thought about it. He noted that he is

going to go back and visit with her. Maybe she can put us in contact with who we need, and get our voice heard. Chairman Jones noted that he had mentioned this to FAC, and it would be put on a agenda to discuss and act on. This year I think we are going to make an actual policy that is coming from us, our lobbyist and state association. More people on our side. Commissioner Amison noted that more people with pitch forks the better. Chairman Jones noted that we have infrastructure needs that we cannot fill and money sitting aside that we can't use.

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.