

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
OCTOBER 15, 2024
9:00 AM
MINUTES**

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

Others Present: Michele Maxwell-Clerk of Court, Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator, Steve Paterson-Building Official 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 that Commissioner Amison will need to leave to go to a canvassing board meeting. He would like the Board to wait for his return to hear Mr. Jones presentation on the East Bay sediment study.

Mr. Moron noted that he received a call from Ms. Jennifer Roundtree and the D-Snap program will set up at Kendrick Park rather than the library. So, Mrs. Daniels and Ms. Roundtree will not have an item today.

Mr. Moron noted that Mrs. Griffith is early on the agenda because she is getting ready to go to Triumph. Hopefully, she will come back with a fake large check for \$750k. Mrs. Griffith uploaded the narrative to her report last night, and a printed copy is available for anyone who would like one in the back. Chairman Jones noted that there are not any real changes for the Board's approval. **On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the agenda as published. Motion carried 5-0.**

Approval of Minutes and Payment of County Bills

- 1. County Bill List for Payment**
- 2. Approval of Minutes**

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the County Bill List for Payment and the minutes from the FCBCC Regular Meeting on 10/1/2024 and 9/17/2024 and the Final Budget Hearing on 9/17/2024. Motion carried 5-0.

Public Comments

Mr. Ted Ruffner resident of Eastpoint, also a board member of Gramercy Plantation. He inquired about the Board's requirement that the developer put in a sewage plant. He noted that the developer filed a plan for the development which included spray fields. He noted that they have sold off property which was supposed to be for the spray field. He noted the developer is in violation of development. He noted that part of the property sold off is being mined. He asked if the county is going to stand up and enforce their development orders. He noted that he has been to the zoning office and has contacted many people but does not get a response.

Chairman Jones said there are multiple issues there that do not all involve the county. If you have someone signing over land, that sounds like a lawsuit for you to take on. Mr. Ruffner asked what good a development order is if the county is not going to enforce. He noted that someone at the planning office told him that development orders are only good for a year. Chairman Jones asked if there was ever a time that this was addressed. Noting he was told they were all given a settlement to sign off on it. Mr. Ruffner noted that he did not sign off on it. He noted that you cannot mine in a residential area. Mr. Moron noted that normally we do not engage in public comment. He suggested Mr. Ruffner set up a meeting with himself, and Justin our county planner. Mr. Moron noted that we need to have a sit down and have a conversation. Mr. Moron noted that he would ask Attorney Shuler to be a part of this conversation. Then we can come back to the board. Chairman Jones asked that this not be on the first meeting in November due to Commissioner Croom's name being on the ballot and we do not intend to have a long meeting.

RFP/RFQ/Bid Opening

3. Request for Qualifications: CEI Services for St. George Island Stormwater Improvement Construction Project

Mr. Moron announced the following companies have submitted RFQs. Mrs. Griffith noted that they will be reviewed by the review board consisting of Mr. Moron, Ms. Kim Raffield and Mrs. Cortni Bankston.

1. **Southeastern Consulting Engineers, Inc.**
2. **AECOM Technical Services, Inc.**

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized release of the RFQs to the review board for recommendation. Motion carried 5-0.

County Staff Report

4. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: CONSOLIDATED SOLID WASTE GRANT AMENDMENT

Over the summer, the board approved the grant application and award agreement for the Consolidated Solid Waste Grant. The FDEP grant manager contacted Franklin County and sent the attached amendment which simply corrects the grant award agreement number. There are no other changes. 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 amendment to the grant award agreement.

On a motion by Commissioner Ward, seconded by Commissioners Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached amendment to the grant award agreement. Motion carried 5-0.

2. BOARD ACTION: DISTRICT 2 STRIPING – NOTICE OF AWARD

At the September 17th meeting, the Board opened bids for the restriping of approximately 4.64-miles of Alligator Drive from the intersection of Gulf Shore Boulevard to the end of Alligator Drive, excluding the recently rebuilt section between Tom Roberts Road and George Vause Road. The sole respondent to the bid was Emerald Coast Striping and the county's engineers have confirmed that Emerald Coast is also contracted for the next phase of CR67. The bid amounts are in line with striping line items in similar projects, there was however a mathematical error in the total bid column. The engineers recommend

awarding the corrected base bid amount of \$46,202 and the bid alternate of \$4,148 for the raised blue safety pavement markers for fire hydrants if desired. Board action to issue the notice of award to Emerald Coast Striping for the base bid and alternate and authorize the Chairman to sign the contract documents once available.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized issuing the notice of award to Emerald Coast Striping for the base bid and alternate and authorized the Chairman to sign the contract documents once available. Motion carried 5-0.

3. BOARD ACTION: DISTRICT 3 STRIPING – NOTICE OF AWARD

At the September 17th meeting, the Board opened bids for the restriping of approximately 38 roadway sections (about twenty miles of roadway) in the district 3 Apalachicola Area. Again, as mentioned above, the sole respondent to the bid was Emerald Coast Striping and the bid was in line with pricing of similar projects. There was also a mathematical error in this project's total bid column and despite the error, engineers recommend awarding the corrected base bid amount of \$151,401. Board action to issue the notice of award to Emerald Coast Striping and authorize the Chairman to sign the contract documents once available.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized issuing the notice of award to Emerald Coast Striping and authorized the Chairman to sign the contract documents once available. Motion carried 5-0. Commissioner Croom asked for Mrs. Griffith to explain where the funding was coming from. Mrs. Griffith noted that this would be funded from District three's pavement funds. She noted that Commissioner Croom has some other things he would like to see get resurfaced. **Motion carried 5-0.**

4. BOARD ACTION: TASK ORDER KENDRICK SPORTS ARENA PICKLEBALL COURT CONSTRUCTION DOCUMENTS AND BID DOCUMENTS

After discussion with Commissioner Sanders and members of the public who would like to see more pickleball courts in the county, staff requested the attached task order from Dewberry to assist in developing the construction plans and bid award services to transition the tennis court at Kendrick Sports Arena into two pickleball courts. The existing court would be resurfaced and refenced and this would allow for multiple games to be played on-site. A new batting cage and expanded field area is also planned as TDC funded park improvements will enhance the arenas' ability to host tournaments for a variety of sporting events and encourage sports related tourism stays. Board action to approve and authorize the chairman to sign the attached \$7,500 Dewberry Task Order to be paid by TDC sales tax proceeds.

On a motion by Commissioner Croom, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached \$7,500 Dewberry Task Order to be paid by TDC sales tax proceeds. Commissioner Sanders asked if this money would be taken out of TDC and at what point the TDC board will see this money coming out. Mrs. Griffith noted that they will start seeing it when we start receiving invoices for it. She noted that they are aware of it. **Motion carried 5-0.**

5. BOARD ACTION: SGI BOAT RAMP BREAKWATER DESIGN PROJECT – ADDITIONAL PERMITTING REQUIREMENT

After submitting the permitting application for the St. George Island Boat Ramp Improvements (break wall), the county has received a Request for Additional Information (RAI) on the permit application. Part of this RAI was a request for a Hydrographic Flushing Survey for the SGI Boat Ramp Breakwater. This requirement is not something the County and the engineers were made aware of as a possible requirement for this project and unfortunately there will be additional marine survey work associated with developing this type of study. A hydrographic flushing study measures impacts to water quality in waterways before and after improvements are made. There are no additional grant funds available to fund this requirement for the permit but there are funds available in the county's boating improvement fund to cover the additional expense and FWC agrees that it would be a proper use of the funds. Board action approve and authorize the chairman to sign the additional \$46,500 permitting task order from Dewberry Engineers for the hydrographic study.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the additional \$46,500 permitting task order from Dewberry Engineers for the hydrographic study. Commissioner Ward asked what they were trying to achieve here? Mrs. Griffith noted that she thinks it will probably be something that just goes into the file. Commissioner Ward asked if it something we have to have? Mrs. Griffith noted that unfortunately it is. It will be a requirement to us getting a permit. Commissioner Ward noted that she is glad we have this money set aside for things like this. Chairman Jones asked if this would slow this process down. Mrs. Griffith noted that unfortunately it will. Chairman Jones noted that we have needed this breakwater since it was put. Chaimran Jones noted that the destruction of the road happened during Michael, and we have still to get FEMA to commit. Chairman Jones noted that he spoke with Senator Scott post Hurricane Helene about this topic specifically noting that it is believed to be a FEMA problem. He noted that they are working on this. **Motion carried 5-0.**

6. BOARD ACTION: SECTION 111 Relief Letter to the US Army Corps of Engineers – Beachfront Areas SGI Plantation

The county has received a request for assistance from the SGI Plantation Homeowners Association regarding accelerated beach erosion along the Gulf near Bob Sikes Cut. The Homeowner's Association has contacted the Army Corp for assistance and were told about the Section 111 Program. Through Section 111, the county could request assistance for a study to determine what is causing the accelerated rate of erosion, and what beach restoration efforts could be proposed.

Below is a pasted excerpt from the Army Corps website with a brief description of the Section 111 relief: Section 111 - Mitigation to Shore Damage Attributable to Navigation Works (army.mil)

Overview. Section 111 of the 1968 River and Harbor Act provides authority for the Corps of Engineers to develop and construct projects for prevention or mitigation of damages caused by Federal navigation work. This applies to both publicly and privately owned shore located along the coastal shorelines of the United States. Each project is limited to a federal cost of not more than \$10.0 million. How to Request Assistance. The Corps can initiate an investigation of a prospective mitigation of damages project upon receipt of a request from a sponsoring agency empowered under state law to provide the required local cooperation. See sample letters requesting a study.

Limitations of Authority. This authority may not be used to construct works for prevention or mitigation of shore damage caused by riverbank erosion or vessel-generated wave wash, nor may it be used to prevent or mitigate shore damage caused by non-federal navigation projects. Criteria for a Favorable Recommendation. A recommendation to construct a project to prevent or mitigate shore damage attributable to a federal navigation project may be considered when both of the following conditions exist:

- The navigation project has been determined to be the cause of the damage, and abandonment of the navigation project is not the most viable solution.
- Analysis based on sound engineering and economic principles clearly demonstrates the feasibility of the proposed work.

Cost Sharing. Construction Requirements for federal cost sharing are as follows:

- If the work recommended is confined to mitigation work where erosion was totally caused by the federal navigation works, costs are shared in the same manner as the project causing the problem.
- If the work recommended is a combination of mitigation and restoration of beaches eroded due to other causes, mitigation work will be shared in the same manner as the project causing the erosion or shoaling and the remaining work will be 100 percent local, unless it qualifies as a federal beach erosion control project.

Below is the body of the draft relief request letter from Franklin County as attached to this report:

The Florida Department of Environmental Protection (FDEP) has classified the 1.7 miles of shoreline east of Sike’s Cut as “Critically Eroded”. FDEP defines a “Critically Eroded” shoreline as a shoreline “where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost.” This range of shoreline falls within the St. George Plantation Homeowners Association. The Association believes the cause of the erosion could be from the U.S. Army Corps of Engineers Dredging and Maintenance Activities at Sikes Cut on St. George Island, Franklin County, Florida.

The Franklin County Board of County Commissioners request that the U.S. Army Corps of Engineers, Mobile District, undertake an investigation under the authority of Section 111 of the River and Harbor Act of 1968, as amended. Franklin County is willing to serve as the study sponsor.

Franklin County understands that the study would be Federally financed, and 100 percent Federally funded to the limit of \$100,000. If the total cost of the study exceeds \$100,000, the county understands that the remaining study costs will be shared in the same proportion as the original project causing damage equally between the Corps and Franklin County, of which Franklin County had no original cash cost share. If studies indicate a viable solution, our mutual objective will be to proceed with construction within 24 months of initiating the Design Agreement.

Franklin County is classified as a fiscally constrained county by the State of Florida and thus is unable to obligate any further financial support towards total project costs, including furnishing lands, easements, rights-of-way, relocations, and disposal areas, and would be unable to maintain the project area upon completion. Franklin County is aware that both the Corps and the county’s responsibilities would be delineated in a project partnership agreement, of which both parties would execute before any construction commencement. Board action to approve sending the attached relief request letter for the US Army Corp of Engineers to review/study the erosion along the beachfront areas near Bob Sikes Cut.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved sending the attached relief request letter for the US Army Corp of Engineers to review/study the erosion along the beachfront areas near Bob Sikes Cut. Motion carried 5-0.

7. BOARD ACTION: COUNTY SURPLUS EQUIPMENT TO BE SENT TO AUCTION

At 9:00 a.m. on November 16th, the morning of the Forgotten Coast Freedom Fest at the county airport in Apalachicola, the county will hold a surplus equipment auction. The Landfill and Parks Departments have sent the list of equipment below to be sent to the auction. More items will follow from additional departments at your next meeting and the auctioneers' flyer is pasted below. Board action to approve sending the items below to auction and the subsequent removal from county inventory once sold.

Items for Auction	Department	Serial Number	Property Tag Number
JRB Tractor Bucket 544J	Solid Waste	0408AKR5033	
Eagle Bearer Trailer 2002	Solid Waste	112HAT3002PO57588	
Old Root Rake	Solid Waste	N/A	
GMC Sierra 2005	Park & Rec	1GTEK192552178349	
Chevrolet Silverado 2007	Park & Rec	2GCEK13C971683844	
2005 Freightliner Dump	Solid Waste	1FVACXCS06HW7002 0	A004485
6 Wheel Gator	Park & Rec	IMO550TBHDM023372	
John Deere Gator	Park & Rec	IMO550TBAGMO5084 7	A005199
Husqvarna Zero Turn	Park & Rec	N/A	A005251
International Crew Cab 1996	Solid Waste	1HTSCAAN8TH358343	A003239
International Crew Cab 2008	Solid Waste	1HTMMAAN28H63818 8	A004725
2019 BUS/ Van	Park & Rec	1FBZX2ZM5KKA5368 1	A005405
4310 John Deere Tractor	Park & Rec		

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved sending the items below to auction and the subsequent removal from county inventory once sold. Motion carried 5-0.

Commissioner Ward asked if these items are going to be available to look at before the event. Mrs. Griffith noted that they are going to start staging the equipment in the next couple weeks and they can contact Scott Kelly at the airport, and he will assist them in viewing the equipment. Chairman Jones noted that it will also be available online.

8. BOARD ACTION: TIME EXTENSION TO VENDOR CONTRACTS MARITIME MUSEUM PROJECT

In July, the Board approved contract extensions through September 30th for vendors for the TDC's Maritime Museum Grant Project. The content and display boards are now complete; however, the display cases still need to be filled, and vendors have had a difficult time scheduling the in-person interviews for the videography. Once the videography is completed, the vendors will be able to finish their work. The grant agreement expires on December 31st and the attached amendments will extend the vendor agreements to December 1st which will allow for time for the videography and other tasks to be completed prior to grant closeout. The attached amendments will extend the agreements through December 1st, 2024, for the

Apalachicola Bay Chamber of Commerce, the Franklin's Promise Coalition, Coastal E. Solutions and Forgotten Coast TV. Board action to approve and authorize the chairman to sign the attached no-cost time extension contract amendments to the vendor contracts for the Maritime Museum Project.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached no-cost time extension contract amendments to the vendor contracts for the Maritime Museum Project. Motion carried 5-0.

9. BOARD INFORMATION: COUNTY AUDIT REPORT POSTED ONLINE

The county's audit report for fiscal year ended September 30, 2023, is now posted on the county's website. Please reach out if you have any questions and/or if you would like to have the auditors present the report at a later meeting.

10. MISC project updates

- SGI Storm Water Improvements Project construction bid solicitation advertised, mandatory pre- bid meeting set for Friday, October 18th
- Lanark EMS Station – mandatory pre-bid meeting held on Friday, October 4th at 9:00, pre-bid meeting was well attended, bid response due date changed by attached addendum to November 4th, to be opened at the next meeting.
- SGI Beach Park Facilities Upgrades – mandatory pre-bid meeting was held on Friday, October 4th at 10:30, pre-bid meeting was well attended, bid response due date changed by attached addendum to November 4th, to be opened at the next meeting.
- Board record purposes only: awarded materials quote for TDC funded repairs – name change of lumber supplier – South Bay Lumber to Builders First.
- MYP Amendment #2 was accepted by the US Treasury on October 11, 2024 – county can now begin working to submit the grant application for the Landfill Transfer Station

Commissioner Amison asked if he could get a meeting scheduled with Mrs. Griffith and Mr. Solomon. If you do not mind when you slow down let us get together. Chairman Jones said he plans on talking to the SGI water department to see where they would stand on doing a feasibility study to see if it is even possible or what it would take. Mrs. Griffith noted that there are a lot of federal funds available that may could help with that such as the clean water act.

The Board recessed at this time 9:53 am. The board reconvened with Commissioner Amison absent. They moved to P&Z report at this time.

Mr. Moron noted that item #9 has to go back to P&Z before it comes back to the commissioners. Steve has already spoken to the applicants, and they are good to defer to the second meeting in November.

Department Directors Reports

5. Jennifer Daniels – Emergency Management Director

6. Whitney Roundtree – Library Director

Item no longer needed to be addressed per announced by Mr. Moron at the beginning of the meeting.

Presentations/Updates/Requests

7. Ken Jones -- RL Consultants -- Presentation

Item to be addressed later in the meeting.

Planning and Zoning Adjustment Board Report

8. Critical Shoreline Applications

Chairman Jones asked if all of these property had a house on them. Commissioner Ward noted that she had researched and all, but one has a home. Commissioner Ward asked for Item 8 d & e to be pulled to address separately.

a. 541 West Bayshore Drive, St George Island, FL

A consideration of a request to construct a single-family dock with an 8' x 4' access walkway, a 4' x 20' terminus, and a covered boat lift with a 14' x 26' roof within Apalachicola Bay, Franklin County, FL. Request submitted by The Edgewater Group, agent for Randy Hemphill, applicant.

b. 2235 Coquina Drive, St George Island, FL

A consideration of a request to construct a new 1,612 sq ft single-family dock consisting of a 4' x 363' access dock, a 10' x 16' terminal platform and two (2) 12' x 10' open boat slips with lifts. The boat slips will be located on either side of the access dock, landward of the terminal platform. Request submitted by The Edgewater Group, agent for Daniel Droste, applicant.

c. 331 Wing Street, St George Island, FL

A consideration of a request to construct an addition to an existing single-family dock. The addition consists of a 72' x 4' continuation of the existing 142' x 4' access pier, a 28' x 4' terminal platform, a 47' x 14' covered boat slip with lift and a 42' x 12' covered boat slip with lift. Requested submitted by Sovran Building Systems, agent, for Ralph Aspach, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board voted to approve applications a, b, and c. Mr. Bean noted the size of the structures and asked the Board to be cautious. Chairman Jones asked if there was anything brought up at the meeting about it being in the canal and or whether it was going to obstruct anyone else's view. Justin said the docks meet all the requirements within the comp plan. The size requirements still meet the requirements of the land development code. **Motion carried 4-0** (Commissioner Amison absent).

d. 1259 Avocet Lane, St George Island, FL

A consideration of a request to construct a 2,128 sq ft dock with kayak launch on the Apalachicola Bay. As per DEP permit: this will be a private single-family pier to be used exclusively for recreational activities and not to be used for vessel mooring or access. The T-shaped pier will consist of a 4' wide, 492' long access walkway and an 8' x 20' terminal platform with 0 temporary or permanent slips. Request submitted by The Edgewater Group, agent, for Robert Stringfellow, applicant.

Commissioner Ward noted her concern for this one is there is no house on the property. Has DEP already approved it? It looks like it is going over a lot of wetlands. Justin noted that recommendation was provisional upon DEP approval. He noted that the code allows for a dock without power. They will still need to provide

an army corps permit before construction commences. Commissioner Ward asked if they realize that have to request additional lifts, etc. Justin said we could provide them with a letter which states what they are approved for and noting that they would have to come back before the board for add-ons. Do we need to do it contingent on the army corps permit? Justin said you can approve it, and it is on the applicants to provide the permit before project commences. Mr. Moron noted that this may be a way handle it. **Commissioner Sanders made a motion to approve contingent upon the letter being provided as Justin has outlined, seconded by Commissioner Ward. Motion carried 4-0** (Commissioner Amison absent).

e. 325 River Road, Carrabelle, FL

A consideration of a request to construct a 476' sq ft single family dock consisting of a 76' x 6' marginal dock, a 5' x 4' access walk and two 14' x 10' uncovered boat lifts. Request submitted by The Edgewater Group, agent, for Roland Santos, applicant.

Commissioner Ward noted that her concern with this one was the length, she wanted to make sure it was a length wise dock. She noted that there is a home on this property. **Commissioner Ward made a motion to approve, seconded by Commissioner Sanders. Motion carried 4-0** (Commissioner Amison absent).

9. 2118 HIGHWAY 98 (Tabled on August 20, 2024, BOCC Meeting)

A consideration of a request to construct a 850 sq ft beach cottage, tiki hut, and four RV/boat parking slips, Carrabelle, Franklin County, Florida. Request submitted by Eddie Golson, owner/applicant. The original project was RECOMMENDED at the August 13, 2024, PZA meeting and TABLED at the August 20, 2024, BOCC meeting. Mr. Golson and Mr. Justin Stiell (County Planner) have met and Mr. Still recommends approval of the amended application.

Item deferred to the second meeting in November.

Chairman Jones noted that we adopted a new flood map. We need to make sure this information is included when we are looking at our ditches and the ability to move flood water. As we move forward, as there is a map change, we need to take a look at it. Commissioner Sanders said in the past Kentucky was in X zone and now they are in A zone. That is the reason why the problems out there. Commissioner Ward asked is there a requirement as how much dock is allowed out in the water. Mr. Still noted the 25% of the navigable canal. All of these fall outside of the coastal control line. Does the board want to continue to see this? Mr. Moron noted that Justin said based on the code, docks are supposed to be staff reviewed, but have always been brought to the board. Do you want to continue doing this and he amend the code to reflect the process? Commissioner Sanders said she likes to see the applications because they have some institutional knowledge sometimes. She noted that she likes for it to come to the board. Mr. Moron noted that Steve, and Justin go out and look at every single project that is brought to PZ. Chairman Jones noted that we need to follow what is written, and if what we are doing is not written, we need to change it. Mr. Paterson noted that the commissioners are really the experts of their districts. He noted that it is going before the board really makes sense.

County Staff & Attorney Reports (continued)

10. Cortni Bankston -- Community Services Coordinator/SHIP Administrator

Mrs. Bankston noted that initially you wanted informal communication between the county and homeowners. If voluntary enforcement, fails then code enforcement policy would be enforced. Sheriff said his preference was for all deputies to be involved in code enforcement. The sheriff would work to have his deputies trained. Commissioner Croom noted that means that they all have to be trained? Attorney Shuler noted that he believes the sheriff is going to be the one who attends the training and then he will delegate

those duties out to staff. Attorney Shuler said code enforcement is a complaint driven process. Anonymous complaints are not allowed. That is a process that was put in place about a year ago. You have to put your name on the complaint. The code enforcement officer cannot act on an anonymous complaint. Commissioner Ward asked if this process is going to give you what you need to follow through with a complaint. Mrs. Bankston noted yes. Chairman Jones said we are also not talking about sending out additional letters. Mr. Moron noted that you will be sending out one letter and if no response, a deputy will be coming to see you. You already have a code enforcement ordinance; you have hired a special magistrate. If y'all want to conduct a public hearing, I do not think you have to adopt anything to change the process. Mr. Moron said he will bring it back for the board to vote on. Commissioner Ward asked about the complaints that are on the books now. Mrs. Bankston said she will get a list together and those will be brought to the commissioners to see how they want to move forward with those. Chairman Jones said whenever we pass this policy and they have already received a letter, then we need to send the sheriff out and start this process. Mr. Moron noted that Mrs. Bankston has provided them with the draft SHIP strategy. He asked the Board to review and provide feedback.

11. Michael Morón – County Coordinator

1. Action Item: ARPC Letter of Support

- At their August monthly meeting, the Apalachee Regional Planning Council adopted Resolution No. 24-03 (attached) supporting the State of Florida joining the Southern Rail Line and bring back passenger rail in north Florida.
- A Gulf Coast Passenger Rail Line would enhance the local transportation infrastructure and increase commute options and connectivity, not only to this region, but to other existing and planned rail networks within the state.
- ARPC is asking the Board to authorize a letter of support encouraging the State of Florida to join the Southern Rail Line and support a Gulf Coast Passenger Rail Line.
- Chairman Jones will comment on this matter.
- Board action to authorize a letter of support to Governor DeSantis encouraging the state to join the Southern Rail Line and create the Gulf Passenger Rail Line.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized a letter of support to Governor DeSantis encouraging the state to join the Southern Rail Line and create the Gulf Passenger Rail Line. Motion carried 4-0 (Commissioner Amison absent).

2. Action Item: Streetlights Proposal

- Attached to my report are streetlight proposals for Districts 1, 4, and 5.
- Board action to approve the streetlight proposals as submitted.

On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the streetlight proposals as submitted. Commissioner Croom said he thought we had a line item so that we do not have to bring these back to the board each time. Mr. Moron said he will talk to Erin about where the line item is. Mr. Moron noted that he is good with staff signing off on it. Said if it is something larger, he can bring to the district commissioner for their approval. **Motion carried 4-0 (Commissioner Amison absent).**

3. Action Item: Airport Grant

- AVCON submitted the FAA Pre-Application for the Taxiway Alpha Rehabilitation (Design Only) project.
- Typically, FAA provides funding for the design of a project (like the Obstruction Removal project) then provides funding to the construction approximately a year later.
- The signed pre-application is due this Friday, October 18th.
- The formal grant application will be due in May 2025.
- Board action to authorize the Chairman's signature on the FAA Taxiway Alpha Rehabilitation Project Pre-Application for the design funds.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the FAA Taxiway Alpha Rehabilitation Project Pre-Application for the design funds. Motion carried 4-0 (Commissioner Amison absent).

4. Action Item: AVCON Task Order

- Earlier this year, the Board approved AVCON's Task Order 13, which allowed the County to pay AVCON, up to \$5000, for any as-needed tasks that were not FDOT, or FAA grant related.
- Since then, there has been increased airport interest, activity, and non FDOT/FAA applications submitted that resulted in the County engaging AVCON to complete tasks for these projects.
- The costs for these tasks are above the \$5000 cap, so Erin and I recommend that the Board amend Task Order 13 and increase the cap to \$10,000.
- I will update the Board if we get close to that cap.
- Board action to authorize an amendment to AVCON's Task Order 13 increasing the maximum cap from \$5,000 to \$10,000.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized an amendment to AVCON's Task Order 13 increasing the maximum cap from \$5,000 to \$10,000. Commissioner Ward asked if this money is coming from airport budget fund? Yes. Also, Erin was saying she was bringing the bid policy back to the board, let us just get all the caps addressed so that we are not coming back for approval. Chairman Jones said this is accumulative running total for the year. Mr. Moron said he will have Erin include when she brings it back. Commissioner Sanders asked who approved these tasks to be tasked? Mr. Moron noted that it has been himself or Mrs. Griffith who has approved them. **Motion carried 4-0 (Commissioner Amison absent).**

5. Action Item: Airport Equipment Replacement

- Attached is a request from Mr. Steve Kirschenbaum to replace the 16-year-old John Deere 5625 utility tractor. It needs at least \$10,000 worth of repairs. As stated in his email, it is the main tractor used to maintain the Airport property.
- Also attached is a John Deere proposal that includes State pricing quotes for a new Tractor, Grapple, and Loader.
- Mr. Kirschenbaum recommends that we purchase the Utility Tractor for \$91,833.30 and the Grapple for \$6,438.00 for a total of \$98,271.30. The JD 5625 has a trade in value of \$20,000 reducing the cost of the new tractor to \$78,271.30. At some point in the future, Mr. Kirschenbaum will ask the Board to consider purchasing the loader attachment.
- This purchase will be paid from the Airport funds.
- Board action to authorize the purchase of a new John Deere 5120M Utility Tractor and Grapple, trade the John Deere 5625 Tractor, for a total cost of 78,271.30.

Mr. Moron noted that the approval today is for all three items. The amount needed for approval is \$88,503.94. Also, there is an option to lease pretty similar to how we do Howard's trucks. If the board is willing to approve today and allow staff to look at the lease to see if it is feasible to lease or purchase out right. Commissioner Ward asked if some of the equipment to be auctioned off could be traded in to get a better price. Chairman Jones noted that it would probably not be an option, kind of like trading in a car. Mr. Moron noted that he can certainly check on it. Commissioner Ward inquired as to if all three pieces would be leased or would the attachments be bought out right. Mr. Moron noted that he is not sure, but they would probably buy the attachments. He noted that this one piece of equipment would be able to meet many of the maintenance needs at the airport. Commissioner Sanders asked staff to look at the model of the tractor and to see if something could do the job at a cheaper price. She noted that staff should look at the hours on the equipment this will replace and see if it is a better option to lease. Commissioner Croom made a motion to approve the purchase up to \$89k or lease if staff deems it a better option, seconded by Commissioner Ward. Chairman Jones said if you do decide to look at a different tractor, make sure that it can handle the attachments. Commissioner Ward inquired about the delivery fee. Mr. Moron noted that he will check on it. He said he is more concerned with the repairs to be done in county rather than having to haul to Tallahassee. **Motion carried 4-0 (Commissioner Amison absent).**

6. Discussion/Action Item: BBCOC Membership

- Attached to my report is a Big Bend Continuum of Care (BBCOC) invoice for membership dues and other related documents.
- I do not recall having a commissioner appointed to the BBCOC for a few years.
- Is the Board interested in continuing its membership, paying the \$500 dues, and appointing a commissioner to the BBCOC?
- Board discussion and possible action.

The Board discussed and the consensus was to invite them to a meeting in the future.

7. Informational Item: TDC Collections

- Attached is the most recent TDC Collections report submitted by Mr. John Solomon.
- Contact Mr. Solomon if you have any questions regarding the report.

8. Informational Item: Flood Map Auto Adopt

- Attached to my report is an email from Mrs. Angela Lolley, the County's Floodplain Administrator, stating that FEMA Region 4 has reviewed and approved County Ordinance 2021-12 with the auto adopt language.
- Contact Mrs. Lolley if you have any questions on this matter.

9. Informational Item: FCSD Letter of Support

- Last week, I received a request for a letter of support from the Franklin County School District.
- The School District is trying to get additional drone credentials added to the State of Florida's Master Credential List. Once added to the State's list, Franklin County students will have the ability to work towards receiving those credentials.
- A copy of that letter is attached.

10. Informational Item: Jail Inspection

- The County jail is required to have two inspections every year. One inspection is scheduled, and the other is unscheduled.

- Captain Angela Millender forwarded the 2024 unscheduled inspection report for your review.
- Once again, there were no serious violations and no compliance issues.

Mr. Moron thanked the Sheriff for restriping the parking lot at the new admin office in Eastpoint. Also, he had some cabinets moved and the landscaping tidied up. Chairman Jones gave a shout out to sheriff for their volunteer work.

11. Informational Item: Airport Hangar Keys to Interim Airport Manager

- Inform the Board that due to logistic and access issues, the Airport Hangar keys were given to the Interim Airport Manager. They will be kept at the Airport in a lockbox.
- The keys were transferred from to FBO to my office earlier this year.

12. Informational Item: County Holiday Schedule

- As requested, attached to my report is the County's 2025 Holiday schedule. It will be posted to the website later this year.

13. Informational Item: Next Meeting Date

- Your next regular meeting date is scheduled on Tuesday, November 5, 2024, Election Day at 9:00 a.m. (ET).

Commissioner Ward noted that FC is unutilized with the 9th cent tax. We have so much unrealized tax revenue. In order to get this, you can do on a referendum, or the board can decide. I personally would not want to make it a board decision. This is the only way we can get more money to help with our road paving funds. Mr. Moron noted that on his voicemail he lists his email address. The same with Justin, he takes the time to sit down and talk to everyone. Chairman Jones said these are the things that when we get to meet with our legislatures, these are some of the discussions they give to us when we are asking them to fund SCRAP and SCOP. We have authority to collect more than what we are collecting.

Commissioner Amison returned to the meeting at this time.

The Board moved to Mr. Ken Jones presentation at this time. Mr. Ken Jones gave a short presentation on the East Bay sediment study and pilot project. Mr. Jones is also available to discuss slough restoration and the RCSC.

East Bay Sediment Removal and Substrate Restoration Proposal Executive Summary

The East Bay of the Apalachicola Estuary is an important nursery area for many commercially and ecologically important animals including crabs, shrimp, fish, and migratory waterfowl. They depend on the submerged aquatic vegetation (SAV) habitat for feeding and refuge from predators. Over multiple decades, hard-packed sand bars have formed on top of what was once nutrient-rich, mucky sediments supporting SAV in large areas of East Bay. Generational crabbers and fishermen believe that the source of the encroaching sand is dredging of the main channel of the Apalachicola River by the United States Army Corps of Engineers (USACE), subsequent erosion of the spoil piles and transport of the sand downstream to East Bay. We propose to use cutting edge sediment-fingerprinting techniques to determine the source of the sand deposits within East Bay, characterize the extent of the ecological damage and conduct a pilot project to remove ~10 acres of the sterile, hard packed sand from selected areas of East Bay. Removal of the hard-packed sand will expose the critical nutrient-rich sediments and restore habitat for SAV. We will monitor its success by measuring the return of SAV, sediment

organic material and juvenile crabs and fish.

Expected Outcome

Removing the hard-packed sand deposits will restore the critical habitat for growth of submerged aquatic vegetation (SAV) which will support increased biodiversity and productivity of commercially and ecologically important species in the East Bay. The sediment fingerprinting study will identify the sources of sediment erosion and deposition, guiding future management practices to ensure that restoration efforts are sustainable. This project is a collaborative effort with scientific, governmental, and local stakeholders united to safeguard the Apalachicola Estuary's ecological integrity for future generations.

Projected Budget

Project Management		\$250,000
Fingerprinting Study		\$250,000
Engineering and permitting		\$500,000
Survey		\$200,000
Equipment		\$100,000
Dredging	@ \$ 52 per cubic yard	\$1,700,000
Construction Management		\$90,000
Indirect Costs		\$50,000
Total		\$3,140,000

Chairman Jones asked would the Apalachicola Riverkeepers be applying for the funding?? Yes, that is correct. Chairman Jones asked where is this 33k cubic yards of material going?? Part of this exercise would be to take it out of the bay. A lot of material is good material and would be distributed outside of the basin. Chairman Jones noted that there should be no indirect costs. He noted that the indirect costs are never covered by grant funds. Have you hired contractor? Or are you going to bid it out? We need to make sure that our locals can put in bids. Noted he has a MOU with Gulf County, and they have a first right of refusal for all sediment removed. Chairman Jones said he is good with moving forward with a motion for a letter of support but suggested putting a provision for an MOU with first right of refusal for sediment material. **Commissioner Amison made a motion to support their endeavor with Triumph, seconded by Commissioner Croom.** Commissioner Ward asked that we add the first right of refusal MOU. Mr. Johns said we plan on working with NRDS we will have boring, quality material, we will work out to best organize that. It is cheaper for us to give it to you then for us to dispose of it. **Motion carried 5-0.**

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized staff to work with Attorney Shuler to draft an MOU for this and any future material removed from the basin. Chairman Jones noted maybe the first of the year for the workshop. **Motion carried 5-0.**

12. Michael Shuler – County Attorney

Action Items

1. Tower Lease Structural Analysis Purchase Order

This matter concerns the Alligator Point St. Teresa VFD replacement antenna. The owner of the tower will not waive its requirement for a structural analysis (hereinafter “SA”) of the tower to determine whether it

can or cannot support Franklin County's antenna "as is" without improvements being made to the tower and/or its foundation. Per the owner of the tower, the cost of the SA is \$2,500.00. Draft attached. I recommend that the SA be completed and reviewed by the county prior to the execution of any lease because the lease requires Franklin County to pay for any improvements needed to the tower and/or its foundation called for by the SA to accommodate our antenna. The lease has no limitation or option to cancel the lease if any such improvements are too expensive, thus my recommendation to perform the SA prior to the entering into a lease with the tower owner. There are still some outstanding lease terms that have not yet been resolved, but I think it more probable than not that we will work through the remaining issues while the SA is prepared and submitted to Franklin County for review. Current information indicates that the SA will take up to 10 days to complete once the order is placed. The new antenna may take up to 6 weeks to arrive (approx. end of November). Board Action Requested: Motion to authorize up to \$2,500.00 for a structural analysis of the tower relative to the equipment to be installed by Franklin County.

On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized up to \$2,500.00 for a structural analysis of the tower relative to the equipment to be installed by Franklin County. Commissioner Ward inquired as to where these funds would come from. Attorney Shuler noted that it will come out of professional services. Chairman Jones asked if the tower had been ordered. Attorney Shuler noted that the antenna has not been ordered. **Motion carried 5-0.**

2. Lease Termination for Supervisor of Elections Scheduled for 3/31/2025

The Supervisor of Elections informed staff that March 31, 2025, is her preferred date for termination of the lease of the building housing the Supervisor of Elections office. I have spoken with Mr. Kent Arnold, the authorized representative of the building owner, Mr. Harry Arnold, and he has agreed to a termination date of March 31, 2025. See my attached email to him dated October 11, 2024. Board Action Requested: Motion ratifying that March 31, 2025, is the termination date for the lease of the building located at 47 Avenue F, Apalachicola, Florida, from Mr. Harry Arnold.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board ratified that March 31, 2025 is the termination date for the lease of the building located at 47 Avenue F, Apalachicola, Florida from Mr. Harry Arnold. Motion carried 5-0.

Information Item

3. Second PUD Workshop before Planning and Zoning

On November 12, 2024, the second of three anticipated workshops regarding the Planned Urban Development ordinance will be held by the Planning and Zoning Board of Adjustment.

4. Two Matters Tabled from PZBOA Board

On August 20, 2024, the Board tabled phase two of a commercial site plan submitted by Mr. Golson and a replat submitted by Mr. and Mrs. Brown. They have been working with your county planner and it is my understanding that both of the applicants are going to submit amended development applications to the P&ZBOA.

5. Survey South Spring Street

The survey for South Spring Street, Lanark Village, Florida has been received.

6. Survey for Avenue D and Varnes Street

The survey for Avenue D and Varnes Street, Eastpoint, Florida has been ordered, but it has not been

received.

Commissioner Ward wants the public to be made aware at recent workshops that she was embarrassed as how some of our residents treated Ms. Allara Mills Gutcher. She wants the public to be aware that she is here helping this board to come up with ideas moving forward she is here as guidance for moving forward with PUDs. She is not here as the enemy she is here to help. Please treat her with respect.

Commissioners' Comments

Chairman Jones noted that Commissioner Ward is right and accurate. The county is trying to correct what we got wrong when in our understanding the board at that time took off the books what enabled PUDs because we had been sued for. We are trying to add in our code a PUD enabling ordinance on the books. It is not about one particular project. We have also expressed to her that if and when we have a PUD, we want her to help us in the process of creating the first PUD. That may be five years from now but who knows. Commissioner Sanders noted that she has been staying in touch with the folks out by Kentucky Ave. I have had Caleb Brown look at the possibility of what preliminary plans of what we can do to get the storm water off of folks in the future. He has estimated at least a five-million-dollar project. He contacted me last week and said Dewberry in Atlanta was looking at what funding mechanisms are available for Franklin County. He noted that it is going to be an engineering challenge because we are going to basically going to go down ten to twelve feet. We are still working on it, but it is not going to be something that is a short-term solution, it is going to be long term. Commissioner Ward commended county staff for working together regarding the code enforcement process. Thanks to Cortni, Michael, Steve, Attorney Shuler, Virginia, Howard. Thanks to all who had a hand in it. Commissioner Amison asked if there was anything on Michael's report that was approved that he needs to know about. Chairman Jones noted that we approved purchasing a tractor for up to \$89k. Commissioner Amison noted that he has some experience with the lease thing, and he told them what questions to ask. He noted that it may not be a bad idea especially since we do not have a mechanic on hand. Commissioner Croom noted that he also has been in contact with Caleb Brown looking at things that need to be addressed. Commissioner Sanders brought up her concern about Hwy 67 during Helene. She said she found out that someone had it stopped up and it blew out. Chairman Jones asked if it was close to Carlton Millender Road. Chairman Jones noted that he was able to attend the United Fire Fighters Meeting the other day and he will provide Michael with his notes to share with the Board. Commissioner Amison noted that it is fiberoptic they are running out in his district, from Highland Park to Squire Road. Chairman Jones noted that they are doing the same thing on St. George Island. He noted that at the next meeting we need to authorize Attorney Shuler to send letter to residents that if they come around and things are in the county right of way, they are going to move it.

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.