

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
SEPTEMBER 3, 2025
9:00 AM
MINUTES**

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

Others Present: Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator, Bree Robinson-County Planner and Jessica Gay-Clerk to the Board

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

Attorney Shuler noted that he had one late addition to his report regarding the Opioid Settlement.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved amending the agenda to add the Opioid Settlement item by Attorney Shuler. Motion carried 5-0.

Approval of Minutes and Payment of County Bills

1. County Bill List for Payment

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

Awards and Recognitions

2. John Solomon -- Henry Award of the Forgotten Coast Mobile App Reimagined

The Flagler Awards is an annual statewide competition recognizing outstanding Florida tourism marketing. The program was created by VISIT FLORIDA to honor the countless individuals and organizations that help position Florida as the No. 1 travel destination in the world. Each year the Flagler Awards pay tribute to the determined efforts of those who use their skill, resourcefulness, creativity, and innovative spirit to market Florida to the world.

Mr. Solomon announced the award along with Royce Rolstad. Franklin County is proud to bring one home. Noted there are only sixteen awarded each year. Mr. Rolstad thanked the Board for allowing them to do what they do. Mr. Rolstad noted that he would read a post from a nonprofit vendor regarding the award. He read as follows:

In a state as big and "HOT" as Florida, you do not win these kind of awards unless you earn them. You are competing with 67 Florida counties, 35 of them coastal, 10 of those heavily populated, and Franklin with a population under 13k (lowest in the state) and our TDC is walking away with the bling. Someone is doing something right! Congrats to Franklin County community and the TDC and the leadership of both. You all rock!

Chairman Jones noted that when we first had the idea of doing the app it was during Covid. He expressed the work put into the app and how it has formed. Commissioner Ward thanked Mr. Solomon and his team. She noted that her nephew came into town this weekend, and he had the app. They spent the weekend touring the local museums, etc. and he has been coming here for years. Commissioner Sanders asked Mr. Solomon to extend her congratulations as well. She also recognized the new Eastpoint signs. Chairman Jones noted that this was an \$8,000 project initially, now it is \$8,200. We do our best to do right by the residents and citizens of Franklin County.

3. Tami Valdez -- Early Learning Coalition of Northwest Florida

I respectfully request a proclamation recognizing the Coalition's 20th anniversary and its enduring commitment to the children and families of our region.

Proclamation of Recognition

Recognizing the 20th Anniversary of the Early Learning Coalition of Northwest Florida and Celebrating the Importance of Early Learning

WHEREAS the Early Learning Coalition of Northwest Florida (ELCNWF) has faithfully served the children and families of our region for 20 years, ensuring access to high-quality early learning opportunities; and

WHEREAS the ELCNWF is dedicated to growing healthy children, supporting parents, and strengthening the vital relationships between them; and

WHEREAS early learning provides the foundation for lifelong success by fostering cognitive, social, and emotional development during the most critical years of a child's life; and

WHEREAS the ELCNWF recognizes that parents are a child's first and most important teacher; and

WHEREAS through partnerships with families, educators, and community leaders, the ELCNWF has promoted school readiness, supported working parents, and helped build a stronger future workforce for Northwest Florida; and

WHEREAS the Coalition's efforts have empowered thousands of children to enter kindergarten prepared to learn, grow, and thrive; and

WHEREAS we honor and commend the unwavering dedication of childcare providers- whose compassion, resilience, and commitment to early learning continue to shape the lives of countless children and families across our region; and

WHEREAS the Franklin County Board of County Commissioners recognizes the transformative impact of early childhood education and the essential role the ELCNWF plays in building a stronger, healthier, and more equitable community.

NOW, THEREFORE, I, Ricky D. Jones, Chairman of the Franklin County Board of County Commissioners, do hereby proclaim September 3, 2025, as

“Early Learning Coalition of Northwest Florida Day”

In celebration of its 20th anniversary and in recognition of its enduring commitment to the children and families of Northwest Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Franklin County to be affixed this 3rd day of September 2025.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the proclamation recognizing the Coalition's 20th anniversary and its enduring commitment to the children and families of our region. Motion carried 5-0.

Public Comments

Mr. David Covington spoke to the Board thanking them for what they do for the county. He noted that he is one of the FB admins for the SGI Facebook page. He encouraged the Board to have smart, controlled growth. Mr. Covington gave a breakdown of the types of properties in Franklin County. He inquired as to if the State and Federal grants do not continue to come through, where are we going to come up with the money. Would the state potentially sell off some of their property in order for us to be able to start collecting more ad valorem on them?

Department Directors Reports

4. Howard Nabors – Superintendent of Roads and Bridges

No action items.

Commissioner Ward noted that they are getting fourteen to sixteen inmates every day which is labor that we are not having to pay for. She noted that this is fantastic and thanked Commissioner Sanders for contacting the warden. Commissioner Sanders noted that you are seeing how much work product they can get out. I hope we can have specialized trades eventually as that is how a lot of our parks were built. We just need to support them in any way that we can. Chairman Jones thanked the warden, the prisoners, and Commissioner Sanders. Commissioner Sanders noted that Mr. Moron also attended that meeting.

5. Fonda Davis – Solid Waste Director

No action items.

6. Jennifer Daniels – Emergency Management Director

No action items.

7. Dewitt Polous – Mosquito Control Director

No action items.

8. Erik Lovestrand – Extension Office Director

No action items.

9. Whitney Roundtree – Library Director

Loss of Interlibrary Loan Services

The Division of Library and Information Services has announced that, due to lack of state funding, the statewide delivery service will be phased out effective October 1, 2025. As a result, Franklin County Public Library (FCPL) will no longer be able to provide interlibrary loan (ILL) services at this time. This loss of service will greatly decrease our patrons' access to materials, limiting the ability of Franklin County residents to borrow books and other resources from outside our immediate collection. Between August 2024 – July 2025, FCPL's interlibrary loan activity included:

- Items borrowed for FCPL patrons: 1,787 total 70 items borrowed from outside the Wilderness Coast (WILD) cooperative system
- 1,717 items borrowed from within the cooperative system (Jefferson & Wakulla libraries)
- Items loaned to other libraries: 2,607 total 125 items loaned outside the cooperative
- 2,482 items loaned within the cooperative

While we are exploring other options, at present this will represent a significant reduction in resource sharing across our region. We will also be reminding patrons to contact their state representatives to advocate for continued support and funding of libraries and these essential services.

Chairman Jones asked if this was state funds that were being suspended. Ms. Roundtree noted that it is state grant funding. It is my understanding that they may not have received federal funding. Commissioner Ward noted that she asked Ms. Roundtree to be here today. This not only affects this year but could possibly affect the libraries in the years to come. It is certainly not going to hurt. We need to let them know that we are advocating for our libraries and constituents who use the libraries. Commissioner Croom inquired about the monetary value lost. Ms. Roundtree noted that she will get that information to him. Mr. Moron inquired about the IT services. He noted that we may have to make an adjustment to the budget. Ms. Roundtree noted that Wilderness Coast covers our IT through the cooperative. Chairman Jones noted that it is basically going from grant funded to ad valorem funded.

Action Items:

1. Board approval of the revisions and updates to the Franklin County Public Library Policies and Procedures and the Patron Code of Conduct

Background: The Franklin County Public Library has undertaken a review of its operational policies and patron code of conduct to ensure consistency, clarity, and alignment with best practices. Updates reflect current library operations, community needs, and standards recommended by the Division of Library and Information Services and the Wilderness Coast Public Libraries Cooperative.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the revisions and updates to the Franklin County Public Library Policies and Procedures and the Patron Code of Conduct. Motion carried 5-0.

2. Board approval to authorize the Chair to sign the FY 2025-2026 State Aid to Libraries Grant Agreement on behalf of Franklin County.

Background: The State Aid to Libraries Grant is the primary source of state operating assistance for Florida's public libraries, administered by the Division of Library and Information Services. Funding is formula-based and tied to the library's local operating expenditures from the previous year. These dollars provide essential support for core library services, including staffing, collections, technology, and programming. Signing the annual grant agreement ensures that Franklin County remains eligible to receive its allocation of State Aid funds for FY 2025-2026.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized the Chairman to sign the FY 2025-2026 State Aid to Libraries Grant Agreement on behalf of Franklin County. Motion carried 5-0.

3. Request board approval of a template advocacy letter addressed to state representatives regarding continued

funding for the statewide library delivery service and for Florida's public libraries. The letter highlights the importance of reciprocal borrowing for small and rural libraries, includes Franklin County Public Library borrowing and lending statistics, and addresses the impact on patron trust when requested items cannot be provided.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved sending an advocacy letter addressed to state representatives regarding continued funding for the statewide library delivery service and for Florida's public libraries. Motion carried 5-0.

10. Steve Kirschenbaum – Interim Airport Manager

1. Air Show Funding: Move approved Air Show funding to the Franklin Education Foundation

On a motion by Commissioner Croom, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved transferring the Air Show funding to the Franklin Education Foundation. Motion carried 5-0.

2. Lease Reviews: The draft Haney lease and the foundation leave have been reviewed by the County Attorney and we recommend execution (Attorney Shuler has on his report).

The Board addressed item 1 from Attorney Shuler's report at this time.

1. Two Airport Hanger License Agreements

Attached are two draft Hanger License Agreements prepared by Mr. Kirschenbaum that I have reviewed and revised. Both agreements are for the use of hanger #5. Mr. Kirschenbaum has negotiated a structure whereby Franklin County will license hanger to Tom P. Haney Technical College. The use of the hanger is limited to aviation related uses.

Both license agreements are for a two-year period ending January 1, 2028. Both license agreements can be extended based upon mutually agreed upon terms.

In an effort to meet the January 1, 2026, start date for Haney, both the Foundation and Haney will have access to the hanger during renovations, provided that they stay out of the areas being renovated.

The Foundation will pay \$2,000.00 a month, plus any applicable sales tax, to Franklin County. Haney will not owe any monthly expenses to the Foundation or Franklin County under the sub-license agreement.

The Foundation will not begin to pay rent until the hanger renovations are completed.

The Foundation may sublease hangar #5 with Board approval.

Franklin County is obligated to provide for and will pay all utilities, including internet, as part of the \$2,000.00 paid each month by the Foundation.

I asked Mr. Kirschenbaum to contact the Foundation and discuss insurance coverage and whether they did or did not elect to purchase their own insurance coverage. The license agreements provide that Haney will obtain \$1M in insurance coverage and name both the Foundation and Franklin County as additional insureds.

Mr. Kirschenbaum anticipates that the hangar renovations detailed in the license agreement with the Franklin County Foundation will be completed in time for Haney to occupy the hangar and begin classes on January 1, 2026. If not, then I am told that Haney will not begin classes until Fall 2026.

Board Action: Discussion and Board action on the license agreement for hangar #5 with the Franklin Educational Foundation and approval of the sublicense agreement between the Foundation and Tom P. Haney Technical College.

Attorney Shuler note that the Board approved contingent upon his review. He said that he wanted to give the Board some details on the improvements. If you do not have any questions, the license agreements are standard and approved on prior occasions.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the two Airport Hangar License Agreements with Franklin Educational Foundation and Tom P. Haney Technical College. Motion carried 5-0.

3. Birding: Recommendation to prohibit the birding at the site

Chairman Jones asked Attorney Shuler would we need to do an ordinance, etc. Attorney Shuler said no, and that he is not sure how they are allowed to do it anyway.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved prohibiting birding at the airport. Motion carried 5-0.

4. Discussion Item – Job Growth Grant

Commissioner Amison inquired about the waiting list for hangars. Mr. Kirschenbaum noted that he has about 40 people waiting for t-hangars. Commissioner Croom asked if he could review the emergency plans for the air show once they have been completed. Commissioner Amison inquired about the exit route on 31-86. He noted that he will get with Mr. Kirschenbaum to go out to the site to discuss.

County Staff & Attorney Reports

11. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: RURAL INFRASTRUCTURE PROJECT APPLICATIONS

The application window for the RIF (Rural Infrastructure Fund) grant program through the Florida Department of Commerce is open through September 5th. This program has 17 million dollars allocated to 31 rural counties and the municipalities within. There is also an additional 5 million dollars allocated for panhandle counties. In this program, there are two grant categories: a total participation grant for up to 100% of the cost of the project and a project planning and preparation grant whereas up to \$300,000 can be requested for infrastructure feasibility studies, design and engineering, or other infrastructure planning and preparation services. County staff would like permission to submit the following applications for the RIF Program:

- a. **Total participation grant: \$2,625,000 grant application for the construction of two 60'x60' hangars equipped with a classroom and associated offices.** These hangars were identified as Phase 3 of a larger phased development in the attached exhibit and would support a potential flight school or an aviation MRO enterprise. This hangar development would support enhancements to the local economy and aviation operations at the local airport.
- b. **Project planning and participation grant: \$247,800 grant application for the county wide road condition assessment and inventory.** This type of planning study would fit within the guidelines for the RIF program and would provide a comprehensive inventory of county roads and conditions. This inventory would assist the commission and staff to determine which roads should be submitted for transportation grant projects, provide an adequate inventory for post disaster recovery, and determine priority for county funded paving efforts. Adequate infrastructure is a building block for economic development and fosters community investment.
- c. **Project planning and participation grant: \$294,000 grant application for a feasibility, planning and design of a public auditorium project on St. George Island.** This project would analyze the county owned parcel along Franklin Boulevard and determine suitability for a public auditorium with meeting/event size of 150 persons or less. This venue could aid in marketing Franklin County as a destination for corporate retreats, meetings, weddings, and other events. Additional jobs could be created in local industries (restaurants, food services, charters, vacation rentals, media, support of airport operations through fuel sales and car rentals) from having a viable auditorium/event space to feed those support activities. Board action to approve the chairman's signature on the attached letter of authorization to submit the RIF grant applications.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the Chairman's signature on the attached letter of authorization to submit the RIF grant applications. Commissioner Ward inquired about item b and if it includes storm water drainage. Mrs. Griffith noted that it is not included but Bree and Justin are working on another project for the drainage issues. Chairman Jones noted that this would just be for the actual road surface. **Motion carried 5-0.**

2. BOARD ACTION: REPLACEMENT OF AIR CONDITIONER UNIT AT JAIL

The Franklin County Sheriff's Department notified the county last week that one of the old 10-ton air conditioning units at the county jail had gone out and was at the end of its useful life. Three separate quotes from various vendors were received and the attached \$15,320 estimate from Hiller for a Trane replacement unit was the best price. Board

action to approve and authorize payment of the attached quote from jail maintenance funds once the work is complete.

On a motion by Commissioner Croom, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized payment of the attached quote from jail maintenance funds once the work is complete. Motion carried 5-0.

3. BOARD ACTION: FRDAP APPLICATIONS UPDATE AND UPDATE TO CAPITAL IMPROVEMENT SCHEDULE

The grant application window for the 2026/2027 Florida Department of Environmental Protection's FRDAP program closes on September 30th. County Planner Bree Robinson is working on two \$200,000 project applications for the program: a Basketball Court and Picnic Pavilion for Sylvester Williams Park in Apalachicola and a Pickleball Court and Picnic Pavilion at Gene Sewell Park in Lanark. The FRDAP program is a competitive award program for enhancements to parks and recreation facilities. Bree has scheduled two meetings tomorrow at 9:00 and 9:30 to ask for public input on future park improvements in the county commission meeting room. Please see the attached advertisements which were posted to the county website and advertised in the Apalachicola Times. The draft meeting agendas are also attached for reference. The FRDAP Grant Application also awards points for the inclusion of subject projects into the County's Capital Improvement Plan. Sylvester Williams Park was already on the last version of the updated plan – Gene Sewell Park Improvements need to be added by resolution to the capital improvement plan. Board action to approve and adopt the attached resolution to amend the Franklin County Capital Improvements Schedule of the Comprehensive Plan to include the proposed improvements at Gene Sewell Park.

On a motion by Commissioner Croom, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and adopted the attached resolution to amend the Franklin County Capital Improvements Schedule of the Comprehensive Plan to include the proposed improvements at Gene Sewell Park. Motion carried 5-0.

2. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

- SGI Multi-Use Path Resurfacing from 3rd to 3rd is currently out for construction bids – mandatory pre-bid meeting held yesterday
- Apalachicola Health Department Siding Repairs are underway – Commissioner Croom posted a great progress photo online, north side of building has been stripped of old siding, rot repaired, and new wrap installed.
- Parks and Recreation working to order and install engineered wood fiber surfacing and border materials around new playground at Sylvester Williams Park
- Kendrick Sports Arena Pickleball Court Construction old tennis court demolished, pre-stressed concrete slab has been poured, interior fence supports installed
- TDC Spending Plan Revision – Development of Project List for TDC Board's Consideration and vetting of projects for required study - Section 6 Improvements – please provide additional concepts to draft list as needed
- Lanark EMS interior framing in progress
- SGI Stormwater Project begins today – work to focus on retention pond areas at center of island for first 30-days of project to be ready for FDOT's resurfacing of Franklin Boulevard
- District 1 and District 5 Road Paving Segments are out to bid, solicitations attached
- Rio Vista Drive resurfaced in District 2
- Loading Dock at Buddy Ward Seafood Landing Park is under construction
- Bids to go out at the end of the week for the Courtroom Upgrade Project
- Bids to go out at the end of the week for the dune-construction portion at the two county park locations for the RESTORE County Wide Dune Restoration Project
- First Responder Communication System Design Consultant Public Interviews with respondents scheduled for Wednesday, September 10th with the ranking committee to be held by Zoom, official calendar invites to be posted later this week.

Commissioner Ward asked if the wood fiber is the only material we can use at the parks. Is there a policy countywide as to what we can use for filler at the parks? Mrs. Griffith noted that we use engineered wood fiber or rubberized material, however the rubber gets hot. Mrs. Griffith noted that the engineered turf is the best, but it is almost the price of the playground equipment itself.

Commissioner Sanders noted that she has been trying to figure out how to fund the pickleball court at Gene Park. If this does not get funded, would ask the board to help find funding. Commissioner Ward noted that we may could look at AARP.

Chairman Jones asked if we would have up for action the updates for the TDC improvement plan. Mrs. Griffith noted that the TDC board will be looking at it for approval. She noted that she is not sure they have come out with the updated statutes. Once they are posted, we will get the public hearing scheduled which should happen sometime in October.

Commissioner Amison inquired as to where we are on opening the Buddy Ward Park. Mrs. Griffith noted that she believes they were upgrading the camera system. We also need to update the operating contract as well. We definitely need to get it opened to the public.

Commissioner Croom asked where we are on the DW Wilson Park pickleball court. Mrs. Griffith noted that we are still in the design/engineer phase.

12. Michael Morón – County Coordinator

1. Discussion/Action Item: TDC RFQ for Administrator Services

- Last week, I sent you a draft copy of a Notice of Request for Competitive Solicitation (aka Request for Qualifications) for Professional Executive Administrator Services for the Franklin County Tourist Development Council along with the Competitive Solicitation Documents and selection criteria.
- The notice and documents are basically an updated version of the 2018 notice and documents.
- I would like to advertise this notice for the next few weeks with a closing date of September 26th. The Board would open the responses at your October 1st meeting, then schedule interviews. The Board could select a candidate prior to or at your October 15th meeting.
- Are there any comments, questions, or suggestions regarding the notice or solicitation documents?
- Board discussion and action to approve the Notice, Competitive Solicitation Documents, and selection criteria.

Commissioner Ward noted that her only concern was the two-year term. Commissioner Croom noted that is also what he had highlighted. Commissioner Ward noted that two years is not a long time in a new role. Mr. Moron noted that if the Board choses to increase the term of this contract, then he would request the Board also increase the vendor contracts. Commissioner Amison noted that the reason we chose two years, was due to the legislative uncertainties.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the Notice, Competitive Solicitation Documents, and selection criteria for the TDC RFQ for Administrator Services. Motion carried 5-0.

2. Discussion/Action Item: Special Zoning Districts

- At your last meeting, Chairman Jones stated that he would schedule a town hall meeting to discuss a special zoning district for St. George Island, which was approved by the Board.
- Chairman Jones is in discussions with a potential moderator for the town hall meeting and plans to schedule it the end of this month. He should have details on the date, time, and location of the town hall at your next meeting.
- Also discussed, was Commissioner Sanders' request to create a special district for Alligator Point/Bald Point following the same process as the St. George Island special zoning district.
- Board discussion and action to authorize commencing with the special district process for Alligator Point/Bald Point.

Commissioner Sanders noted that she wants it all including Dog Island. Commissioner Amison noted that he believed we were going to keep Dog Island separate. Mr. Moron noted that Commissioner Sanders would like to see how Chairman Jones' town hall goes first and then use that process.

Ms. Gail Rieglmayer noted that most people do not have an idea the board is considering this, but that Chairman Jones suggested Attorney Sanders be the moderator. What is the delay and what has changed? We have everything lined up for September 30th. The meeting is scheduled for 6 PM at SGI Fire House on September 30th. Mr. Moron noted that he did not expect this to be another organization's meeting. Chairman Jones noted that he believes it is just a way to help, and we can talk about it. Chairman Jones noted that he was not aware they were considering it to be a Concerned Citizens meeting and that is why I reached he reached out to Attorney Sanders to moderate. Attorney Shuler noted that SB 180 passed and that is something that will need to be looked into. Attorney Shuler noted that himself and the planner will be discussing this and bringing back to you. Any changes made could be considered null and void. SB 180 is retroactive to October 2024. I believe Walton County is the only one that is not affected. The County planner has provided me with

one letter to Jackson County. Their amended comprehensive plan was determined to be null and void per SB 180. It will need to be considered as we begin this process. Mr. Moron noted that Ms. Robinson will need to plan to attend. Commissioner Ward noted that there are several counties that are suing the state. Attorney Shuler noted that he is aware there has been some discussion to file a challenge, but nothing has been filed to his knowledge.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, to authorize commencing with the special district process for Alligator Point/Bald Point. Commissioner Sanders amended her motion to state Alligator Point, Bald Point and St Teresa, then Dog Island separate, Commissioner Amison amended his second. Motion carried 5-0.

3. Discussion/Action Item: FWC Commission Meeting

- The next FWC Commission meeting is scheduled for Wednesday, November 6th and Thursday, November 7th in Clewiston.
- Several Commissioners have expressed their intent to attend this meeting as the proposed final rules for the Apalachicola Bay Oyster Management and Statewide Regulations will be presented.
- November 5th is a scheduled regular meeting. The FWC Commission meeting agenda will not be available until closer to their meeting date, so would the Board like to reschedule your November meeting date to Tuesday, November 4th today?
- Board discussion and possible action to authorize travel and expenses for Commissioners planning to attend the FWC Commission meeting on November 6th and 7th and move the BOCC regular meeting to November 5th.

Mr. Moron noted that the second meeting will also coincide with the FAC conference. So, you will need to change the meeting for that Tuesday also. The Board discussed and the consensus was to reschedule November's meeting dates to Tuesday, November 4th and November 18th.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board rescheduled the November meetings for November 4th and November 18th. 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 approved payment of travel and expenses for Commissioners planning to attend the FWC Commission meeting on November 6th and 7th. Motion carried 5-0.

4. Discussion/Action Item: Mandatory Garbage Pickup Workshop

- At your August 6th meeting, the Board agreed to schedule a workshop to discuss the possibility of county-wide mandatory garbage pickup.
- FWC staff, bear-proof garbage canister providers, and the public are all expected to attend this workshop.
- Would the Board object to scheduling this workshop at 2:00 p.m. (ET) on either October 1st or 15th which are your meeting dates or on the following Wednesdays, which are October 8th or 22nd?
- Board discussion and possible action to schedule a workshop to discuss mandatory garbage pickup.

Commissioner Ward inquired as to why are we having it at 2 pm? Mr. Moron noted that he had done this to ensure that FWC staff could be here, but they could attend via Zoom. Commissioner Ward noted that she feels anything that is going to affect our citizens, we should have in the evening hours to give our constituents an opportunity to attend. The Board discussed moving to a Tuesday due to church. Chairman Jones suggested October 14th at 6 pm. Mr. Moron noted that there will probably need to be multiple workshops held.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized scheduling a workshop on mandatory garbage pickup on October 14th at 6 PM. Motion carried 5-0.

5. Informational Item: Rate Study

- As part of the special assessments for fire and rescue Municipal Service Benefits Units (MSBU) discussions, along with other items, the Board asked for financial statements from each fire department.
- At your last meetings, the Board approved a rate study. This study should provide the financial information the Board is seeking from each department, so, if there is no objection, I will hold off on any requests for financial information from your fire departments until after the study is completed.

Chairman Jones noted that the cost of this study is not going to be taken from the MSBU funds or the fire departments.

6. Informational Item: Ethics Class

- Mrs. Cortni Bankston sent you an email on August 25th regarding registration for your annual ethics class.
- As a reminder, your ethics class must be completed by December 31, 2025.

7. Informational Item: Next Meeting Date

- Your next regular meeting date will be Tuesday, September 16, 2025, at 9:00 a.m. (ET). This meeting was moved from Wednesday, September 17, 2025, because of the Florida Association of Counties Innovative and Policy Conference.

13. Michael Shuler – County Attorney

Item Added to Report: Opioid Settlement Agreement

Chairman Jones asked if public comment was needed. Attorney Shuler noted that since the Board is not actually taking action on the agreement, it was not necessary. **On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to vet the possible additional opioid settlement and return the matter to Board for action on Sept. 16th. Motion carried 5-0.**

1. Two Airport Hanger License Agreements

Attached are two draft Hanger License Agreements prepared by Mr. Kirschenbaum that I have reviewed and revised. Both agreements are for the use of hanger #5. Mr. Kirschenbaum has negotiated a structure whereby Franklin County will license hanger to Tom P. Haney Technical College. The use of the hanger is limited to aviation related uses. Both license agreements are for a two-year period ending January 1, 2028. Both license agreements can be extended based upon mutually agreed upon terms.

In an effort to meet the January 1, 2026, start date for Haney, both the Foundation and Haney will have access to the hanger during renovations, provided that they stay out of the areas being renovated.

The Foundation will pay \$2,000.00 a month, plus any applicable sales tax, to Franklin County. Haney will not owe any monthly expenses to the Foundation or Franklin County under the sub-license agreement.

The Foundation will not begin to pay rent until the hanger renovations are completed.

The Foundation may sublease hangar #5 with Board approval.

Franklin County is obligated to provide for and will pay all utilities, including internet, as part of the \$2,000.00 paid each month by the Foundation.

I asked Mr. Kirschenbaum to contact the Foundation and discuss insurance coverage and whether they did or did not elect to purchase their own insurance coverage. The license agreements provide that Haney will obtain \$1M in insurance coverage and name both the Foundation and Franklin County as additional insureds.

Mr. Kirschenbaum anticipates that the hangar renovations detailed in the license agreement with the Franklin County Foundation will be completed in time for Haney to occupy the hangar and begin classes on January 1, 2026. If not, then I am told that Haney will not begin classes until Fall 2026.

Board Action: Discussion and Board action on the license agreement for hangar #5 with the Franklin Educational Foundation and approval of the sublicense agreement between the Foundation and Tom P. Haney Technical College.

Item addressed earlier in meeting under Mr. Kirschenbaum report.

2. TDC Matters

Attached are extensions for TDC Administration until October 31, 2025, and TDC vendor contracts until September 30, 2026. Board Action: Discussion and Board action on the extensions.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the extensions for TDC Administration until October 31, 2025, and TDC vendor contracts until September 30, 2026. Motion carried 5-0.

3. Franklin County Economic Development Council (“Franklin County EDC”)

Bill Williams will be present to update the Board concerning the formation of the Franklin County Economic Development Council, substituting the Franklin County Economic Development Council as the entity charged with providing economic development within Franklin County, Membership/Officers of the Franklin County EDC and the anticipated cooperation and collaboration between it and Team Franklin. Board Action: As determined by the Board, including possible authorization for the county attorney to file the non-profit entity with the State and possible appointment of its membership/officers by the Board.

Mr. Williams noted that he is asking the Board to rescind the prior meeting's motion and ask the Board for a new motion appointing a nine-member board separate from Team Franklin. He believes it would be better as a standalone not for profit with its own board. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized creating a board separate from Team Franklin and authorizing Attorney Shuler to file the non-profit entity with the State. Motion carried 5-0.**

Mr. Williams noted that Alexis Webb and Avery Johnson are Franklin County seniors who are working with the entrepreneur program. We have some exciting things going on.

Chairman from County Commissioner Board would serve as chair with one representative from Eastpoint area, on representative from each municipality and five at large.

Attorney Shuler noted that he needs some clarity from the Board. He noted that before the Economic Development Board served as economic development advisory for the airport. He noted that it is his understanding from today's motion that the Franklin County Economic Development Council will serve as economic development for the entire county. Team Franklin will be the primary entity within the economic opportunity zone. Attorney Shuler noted that he has volunteered to donate his time and money to get this set up. Someone is going to have to give me names for the members. Chairman Jones noted that he would like to bring back the four initial names to the next meeting and start that process. Commissioner Ward noted that she believes we will want to choose this board in the way we do our other volunteer boards, have them apply and the Board chose who they seem most fit. Attorney Shuler noted that hopefully the City of Apalachicola will have their decision today. Attorney Shuler noted that the remainder of his report is informational items.

Commissioner Ward noted that she met with Michael Moron and Cortni Bankston last week about code enforcement. I know it is very important that we stick to what we have on the books. Cortni and Sissy worked very well together to resolve a lot of the issues with complaints. I want a concise process in place to follow through. We do not have an abatement for blighted structure ordinance. There are several in my district that are safety and health issues. I would like Attorney Shuler and county staff to devise an ordinance based on what is good for our county and bring this back to us for public hearing and possible adoption. Also on back fill, I think we need to get these in place, so that we are following through, and they have things to back up what we are doing.

Commissioner Ward noted that the one property in her district that has gone before the magistrate, we need to move forward on whatever process we need to, there is a bus on an adjacent property. How do we remove these items? How are we going to pay for it? There is going to be a time that we are going to have to collect these fines. We need to have a process in place for how that works. Where do these people go to pay these fines? We need to get these things in place with the Clerk's office. I think that if we are collecting these fines, we should be able to use these funds to abate some of these issues.

Chairman Jones asked if we had some people that have been fined already. Attorney Shuler noted that he will check with the Clerk and find out. Attorney Shuler noted that he has been working on a draft ordinance that will be able to address some of these issues that Commissioner Ward has brought. As part of the ordinance, there is a clause that we can use ad valorem taxes to abate these code enforcement violations, by the removal of vehicle, or blighted structure and then adding a lien against property. Attorney Shuler noted that he anticipates having a draft ordinance at your next meeting and the Board can decide whether to schedule a hearing.

Chairman Jones asked where are we at on the case that the magistrate said he could not rule on? There are still RVs on the property. Attorney Shuler said what he remembered on this was the magistrate take under advisement and I do not recall having an order yet. Commissioner Ward said she had some people reach out in the Hidden Beaches area. They would like to combine all the properties and make all Hidden Beaches taking away Royal Vista. Inconsistencies in terms of addresses, the HOA reached out to see if we could change all to Hidden Beaches. I think there is a way we could do it without going through the hearing process. I think it would be a waste of time for something that affects twenty people. Attorney Shuler noted there is a statute that gives commission authority to name or rename the road. Unfortunately, it does not lay out a process for this renaming. What process does the Board want to put in place for renaming a road? Possibly advertise and send letter to each of the property owners. Have deputy clerk change the plat to notate the revised name. Since the statute does not mandate a process, I think the Board has the authority to choose the process. It could go all the way from a public hearing, ad in the paper and notice to affected property owners. Commissioner Ward noted that there was a list of property owners that wanted the name change. I did reach out to the HOA president; they are all unanimously agreeable. They were agreeable to pay the cost of the change to an extent. Attorney Shuler noted that he did not think you would have to amend the plat. The Board would need to determine what the exact process would be. Mandatory at a minimum is mailing notice to property owners, public record, and notation by clerk to plat notating change. Attorney Shuler noted that he thinks they should also talk to the post office and see if they are in agreement to

the change. Commissioner Sanders noted that this property has gates across it so is this even a public road. Chairman Jones noted that they may have to replat if it is a private road. Commissioner Ward noted let's just focus on the private road and the post office issues, then bring that information back to the Board.

Planning and Zoning Adjustment Board Report

14. Critical Shoreline Applications

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved items a, b, and d. Commissioner Ward asked staff to look at updating the forms to specify/separate lift and slip. Commissioner Amison asked if there is a DEP permit. Ms. Robinson noted they do have their permits in place. Motion carried 5-0.

The Board moved to item c at this time.

a. 39 Carousel Terrace (with Variance Request)

A consideration of a request to replace 59 linear feet of seawall, construct 90 linear feet of seawall and place 443 sf of riprap. Property is located in Alligator Point, Franklin County, FL. Request submitted by Florida Environmental & Land Services, James Barrett/Elva Peppers, agent for William Hackney, property owner.

b. 47 South Bayshore Drive

A consideration of a request to construct a new 760 square feet single family dock consisting of a 4' x 150' sq ft access walkway, a 10' x 16' sq ft terminal platform and a 12' x 24' sq ft open slip with lift. Property is located in Eastpoint, Franklin County, FL. Request submitted by Makaira Construction Group - Kramer Clark, agent for Shane Gutierrez, property owner.

c. 2004 Highway 98 West

A consideration of a request to construct a new 1,040 sf single family dock consisting of a 4' x 130' sq ft access walkway, a 10' x 16' sq ft terminal platform and a 12' x 30' sq ft covered boat lift. Property is located in Carrabelle, Franklin County, FL. Request submitted by James Barrett/Elva Peppers with Florida Environmental & Land Services, Inc, agent for Jimmy Meeks, property owner.

Chairman Jones noted that it would be consistent for us to make a similar motion, approving contingent upon primary structure. **Commissioner Ward made a motion approving contingent upon primary structure being constructed before power connected for the boat lift, seconded by Commissioner Amison. Motion carried 5-0.**

d. 2162 Highway 98

A consideration of a request to construct a new 965 sf single family dock consisting of a 201' x 4' access walkway; a 10' x 16' sf terminal platform and a 10' x 10' sf uncovered boat slip. Property located in Lanark Village, Franklin County, FL. Request submitted by MKM Quality Construction Inc, agent for Reid Willis, property owner.

15. Commercial Site Plan Applications

a. 575 Houston Lane

A consideration of a request to construct a 7,500-sf building with asphalt and gravel parking areas and a stormwater management system. Property is located in Eastpoint, Franklin County, FL. Request submitted by Southeastern Consulting Engineers, agent for Gulf Waters Edge, LLC, property owner. Commissioner Ward said in researching this the address is different on the application than what is on the agenda. Ms. Robinson said there was some confusion on the 911 address during the application process. Cortni has confirmed that 575 Houston Lane is the correct 911 address. Commissioner Ward noted that there were some zoning issues also. Ms. Robinson noted that GIS zoning map issues A2 and R4, it is in the industrial zone.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the site plan application for 575 Houston Lane. Motion carried 5-0.

Commissioner Ward noted that we have gotten into the practice of denying dock applications with lifts without a primary structure on the property. Feels like we need to amend 220.02 to make consistent. Whatever we need to do to correct that on our zoning codes so that it aligns. Didn't we make pools exempt from having the primary structure? Attorney Shuler noted that the new definition of accessory structure use is clearly defined. It was determined that the most current

version of the zoning code has not been uploaded to the zoning website, and this had caused some confusion. Chairman Jones noted that in the future we may need to combine the websites for clarification purposes. Ms. Robinson noted in section 301, there is something that gives us protection in a roundabout way.

Chairman Jones noted there is a way that isolated wetlands are treated in our plan, but it is not how we have been handling them.

Commissioners' Comments

Commissioner Ward extended her congratulations to Donna Duncan and Donna Knutson on their wins for city commissioners. Chairman Jones noted that there is a project the Corps is taking public comments on for the island for the ramp on SGI it is something the corps is doing. They have mailed it to island residents. If you need a copy, I would be glad to share it with you. It will give boaters protection so they can use the boat ramp. Commissioner Amison noted that he has used that ramp and it is difficult. Commissioner Ward agreed. Commissioner Sanders asked are we going to have to hold a year end meeting to pay bills. Mr. Moron noted that your first meeting is October 1st. Let me check with Linda at the clerk's office and I will get back with you.

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.