

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
OCTOBER 15, 2025
9:00 AM
MINUTES**

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

Others Present: Michele Maxwell-Clerk of Court, Michael Shuler-County Attorney, Michael Moron-County Coordinator, and Erin Griffith-Fiscal Manager/Grants Coordinator

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

Mr. Moron requested the Board approve a manual check run for SHIP bills. Those are the three replacement mobile homes to be ordered. Mrs. Griffith has two late items added to her report. Chairman Jones noted we had discussion last meeting regarding isolated wetlands, I would like to add this to the agenda today for discussion and possible action today.

On a motion by Commissioner Amison, seconded by Commissioner Croom, to amend and approve the agenda as noted above. Motion carried 5-0.

Mr. Moron noted the property appraiser's office email was attacked. There were quite a few under the .gov domain. He noted that Microsoft logged everyone out with the .gov domain, and we are having to log each person in with a very detailed process. He noted that he would be contacting each of them.

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 Sanders, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills and the minutes of the FCBC Regular Meeting 10/1/2025 and 8/20/2025. Motion carried 5-0.

Public Comments

There were no public comments at this time.

Department Directors Reports

3. Bree Robinson -- County Planner -- 612 Mariner Circle Alligator Point -- Variance Request

Applicant is requesting approval of a variance for up to 3' of encroachment into the 10' side setback. Staff recommends approval of this variance request due to the ecological significance of the trees present and prior instance of the BOCC acknowledging that maritime oaks can be a special conditions and circumstances recognized as peculiar to the land. While the variance would result in a nonconforming property as to setbacks, it would also bring the nonconforming standard home square footage size into compliance with the current Zoning Code requirements.

Daniel and Suzette Oligmueller spoke to the Board regarding their request. Mr. Oligmueller noted the property has the old maritime oaks on it. They want to add an addition with minimal impact to the oaks. They have reduced the square feet from 342 to 63 square feet. It does minimize the impact to the environment. Mr. Oligmueller noted that he is opened to answer questions from the Board.

Ms. Robinson presented highlights of the request from her report as follows.

- Property is within the Critical Habitat Zone – proposed addition does not surpass 20% allocation for lot coverage.
- Applicant plans to change the layout of the home – no impact to septic as home will remain a 2-bed 2-bath dwelling.

- The home is non-conforming as to FEMA standards, so applicant is limited to 50% of the building value for improvements or they will have to meet current elevation requirements. The property appraiser site estimates the building value at \$148,657.
- Applicant has reduced their request to the minimum variance that they feel assigns reasonable use to their home.
- Franklin County Zoning Code standard size for a dwelling is 1,000 sf of heated/cooled living space – this home is 756 sf of heated/cooled space with 324 sf of covered porch. This addition could allow them to reach 1,157 sf of heated/cooled space, which is more in line with the County standard for a dwelling size (1,000sf minimum) and could be used to establish a reasonable use.
- Applicant has secured an arborist statement regarding the age and ecological significance of the trees.
- Comp Plan Coastal/Conservation Objective 2 states:

The County will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the County will prohibit development which can be proved to damage the County's natural resources.

- Applicant provided a comparable past variance approval as basis for their request not being a special privilege and their request being a right commonly enjoyed by properties in the same zoning district.
- 614 Mariner Circle – New Construction (1,800 sf home) variance approved for applicant to build 15' into the front setback due to the presence of maritime Oaks. 5-0 approval by the BOCC.

STAFF RECOMMENDATION: Staff recommends approval of this variance request due to the ecological significance of the trees present and prior instance of the BOCC acknowledging that maritime oaks can be a special conditions and circumstances recognized as peculiar to the land. While the variance would result in a nonconforming property as to setbacks, it would also bring the nonconforming standard home square footage size into compliance with the current Zoning Code requirements.

Chairman Jones noted that he did not want them to be in the position of non-conforming property in the event of a storm. Ms. Bree noted that the this would not, with this variance they would be able to repair it. Commissioner Sanders asked when the 614 Mariner Circle was passed, Ms. Robinson noted that it was in 2018. Commissioner Sanders noted that she does not have a problem with the recommendation. **Commissioner Sanders made a motion to approve, seconded by Commissioner Ward.** Commissioner Ward noted that she visited the property, and this solution will be best for the property in the event of a storm to hopefully help with erosion by keeping the trees. She noted that she likes to see applicants working together with county staff. **Motion carried 5-0.**

Chairman Jones noted that we have someone who would like to speak regarding the discussion we have coming up regarding the wetlands. Ms. Elva Peppers spoke noting that she has thirty-four years' experience with environmental consulting. She noted that she met with Bre last week. It was clear that the references in the comprehensive plan, reference old wetlands regulations. The state no longer processes things, and the rules were changed in 2007. The policies do not really fit anymore. The wetland mitigation is not the same, it has been probably twenty-five years since the state has gone with the ratio method. When you compare it, it is not apples to apples? It does affect the residents. She noted that she is available for questions and open to work with Bre.

Ms. Robinson thanked Ms. Elva for meeting with her. She noted that Chairman Jones and herself met with previous staff to see where they came up with their interpretation. She noted that the state did change some things in 2007. She said it has come apparent that a rather large change to the comp plan is necessary. There is a lot of language that is not used, not current. She said a comp plan amendment could take a serious amount of time, potentially six months or more. We need a temporary solution as not to hold people up.

Ms. Robinson noted that she is seeking a motion to acknowledge that the prior staff interpretation regarding isolated wetlands was based on the Florida Statute in effect at that time, which excluded isolated wetlands from the definition of jurisdictional wetlands under the authority of the Florida Department of Environmental Protection (DEP). Following subsequent amendments to the Florida Statutes expanding the definition to include all waters, isolated wetlands were unintentionally encompassed within Franklin County's wetlands code and buffer requirements. Ms. Robinson asked the Board to direct her and current staff to maintain consistency with the prior interpretation and established precedent, recognizing a 0-foot setback for isolated wetlands under the Franklin County Code at least until we can get the comp plan updated.

Mrs. Barbara Sanders spoke regarding the addition of the item to the agenda. Chairman Jones noted that it was added to the agenda at the beginning of the meeting. She was unaware that this was added at the beginning of the meeting because she was not aware it would be discussed today. She noted that the idea of an agenda was to alert the public of what was

to be discussed. She would like to be involved in the process. She does not think you should be updated your comp plan because of an unwritten process. If we are going to start changing the comp plan, she would like to be a part of the process. Chairman Jones noted that the reason it is before us today, is because it needs to be amended. Commissioner Ward noted that it is before us today to direct staff to look into revising. Ms. Robinson noted that she is new, and she can only approve things in the office that are per code or at the direction of the board. She would like direction from the Board to follow the prior interpretation of the code, and to give direction to begin drafting an amended comp plan bringing it up to code. Ms. Robinson noted that a lot of the language in the current code is from 1994. Commissioner Amison noted basically you are asking for a motion to move forward with the precedence that has been set of zero feet setback on isolated wetlands. Ms. Robinson noted yes, until we can make changes to the comp plan as a whole. **Commissioner Amison made a motion to approve moving forward with the precedence that has been set of zero feet setback on isolated wetlands, seconded by Commissioner Croom.** Chairman Jones noted that in the vote you are also giving her permission to begin the process of amending the comp plan. Commissioner Croom confirmed that we are directing staff to begin drafting an amended comp plan. Commissioner Sanders said if we got amendments, have you saw other amendments that need to be made. Ms. Robinson noted that the comp plan has not been through a major overhaul in a long time. Commissioner Sanders noted that maybe we need to do that, and not piece milling it together. She noted that we really need to sit down and look at it, and it will take months. Chairman Jones noted that in speaking with prior staff, we are a completely different county than we were when this was written. He noted that there were already things that were approved by the state when this comp plan was drafted and that is where the language came from. Commissioner Sanders noted she would rather have an overall review of the comp plan. Chairman Jones noted that what he believes Commissioner Sanders is saying, is that instead of just looking at wetlands, look at the entire plan. Ms. Robinson noted that if we go through the comp plan as a whole, it is going to take a lot longer than six months. With just the wetlands portion, it could take up to six months. Commissioner Ward noted that she agrees there are a lot of things that are outdated, and she is all about looking at it as a whole. **Motion carried 5-0.** Chairman Jones asked do we need a motion for the portion directing Ms. Robinson to begin amendments to the comp plan. Attorney Shuler noted that yes if you are going to start the public process of amendment to the comp plan. It does jump start a certain process. **Commissioner Sanders made a motion to direct staff to begin the process of amending the comp plan, beginning with the isolated wetlands issue first.** Commissioner Amison discussed the previous motion noting that he believes this would help with the back log. Ms. Robinson noted that she would like to tackle the wetlands issue first. She noted that if we take on the entire comp plan revision, it will consume all of her time. Commissioner Sanders said we need to go ahead and handle the wetlands issue, and then beginning amending the comp plan. Mrs. Sanders spoke noted this board has inherited a problem, your staff has not been enforcing the comp plan. Today's motion in affect amends your comp plan without going through the public process. You have got to follow the process of amending the comp plan. She asked the Board to vote against Commissioner Amison made, noting that it is going to open a can of worms. **Seconded Commissioner Ward to begin the process first of amending the wetlands portion of the comp plan and then look at the entire plan. Motion carried 5-0.**

4. John Solomon – TDC Administrator

Action Items:

1. On October 8th, 2025, the TDC Board voted to recommend approval of \$26,278.25 for carpeting and installation in the two Sports park Areana's Batting Cages (DW Wilson & Kendrick Park)

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the TDC Board recommendation for approval of \$26,278.25 for carpeting and installation in the two Sports park Areana's Batting Cages (DW Wilson & Kendrick Park). Motion carried 5-0.

2. On October 8th, 2025, the TDC Board voted to recommend approval of a request from The Eastpoint Fire Department for \$29,260.90 for purchase and installation of a Generator at the Eastpoint Firehouse.

On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the TDC Board recommendation for approval of a request from The Eastpoint Fire Department for \$29,260.90 for purchase and installation of a Generator at the Eastpoint Firehouse. Motion carried 5-0.

3. On October 8th, 2025, the TDC Board voted to recommend approval of a request from the Crooked River Lighthouse for \$24,954 from the Museum Infrastructure Grant Program for multiple improvements to Lighthouse Park

On a motion by Commissioner Ward, seconded by Commissioner Sanders and by a unanimous vote of the Board present, the Board approved the TDC Board recommended approval of a request from the Crooked River Lighthouse for \$24,954 from the Museum Infrastructure Grant Program for multiple improvements to Lighthouse Park. Motion carried 5-0.

Information Items:

1. The TDC will be holding the speaking event "Be the Spark" on November 10th at 8:00am with a Motivational Hospitality Speaker Simon Bailey on November 10th currently to be held at the Commission Meeting room.

Attorney Shuler presented the following items from his report at this time.

3. Second Addendum to Contract with Coastal E. Solutions, LLC

The Board approved an amendment to its contract with Coastal E. Solutions, LLC. The amendment changes the fee charged for social media campaign management to "per approved budget." Board Action: Board action to approve the second addendum and authorize the Chairman to sign it.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the second addendum to contract with Coastal E. Solutions, LLC and authorized the Chairman to sign it. Motion carried 5-0.

4. TDC Visitor Center Contracts

The Board approved extending the visitor center administrative contracts until September 30, 2026. Recently, it was brought to my attention that the four visitor center contracts required renewal retroactive to October 1, 2022, through September 30, 2026. Attached is an addendum renewing the term of the four visitor center contracts until September 30, 2026, together with copies of the four visitor center contracts attached to the addendum for convenient review. Board Action: Board action to approve the addendum and authorize the Chairman to sign it.

On a motion by Commissioner Ward, seconded by Commissioner Sanders and Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the addendum to the Visitor Center Contracts and authorized the Chairman to sign it. Motion carried 5-0.

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

5. Discussion/Action Item: Award of TDC Administrative Services Contract

At your last meeting, the Board opened the only response to the request for Professional Executive Administrator Services for TDC. Has the Board reviewed the packet? Are you ready to interview the respondent and award the contract? Board discussion and award of the TDC Administrative Services contract.

Chairman Jones asked since we only have one applicant do we need to interview. Mr. Moron noted that is your choice, not sure if you wanted to ask any questions. **Commissioner Amison made a motion to award the TDC Administrative Services Contract to the Apalachicola Bay Chamber of Commerce, seconded by Commissioner Croom. Motion carried 5-0.**

Commissioner Amison inquired about the Apalachicola Maritime Museum. Mr. Solomon noted that he is working to get the cameras working, and he is working on getting the video system up and running. Commissioner Amison suggested having someone from Parks and Recreation to be a curator a couple days of week. Mr. Solomon noted that we are very close. It seems every time we are close something else comes up. Mr. Moron noted that the cameras are recording. The problem is that lightening hit the port that allows us to view over the internet. He noted this is the third or fourth time it has happened. Commissioner Amison expressed his desire to see the museum up and running.

Commissioner Amison asked when the motivational speaker was coming? November 10th at the rate of \$15,000 for an hour and a half. He noted that just so you know, there are a lot of people who think this is not a good way to spend those funds. Commissioner Amison noted that he is going to sit down with Supervisor of Elections to see if we can get one the ballot to increase the tax to 5%. If the tourist is going to use our infrastructure, we should be able to increase that and put more money back into it. Mr. Solomon noted that he agrees. Commissioner Amison encourage Mr. Solomon to put emphasis on letting the local people know how the TDC tax is used to benefit our community. Mr. Solomon noted that they are working on a video now that shows the projects funded. Commissioner Amison encouraged him to put this information out on Facebook and in the newspapers.

RFP/RFQ/Bid Opening

5. Invitation to Bid: Courtroom Renovation Project

The scope includes demolition of existing walls, doors, ramps, casework, and carpet flooring in the courtroom,

as well as removal and storage of existing seating for later reinstallation. New work includes construction of wood-framed platforms with plywood and oak trim, new ramps, wall partitions with gypsum board and sound attenuation insulation, and installation of solid surface countertops with oak wood tops and trim. Electrical work includes updates to receptacles, outlets, and related power provisions as indicated in the electrical plan. Carpet installation will be provided in designated areas, with transition strips and vinyl nosing as specified. All materials and finishes, including carpet, vinyl nosing, and pony wall braces, are based on the provided design standards.

COMPANY	LOCATION	BID AMOUNT	BID BOND
Pillar Perfect Construction	Carrabelle, FL	\$60,892.67	Check

Mrs. Griffith noted that we had about six contractors attend the mandatory pre bid meeting and she is surprised that we only had one bid submitted. Chairman Jones asked Mrs. Griffith to make Mr. Doug Shuler aware that we had a lot of people attend, so there is no guarantee that if we bid again, we would have more submitted. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized staff to release the bid to Mr. Doug Shuler for review and recommendation. Motion carried 5-0.**

6. Invitation to Bid: Franklin County 2025 Roads Resurfacing

The project involves reclaiming and resurfacing approximately 0.263 miles of Shuler Street and State Street located in Eastpoint, resurfacing approximately 0.227 miles of Begonia Street located in Eastpoint, resurfacing approximately 0.107 miles of 7th Street located in Eastpoint, resurfacing approximately 0.136 miles of 8th Street located in Eastpoint, reclaiming and resurfacing approximately 0.190 miles of Cypress Lane located in Eastpoint, reclaiming and resurfacing approximately 0.326 miles of Bear Creek Road located in Eastpoint, reclaiming and resurfacing approximately 0.141 miles of Beacon Street located in Carrabelle, reclaiming and resurfacing approximately 0.163 miles of Frank Mckamey Way located in Carrabelle and the replacement of an existing pipe at the intersection of 15th Street and Avenue M located in Apalachicola.

COMPANY	LOCATION	BID AMOUNT	BID BOND
North Florida Asphalt, Inc	2908 Plant Street, Tallahassee, FL 32304	\$893,992.00	Yes
Pigott Asphalt & Sitework, LLC	12 Asphalt Way, Crawfordville, FL 32327	\$940,491.79	Yes
Roberts and Roberts, Inc	1538 Metropolitan Blvd, Tallahassee, FL 32308	\$727,272.19	Yes
American Sand & Asphalt Paving	2911 S Hwy 77, Lynn Haven, FL 32444	\$926,177.45	Yes
Gulf Coast Utility Contractors	13938 Hwy 77, Southport, FL 32409	\$1,282,600.00	Yes
North Florida Construction, Inc	PO Box 129, Clarksville, FL 32430	\$808,742.76	Yes
CWR Contracting, Inc	3660 Hartsfield Rd, Tallahassee, FL 32303	\$1,471,985.40	Yes

Chairman Jones inquired if the bids break out what each road cost. Mrs. Griffith noted that it does. **On a motion by Commissioner Ward, seconded by Commissioner Amison, the Board authorized staff to release the bids to Dewberry Engineers for review and recommendation. Motion carried 5-0.**

County Staff & Attorney Reports

7. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BID OPENING: ANNEX COURTROOM RENOVATION PROJECT

The first bid responses opened today are for the Annex Courtroom Renovation Project. The scope includes demolition of existing walls, doors, ramps, casework, and carpet flooring in the courtroom, as well as removal and storage of existing seating for later reinstallation. New work includes construction of wood-framed platforms with plywood and oak trim, new ramps, wall partitions with gypsum board and sound attenuation insulation, and installation of solid surface countertops with oak wood tops and trim. Electrical work includes updates to receptacles, outlets, and related power provisions as indicated in the electrical plan. Carpet installation will be provided in designated areas, with transition strips and vinyl nosing as specified. All materials and finishes, including carpet, vinyl nosing, and pony wall braces, all based on the design standards provided. *Board action to release the bids to architect Doug Shuler of BFBS Architects for his review and recommendation.*

2. FRANKLIN COUNTY 2025 ROAD RESURFACING

The second bid responses opened today are for the 2025 County Road Resurfacing Project. The project involves reclaiming and resurfacing in the Eastpoint area approximately 0.263 miles of Shuler Street and State Street (District 1), resurfacing approximately 0.227 miles of Begonia Street (District 1), resurfacing approximately 0.107 miles of 7th Street (District 5), resurfacing approximately 0.136 miles of 8th Street (District 5), reclaiming and resurfacing approximately 0.190 miles of Cypress Lane located (District 5), reclaiming and resurfacing approximately 0.326 miles of Bear Creek Road located in Eastpoint (District 5), reclaiming and resurfacing in the Carrabelle Area approximately 0.141 miles of Beacon Street (District 5), reclaiming and resurfacing approximately 0.163 miles of Frank McKamey Way (District 5) and the replacing and pavement patchwork in Apalachicola of an existing pipe at the intersection of 15th Street and Avenue M (District 3). Bids will be awarded on the lowest base bid, but not all roadway segments included in the bid may be awarded due to budgetary constraints. *Board action to release the bids to County engineers Dewberry & Associates for their review and recommendation.*

END OF BID RESPONSE OPENINGS

Mrs. Griffith noted that she added two items late to her report, and they would need to call for public comment on those. Chairman Jones noted that due to the earlier discussion on the Maritime Museum, he would ask that they go ahead and address individually.

1. BOARD ACTION: TDC'S MARITIME MUSEUM GRANT EXTENSION

Attached is a contract amendment from the Division of Historic Resources for the TDC's Maritime Heritage Museum grant. This amendment extends the grant project completion deadline to December 31st, 2025. This extension will allow for sufficient time for the Division of Historical Resources to review the project components and tasks as completed to finish the closeout and reimbursement process. Board action to approve and authorize the chairman to sign the attached grant extension amendment.

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 grant extension amendment. Motion carried 5-0.

2. BOARD ACTION: TRIUMPH HANEY AVIATION ACADEMY AT AIRPORT GRANT AWARD AGREEMENT

At the Triumph Gulf Coast's public meeting scheduled for October 22, 2025, the attached grant award agreement will be presented for approval. The attached agreement will fund \$250,000 in building renovations to Hangar 5 at the Apalachicola Regional Airport to ready the location to serve as a satellite campus of Tom P. Haney Technical College for the Aviation Mechanic Certification Program. The grant will require a \$15,000 cash contribution towards the renovations from the airport fund and requires issuance of at least (25) net new FAA training certificates earned by certified students who are residents or military stationed in the eight disproportionately affected counties (Bay, Escambia, Franklin, Gulf, Okaloosa, Santa Rosa, Walton, and Wakulla counties). Planned renovations to the building include the construction of classroom walls, parking improvements, security gate installation, paint, sheetrock repairs, AC repairs, signage, and floor coverings. Board action to approve and authorize the chairman to sign the attached grant award agreement with terms and conditions once approved by Triumph.

On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached grant award agreement with terms and conditions once approved by Triumph. Motion carried 5-0.

Chairman Jones called for public comments on the two late adds to the report. Mrs. Griffith read both items into the record for the public's benefit. There were no public comments in the room or via Zoom.

3. LATE ADD BOARD ACTION: SGI MULTI USE PATH CONSTRUCTION CONTRACT

At the September 16th meeting, the board opened bids for the SGI Multi Use Path Project. The bids were released to Dewberry Engineers for their review and recommendation. The low bid, \$195,375 from North Florida Construction has been deemed to be complete and the engineers recommend issuance of the notice of award. A notice to proceed will be issued by FDEP to the county upon their review of the contract documents. Board action to sign the notice of award and the construction contract documents once available. Chairman Jones called for public

comments. There were no public comments in the room or via Zoom. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the notice of award, and the construction contract documents once available. Motion carried 5-0.**

4. LATE ADD BOARD ACTION: LAP OTTERS SLIDE & AVENUE A DESIGN SERVICES CONTRACT

At the August 6th meeting, the Board accepted the ranking results for the LAP Otterslide and Avenue A Sidewalk Design Project. Planner Bree Robinson has completed contract negotiations with the highest ranked firm and the lengthy negotiations review process with FDOT for the federally funded LAP project. The grant award will fund approximately \$46,000 of the attached \$46,035.70 fee estimate; any overage will be paid by the district's available paving funds. The county's notice to proceed will not be issued by FDOT until all contract documents have passed the final review by the department. Board action to approve and authorize the chairman to sign the attached contract with Dewberry Engineers. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached contract with Dewberry Engineers. Motion carried 5-0.**

BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

- Apalachicola Health Department Siding has been replaced; exterior painting and gutter installation will begin this week.
- Lanark EMS – Interior finishing/sheetrock in progress
- RESTORE SGI Stormwater Project in progress – work is still focusing on retention pond areas at center of island to be ready for FDOT's resurfacing of Franklin Boulevard
- RESTORE County Wide Dune Restoration Project – dune construction at Carrabelle Beach Park and St. George Island's Lighthouse Park is now out to bid, 45-day solicitation period required by RESTORE, bids to be opened at the 1st meeting in November.
- Fort Coombs Armory Convention Center renovation project quickly moving forward, old restrooms have been demolished, roof replacement in progress
- SGI Multi Use Path – awaiting concurrence / commencement authorization from FDEP to award construction contract to low bidder
- Kendrick Sports Arena Pickleball Courts – open for play, signage has been ordered, sod was placed last week
- FRDAP Island View Park Project – playground equipment installed this past week, permit application submitted for potable water supply for modular restrooms, pavilion area in design, FDEP permit application submitted for primitive kayak launch
- Triumph First Responder Communication System Upgrade – kickoff meeting was held yesterday

At this time, the Board moved to the public hearing.

(11:00 a.m. ET) Public Hearing: Dilapidated Structures

Notice, Draft Ordinance, Business Impact Estimate

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, PROVIDING FOR PROPERTY SAFETY AND MAINTENANCE, INCLUDING PROVISIONS RELATED TO DILAPIDATED STRUCTURES, JUNK, LOT MOWING, NUISANCE ABATEMENT, ESTABLISHING SUPPLEMENTAL NOTICE AND HEARING PROCEDURES, ABATEMENT BY COUNTY, EMERGENCY SITUATIONS, APPEALS, PROVIDING FOR CODE ENFORCEMENT COSTS AND DISTRIBUTION OF CODE ENFORCEMENT FINES, SEVERABILITY, REPEAL OF CONFLICTS AND AN EFFECTIVE DATE.

Attorney Shuler asked the Board to authorize him to delete within the ordinance the code enforcement board references and add the special magistrate as that is what the board had chosen to do.

Commissioner Ward noted that she chose the code enforcement board be deleted. Had questions regarding homestead versus non homestead. Attorney Shuler noted that generally we do not foreclose on homestead properties, however, it does not mean that we cannot add liens to the properties. In the event the properties are sold we can collect on the lien at that time. Chairman Jones inquired as to what type of lien it would be. Attorney Shuler noted that it would be a code enforcement lien. Attorney Shuler noted that it would be a lien against the property. He noted that he does have the authority to go back before the Board to request a foreclosure on non-homestead property. Chairman Jones noted that he

believes this Board would have a hard time putting someone out of their home. If you are talking about the greatest way to enforce is property liens, then we might as well not put a lien on homestead properties. He asked if we could add it to their taxes, and Attorney Shuler noted that we cannot. Commissioner Ward noted that she is having an issue in her district regarding property owners not accepting certified letters. What process do we need to take after that? I want to make sure that anything we do there is a finality. Does the property owner have to be aware? Attorney Shuler noted he has an item on his report for action regarding this issue. Commissioner Sanders asked are they going to go out there and look for these dilapidated structures. Some people like their yards not being mowed. How is it going to be when a neighbor calls and asked that their neighbor's yard needs mowing? Commissioner Amison noted that he shares her concerns and feels like the county is becoming an HOA. Commissioner Ward noted that in her district there are homes where hurricane damaged the house, and there is debris. In these types of situations, you have the neighbor who lived there forever, and the homeowner doesn't want to fix the home. She noted that we do have to protect, there are vermin, there are rats and snakes. Commissioner Amison asked if it is a residence. Commissioner Amison noted that he is fine with addressing abandoned buildings that are a health hazard, but I am not comfortable enforcing these rules on the entire county like we are an HOA. Commissioner Sanders said the staff needs some type of direction. Commissioner Ward noted that she sees both sides, but we do need to address our blighted structures and dilapidated houses. Chairman Jones noted that he believes the other commissioners are expressing, we did ask for something for blighted structures, homes that have been destroyed by hurricanes. He noted that this is past what we requested. Commissioner Ward asked do we need to have a public workshop; we keep delaying things. Commissioner Amison noted lets just address the issue without all of this other stuff. He noted that we should have a workshop so that we can talk it out. Mr. Moron noted that we also have RVs and fill. I feel that after we deal with this, the next thing we need to do is RVs, but we need to have workshops first. Commissioner Ward noted that we need to get in the practice of having a workshop first. We also need to get staff involved; I know we pulled ordinances from other counties. We have to fix the problem. We get the concerned calls, but I know there is a process. I just want it addressed but as soon as possible. We need to have something staff can enforce. Commissioner Croom noted that he understands some people like to live free, but it kind of seem likes we are acting more as an HOA. Commissioner Sanders noted that she believes it is overreaching. Chairman Jones noted that a lot of our ordinances were not written with code enforcement in mind. Do we want to do two workshops, with the first reading and second reading? Commissioner Ward noted that she believes having a public workshop would be better since we cannot discuss amongst ourselves. The Board discussed further. Chairman Jones called for public comments at this time. Mr. Daniel he noted that near his home there are structures where no one has lived in a long time, there are safety and fire hazards. He spoke that he is in favor of it, noting that no one wants an HOA. We need to have some way to clean up those properties where no one is living there, and no one can live there. He noted that this is needed. Mr. Charles Leonard spoke to the Board. He noted that he concurs with what Mr. Daniel said. He noted there comes a point where one collectible car is a project, and five collectible cars are a junk yard. I would suggest some type of advisory committee, you could probably get volunteers to help clean up. I would suggest if you had an ordinance that list a lot of things, the enforcement part of it can be dealt with instead of a black line, line in the sand. Ms. Paxton spoke regarding her home in Carrabelle beach, noting that she has a house next door to it that was destroyed in Hurricane Dennis in 2005. Everything ends up over in my yard, installation, mold, and it is a health hazard. We see rats run through our yard all the time. The next storm that we have, it will fall down. The bottom has completely fallen out of the house. She noted that when it comes to the point that I cannot sell my beautiful beach home because of it, something needs to be done. Mrs. Barbara Snaders commending the Board for the effort you have been making in code enforcement. She said she thinks you could take out the mowing provision and leave in the dilapidated structures. She noted that the magistrate has to have a clear ordinance in order to enforce. She noted that I do like your point that we did not workshop this one, but I do not want to delay the magistrate. Attorney Shuler noted that you should decide today whether to adopt the ordinance as presented, or if you would like to remove the mowing provision. You will also need to state that you are removing all references to code enforcement board, and replace with the special magistrate. Chairman Jones asked if this is written in such a way that an article could be removed, where it does not affect the rest of the ordinance. Commissioner Ward said another question is this a substantial change. Attorney Shuler noted that he believes you could remove article four. Commissioner Ward noted that she thinks we need to table and schedule a workshop, then have a public hearing. She noted that anything like this we should workshop it out first. Attorney Shuler recommend denying the ordinance, then we can present a new draft at a workshop. Commissioner Ward said by us denying this today, it is not going to stop the process we have in place now? Attorney Shuler noted that we would have to get an opinion from an expert regarding the soundness of the structure. Otherwise, this ordinance presented today was to specifically address dilapidated structures. **Commissioner Amison made a motion to deny the ordinance, and authorize Attorney Shuler to schedule a workshop, seconded by Commissioner Croom.** Chairman Jones said he thinks the mowing is an issue because it is not completely defined. He noted that he is fine with discussion of what is defined as junk. He noted that he has a vehicle in his yard right now that is going through probate. Commissioner Croom expressed that we need to define some of the terminology. **Motion carried 5-0.**

The Board moved to Mr. Cochran with Air Methods presentation at this time. Mr. Tim Cochran and Ms. Kara Linder

spoke to the Board regarding their company.

Air Methods: Community Impact & Safety Overview

About Air Methods

- National leader in air medical transport.
- Decades of experience in emergency and interfacility care.
- Mission: Safe, rapid, and advanced patient transport.

Training & Safety

- Comprehensive training for pilots, flight nurses, and paramedics.
- Ongoing education for EMS and hospital partners.
- Safety-first protocols and continuous improvement.

Aircraft & Coverage

- Bell 407 GXI: Advanced avionics, reliable performance.
- Regional ecosystem with multiple bases.
- Fixed-wing aircraft in Pensacola for long-distance transfers.
- 911 coverage: 50-mile radius | Interfacility: Up to 150 miles.

Flight Team

- Pilot
- Flight Nurse
- Flight Paramedic

Clinical Capabilities

- RSI (Rapid Sequence Intubation)
- Ventilators & ICU-level medications
- Blood products for transfusion
- CPR devices for cardiac emergencies

Weather & Safety

- FAA and company minimums for safe flight.
- Strict protocols for adverse weather conditions.
- Patient and crew safety prioritized over mission completion.

Community & Compliance

- No Surprises Act: Protects patients from balance billing.
- Active participation in local events and outreach.
- EMS and hospital training programs to strengthen partnerships.

Chairman Jones inquired if there was a need for an MOU since they are already providing services to Franklin County. Mr. Cochran noted that maybe in the future a PCN may be needed. He noted that they are researching to see if Franklin County could support a helicopter, but we could not survive on ten a month. He noted that Wakulla is not having the volume at this time. They are looking to maybe place a centrally located facility to serve the surrounding areas

collectively. Chairman Jones noted there are things in the works of possibly an area for helicopters at a future site for Emergency Management up Highway 65. Commissioner Croom asked what would be considered centrally located, asking if Franklin is centrally located. Yes. He noted that they have critical care nurses, our staff is the best of the best, the medications and equipment we care is similar to ICU. He asked if they are familiar with neonatal, Mr. Cochran gave a brief overview of their abilities to transport infants. Commissioner Amison asked what threshold you need to be at. He noted that it varies from place to place. It depends on rental of the property, fuel availability. He noted he would like thirty flights a month as a ballpark figure. He noted that they do get a lot of stand by transports, he noted about 2/3 of what they get called for they do not actually transport. Commissioner Ward inquired about what insurance plans they accept, noting a lot of our citizens have Capital Health. Mr. Cochran noted that they are in network for them. Commissioner Sanders noted that they came to the Alligator Point meeting, and she was impressed. She thinks we would benefit from partnering with them. Commissioner Sanders would like to build a helipad on the east end of the county. She thanked Chairman Jones for letting her add them to the agenda and thanked them for coming down. Commissioner Amison noted that we have a wonderful helicopter hanger out at the airport. Mr. Cochran noted that he has been in communications with them. Commissioner Amison noted that with the Board's blessing, he would like to set up a meeting with the hospital and airport manager to discuss further.

The Board moved to the following item at this time.

Ken Jones -- Riparian County Stakeholder Coalition -- Discussion & Request

Mr. Jones presented a draft resolution to the Board on the agenda for consideration.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, URGING A RESPONSIBLE APPROACH TO RE-ESTABLISHING NAVIGATION ON THE APALACHICOLA RIVER

WHEREAS the U.S. Army Corps of Engineers has proposed re-establishing navigation on the Apalachicola River through renewed dredging operations; and

WHEREAS past dredging caused extensive ecological damage to the river system and eroded trust between the Corps and the communities along the Apalachicola; and

WHEREAS the issue has too often been framed as an all-or-nothing choice between full-scale dredging or no navigation at all; and

WHEREAS Franklin County supports responsible commercial navigation provided it can be achieved without repeating the environmental and community harms of the past and bring economic benefits to riparian counties; and

WHEREAS the Tri-Rivers Waterway Development Association — whose members stand to benefit most from renewed navigation — acknowledge that the authorized traditional dredging is not a sustainable long-term solution; and

WHEREAS new approaches, technologies, and water management strategies now offer the opportunity to support navigation while protecting the long-term health of the river and bay.

NOW, THEREFORE, BE IT RESOLVED that the Franklin County Board of County Commissioners urges the U.S. Army Corps of Engineers to reject a return to full-scale dredging on the Apalachicola River; and

BE IT FURTHER RESOLVED that Franklin County invites the Corps, under the leadership of Colonel Kelcey R. Shaw, to work in partnership with the six counties of the Riparian County Stakeholders Coalition to develop a balanced and forward-looking plan that supports navigation while preserving the ecological integrity of the Apalachicola River system.

DULY ADOPTED this ____ day of _____, by the Franklin County Board of County Commissioners.

Mr. Ken Jones spoke to the Board, along with Mr. Jim McClellan, who represents Calhoun County and is a volunteer chairman. He noted that they are not opposing dredging for navigation. We even believe some dredging is necessary. We must all hang together. Chairman Jones pointed out that none of us here know how much dredging is needed or to what extent to make navigation possible. Mr. Ken Jones noted that the Corps' current assignment is specifically to obtain a permit to dredge 107 miles 9x100. They are currently obtaining necessary surveys to determine how far they need to dredge. We are asking them to sit down and consider a broader level of opportunities. We are trying to get them to consider looking at different ways. Is dredging going to cause less water in the bay? Chairman Jones inquired of what the Board would like to do, he noted that he would think Attorney Shuler needs to review before we pass a resolution. The Board consensus was for Attorney Shuler to review and bring back to the Board. Chairman Jones noted that he just wants to get to the point where we are not divorcing the idea of dredging the channel.

Michael Morón – County Coordinator

On a motion by Commissioner Ward, seconded by Commissioner Amison, the Board approved the issuing of a manual check for SHIP for demolition for three SHIP applicants. Chairman Jones called for public comments and there were none. **Motion carried 5-0.**

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved items 1, 2 and 3 on Mr. Moron's report. Motion carried 5-0.

1. Action Item: Gun/Firing Range Closer Date Correction

At our last meeting, the Board approved a request to close the gun range, located next to the Animal Shelter, to allow for a free rabies clinic event at the shelter. The November 2nd requested date was incorrect. The actual date of the event is Saturday, November 22nd. All the other information provided was accurate. Board action to approve closer of the gun/firing range on Saturday, November 22nd for a multi-count free rabies vaccination and free microchip installation at the Animal Shelter.

2. Action Item: Eastpoint Christmas Parade

The 2025 Eastpoint Christmas Parade and Celebration is scheduled to take place on Friday, December 12th. Parade participants will line up at 4:00 p.m. at the corner of South Franklin Street and US H98. There will be a break in the parade line for Taylor's back entrance traffic. The parade will start at 4:30 p.m. and travel east on US H98 and end at the School Road and US H98 intersection. Santa will continue to go to the Eastpoint Firehouse where the celebration will take place. Board action to approve the Eastpoint Parade route, scheduled to take place on Friday, December 12th.

3. Action Item: National Friends of the Library Week Proclamation

The Friends of the Franklin County Public Libraries would like the Board to recognize National Friends of the Library Week, which will be observed October 19th – 25th. As the Board is aware, the local Friends of the Library has always played an important and integral part in promoting both branches of the County's library system. Nationally, Friends organizations support public libraries, highlighting their invaluable contributions in promoting literacy, learning, and community engagement. Board action to approve the National Library Week Proclamation.

4. Action Item: Visitor Center Contracts

After your last meeting it was brought to my attention that the Visitor Center contracts expired and would need renewal before issuing payments for the new fiscal year. With your approval, Attorney Shuler will create contract addendums extending the contract expiration dates. Board discussion and authorization of the Chairman's signature on the Visitor Center contract addendums extending the expiration dates.

Item addressed earlier in the meeting.

5. Discussion/Action Item: Award of TDC Administrative Services Contract

At your last meeting, the Board opened the only response to the request for Professional Executive Administrator Services for TDC. Has the Board reviewed the packet? Are you ready to interview the respondent and award the contract? Board discussion and award of the TDC Administrative Services contract.

Item addressed earlier in the meeting.

6. Discussion/Action Item: Mandatory Garbage Pick-up Workshop

Due to a schedule conflict, the Mandatory Garbage Pick-Up that was originally scheduled for yesterday at 6:00 p.m. was postponed. The next available date for that workshop is Tuesday, October 28th at 6:00 pm (ET). Let me know if there are any schedule conflicts with this date and time. Board discussion and action to schedule the Mandatory Garbage Pickup on Tuesday, October 28th at 6:00 p.m. (ET).

On a motion by Commissioner Ward, seconded by Commissioner Croom, to schedule the Mandatory Garbage Pickup on Tuesday, October 28th at 6:00 p.m. (ET). Motion carried 5-0.

7. Discussion/Action Item: Weems ER Doctors Special Meeting

Mr. David Walker (Weems CEO) and Mr. David Bowling (Weems CFO) appeared before you to discuss a new Emergency Department doctor's contract and malpractice insurance. At the end of the discussion, the Board asked that Mr. Walker and Mr. Bowling meet with each commissioner individually to discuss the contract and malpractice insurance in more detail. The Board also asked for a written notice from Southland, as required by the contract, terminating the Emergency Department doctors. Mr. Walker received that notice the following day. Mr. Walker and Mr. Bowling would like to schedule those meetings this week, which means the Board will have to schedule a special

meeting, perhaps on Wednesday, October 22nd or 29th, to consider approving the contract. Board discussion and possible action to schedule a special meeting to consider approval of a new Emergency Department contract for doctors.

On a motion by Commissioner Ward, seconded by Commissioner Amison, to schedule a special meeting for Wednesday, October 22nd at 10:00 a.m. to consider approval of a new Emergency Department contract for doctors. Motion carried 5-0.

8. Discussion/Action Item: Meeting & Public Comment Policy Update

Attached is a draft updated version of the County's Meeting and Public Comments policy. The original version of this policy was approved at your June 6, 2023, regular meeting. Chairman Jones would like to discuss the updates to the policy. Board discussion and approval of the 2025 County's Meeting and Public Comments policy.

The Board discussed the updates. Chairman Jones noted that a lot of the changes were grammatical errors. Commissioner Ward inquired as to the public comments section. Mr. Moron noted that the way it is written, the Board would make a motion and second, then the Chair would call for public comments. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the 2025 County's Meeting and Public Comments policy.** Mrs. Barbara Sanders noted that she submitted a speaker card for this item. Mrs. Sanders noted if this is your only policies, you need a book. Let us have a policy book setup. She said it does not say the public is not allowed to be heard on commissioners' comments, add on are supposed to be emergency to your agenda, not sure what you changed as far as ands, etc. If you are going to change something substantive, I would like to have had it highlighted. There was much discussion regarding the process of speaker cards and public comments. Mrs. Sanders asked that Board work on holding staff to provide reports, so they are available to the public before the meeting. **Motion carried 5-0.**

9. Discussion/Action Item: PUD, RVs, Fill Workshops & Public Hearings

At your last meeting, Commissioner Ward asked that I add this item to my report to allow Board discussion on the status of PUD, RV, and Lot Fill tabled public hearings. After discussing this item with your Planner, and based on her current project load, I suggest prioritizing these three topics and address each item after completing the previous one. It is also recommended that before scheduling public hearings for RV and Lot Fill ordinances, public workshops are held to familiarize everyone with the Board's intention. Board discussion and direction on addressing future public hearings and workshops related to PUDs, RVs, and Lot Fill.

Ms. Allison asked for the second PUD hearing to go forward. **Commissioner Ward made a motion authorizing staff to proceed with scheduling a public hearing on the PUD, authorizing Attorney Shuler to coordinate a date and time with Ms. Allara, seconded by Commissioner Croom.** Mrs. Sanders spoke and noted that we have already workshopped the PUD ordinance. We do not need more workshops. Commissioner Ward noted that we get complaints because we do not get the public's input. She noted that things have changed such as staff, and I feel we need to hold workshops to review. Mrs. Sanders noted that she is not opposed to workshopping, just do not use them as an excuse to not get things done. Commissioner Sanders noted that we are doing exactly what our planner asked us to do. Alan Stone spoke to the Board and thanked them for their work. He quoted a portion of the constitution and noted that the Board is doing their part to protect the constitution. **Motion carried 5-0.**

10. Informational Item: Wendolyn "Sissy" Smith @ FACE Class

Mrs. Wendolyn "Sissy" Smith has been registered for a Florida Association of Code Enforcement Officer Safety and Field Applications class in Gainesville from December 1st – 4th. This 4-day class offers training for the Code Enforcement Officer's personal safety, to better stabilize threatening situations, diversity training, how to identify and properly handle situations involving hazardous materials and much more. Let me know if you have questions regarding the class.

11. Informational Item: County Dumpster Policy

The County's Code Enforcement Policy and Procedures along with the Dumpster Guidelines are located on the county's website for public access (Compliance Portal). Let me know if you have issues with the link and feel free to share the link with the public.

12. Informational Item: FWC Commission Meeting

The next Florida Fish and Wildlife Conservation Commission meeting is scheduled for November 5th – 6th in Clewiston. The agenda is not yet available, so we still do not know what day the final rules on oystering in Apalachicola Bay will be presented to the Commission for approval.

13. Informational Item: FAC Legislative Conference

As a reminder, the Florida Association of Counties Legislative Conference is scheduled for November 19th - 21st at the

Grand Hyatt Tampa Bay in Hillsborough County. On the final day of the conference, commissioners will vote and adopt the final FAC policies. The Legislature's regular session will begin on Tuesday, January 13, 2026.

14. Informational Item: Rural Counties Day

Rural Counties Day, hosted by the Florida Rural Economic Development Association (FREDA) and on behalf of RCD Chairman, Senator Corey Simon is scheduled for January 21st – 22nd, 2026. The Legislative Networking Reception will be on January 21st from 6 pm – 8 pm at the Dunlap Champions Club West – Level 4 in Doak Campbell Stadium. FREDA was unable to secure a block of rooms for this event due to other large events taking place in Tallahassee that same week. They encourage anyone planning on staying in Tallahassee to make their reservations as early as possible. Mrs. Angela Lolley will complete the registration and Mr. John Solomon will manage the County Booth in the Capitol Courtyard.

15. Informational Item: Upcoming Meeting Dates

Your November regular meetings will be on Tuesday, November 4th and Tuesday, November 18th. The meeting date changes are due to the scheduled November 5th FWC meeting in Clewiston, where the final rules on the Apalachicola Bay opening will be considered, and the Florida Association of Counties Legislative Conference that starts on Wednesday, November 19th. An Executive Session is scheduled for today at 1:30 p.m.

Michael Shuler – County Attorney

1. Code Enforcement - Request Authorization to Post Notices of Code Violations When Certified Mail Not Timely Signed as Received

When the certified mail notice is not signed as received within 30 days after the postmarked date of mailing, Fla. Stat. 162.12 authorizes posting of code violations at the option of the local government. Section 162.12 sets forth a process for posting the notice at least 10 days before the hearing or the expiration of any deadline contained in the notice, in at least two locations, one of which shall be the property upon which the violation is alleged to exist and the other shall be at the front door of the courthouse or the main county governmental center. Proof of posting shall be by affidavit of the person posting the notice and a copy of the notice posted shall be attached to the affidavit. Evidence that an attempt to hand deliver or mail notice, together with proof of posting shall be sufficient to show that the notice requirements have been met, without regard to whether or not the alleged violator actually received such notice. As an alternative to posting, the Board could authorize publication in the newspaper, but that requires publication once a week for four consecutive weeks. If the Board authorizes this option, I recommend that it consider the cost of publishing a notice for four consecutive weeks. Board Action: I recommend that the Board authorize posting of notices of code enforcement violations as authorized by Fla. Stat. 162.12.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized posting of notices of code enforcement violations as authorized by Fla. Stat. 162.12 Motion carried 5-0.

2. Barnacle Parking Enforcement Contract

I am told that the Barnacle Parking Enforcement device has not been used because the Wi-Fi coverage at Alligator Point is insufficient. A copy of the contract is attached for your convenient review. It is a one-year contract that was executed by the county on January 28, 2025. Does the Board want to serve notice of cancellation of the contract at the end of the existing term? Board Action: Board discussion and possible action whether to serve notice of termination of the one-year contract.

The Board discussed the compatibility of the service provided by the company. The consensus was that there should have been a test of the equipment before it was purchased. There was discussion as to whether it could be used on St. George Island. Chairman Jones noted that they have never been used on St. George Island. There was much discussion regarding the matter. Chairman Jones recommended tabling this item as far as canceling the contract, but noted that we definitely need answers before renewing. **Commissioner Amison made a motion to cancel the contract.** Attorney Shuler recommended sending the notice of intent to not renew. The Board can always extend the contract or renegotiate a new contract if they choose. **Commissioner Amison amended his motion to send the notice of intent to not renew, seconded by Commissioner Ward, and by a unanimous vote of the Board presented, the Board authorized Attorney Shuler to serve notice of intent to not renew.** Chairman Jones inquired as to how this item was added to the agenda. Attorney Shuler noted that it was brought to his attention by the Clerk's office. **Motion carried 5-0.**

3. Second Addendum to Contract with Coastal E. Solutions, LLC

The Board approved an amendment to its contract with Coastal E. Solutions, LLC. The amendment changes the fee charged for social media campaign management to "per approved budget." Board Action: Board action to approve the

second addendum and authorize the Chairman to sign it.
Item addressed earlier in the meeting.

4. TDC Visitor Center Contracts

The Board approved extending the visitor center administrative contracts until September 30, 2026. Recently, it was brought to my attention that the four visitor center contracts required renewal retroactive to October 1, 2022, through September 30, 2026. Attached is an addendum renewing the term of the four visitor center contracts until September 30, 2026, together with copies of the four visitor center contracts attached to the addendum for convenient review. Board Action: Board action to approve the addendum and authorize the Chairman to sign it.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the addendum and authorized the Chairman to sign the addendum renewing the term of the four visitor center contracts until September 30, 2026. Motion carried 5-0.

Information/Possible Discussion Items

5. Friends of the Franklin County Public Library, Inc

Recently, USDA approved Franklin County's assumption of the two USDA mortgages. On October 6, 2025, the Friends of the Franklin County Public Library, Inc. transferred title to the 13.66 acre, more or less, tract to Franklin County. That deed is recorded in OR Book 1429 at Page 18. The original deed has been given to the Clerk's Office. A copy of the recorded deed is attached to this report. Now, Franklin County owns the land in Eastpoint, Florida, on which the library stands and is responsible for the two mortgages.

6. Duke Energy Land Swap Update

Dewberry, the county's engineering firm, has provided a reply to Duke Energy Florida comments on the road construction plans prepared by Dewberry. I have forwarded Dewberry's reply to Duke Energy's counsel, and I have calendared a follow-up next Monday. The gist of the Duke Energy commentary is that Duke Energy wants confirmation that the slope of the road will not interfere with it traversing over the road to maintain its transmission lines and that the crown of the road height will also not interfere with its transmission line. The gist of Dewberry's reply is that the road will be level with the existing grade underneath the transmission line.

7. ARPC Contract Draft

I have reviewed and provided comments on the ARPC draft contract for SHIP administrative services.

Presentations/Updates/Requests

Tommy Cochran -- Air Methods -- Air Medical Transport Presentation

Item addressed earlier in the meeting.

Ken Jones -- Riparian County Stakeholder Coalition -- Discussion & Request

Item addressed earlier in the meeting.

11:00 a.m. (ET) Public Hearings --Time Certain

This is a time certain agenda item. It cannot be heard prior to the advertised time but should be heard at the advertised time or as soon thereafter as possible.

Item addressed earlier in the meeting.

(11:00 a.m. ET) Public Hearing: Dilapidated Structures

Item addressed earlier in the meeting.

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, PROVIDING FOR PROPERTY SAFETY AND MAINTENANCE, INCLUDING PROVISIONS RELATED TO DILAPIDATED STRUCTURES, JUNK, LOT MOWING, NUISANCE ABATEMENT, ESTABLISHING SUPPLEMENTAL NOTICE AND HEARING PROCEDURES, ABATEMENT BY COUNTY, EMERGENCY SITUATIONS, APPEALS, PROVIDING FOR CODE ENFORCEMENT COSTS AND DISTRIBUTION OF CODE ENFORCEMENT FINES, SEVERABILITY, REPEAL OF CONFLICTS AND AN EFFECTIVE DATE

Commissioners' Comments

Commissioner Sanders expressed her concerns regarding the pending rules for oyster harvesting. She would like Attorney Shuler to look at the copy of administrative weekly. She noted that they are not opposed to opening the bay. She would ask to direct Attorney Shuler to look at this, and get with me on his concerns. This may be something that we need to intervene on behalf of our people so that they are not punished. Mr. Moron noted that we could add this to the special meeting agenda for the 22nd. Commissioner Ward inquired about the celebration of Halloween. She noted that the commissioners have nothing to do with this. Mr. Moron noted that the city really needs to put a message out there letting people know what night.

The Board recessed at this time and will reconvene for the executive session at 2:00 p.m.

1:30 p.m. (ET) Executive Session (Time Certain) -- The Landing at SGI, LLC v. Franklin County, Case No. 2025-CA-56

This is a time certain agenda item. It cannot be heard prior to the advertised time but should be heard at the advertised time or as soon thereafter as possible.

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.