

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
DECEMBER 17, 2025
9:00 AM
MINUTES**

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

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

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

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

Approval of the Agenda

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

Approval of Minutes and Payment of County Bills

1. County Bill List for Payment

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

Public Comments

There were no public comments.

Department Directors Reports

2. Fonda Davis – Solid Waste Director

FOR BOARD ACTION

1. Franklin County Volleyball Club (FCVC)

The Franklin County Volleyball Club is requesting \$1,000 from the Park and Recreation budget to purchase jerseys for their season. This support will reduce the financial burden on families as the team represents the county in a regional tournament. REQUESTED ACTION: Board discussion or motion to approve \$1,000 purchase of jerseys for the Franklin County Volleyball Club.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the payment of \$1,000 to the Franklin County Volleyball Club from the Park and Recreation budget. Motion carried 5-0.

3. Steve Kirschenbaum – Interim Airport Manager

Mr. Kirshenbaum presented a photo of the air show to Mr. Fonda Davis thanking him for his work with the air show. Mr. Kirshenbaum noted that an item on Attorney Shuler's report, and Haney is requesting 60 days for the hangar to be cleaned out. The Board addressed the following item from Attorney Shuler's report at this time.

Action Items

1. Modified Agreement to Early Terminate Airport Hanger Lease Agreement and Temporary Storage of Hanger Contents by Haney Technical College

Last meeting, the Board approve the early termination of 20-year hanger lease with CAAZ, Inc. That document is attached for review because Mr. Kirschenbaum has informed me of a minor change that needs to be brought to

your attention. The minor change is that CAAZ, Inc. has donated hanger contents to Haney Technical College, but they need up to 60 days to remove the contents from the hanger. The agreement with CAAZ, Inc. has been modified to provide for Haney's temporary use of the hanger. I have also attached a one-page agreement between Haney and the County for the temporary storage of the hanger contents for your review. Board Action: Discussion and possible approval of the modified early termination of hanger lease with CAAZ, Inc and temporary storage of hanger contents by Haney Technical College.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the modified early termination of hanger lease with CAAZ, Inc., and temporary storage of hanger contents by Haney Technical College. Motion carried 5-0.

Mr. Kirschenbaum noted that he is asking board authorization for the Chairman to execute the Airport Clean and remarketing project. The project will not commence until an executed NTP is received from the FDOT. This is a \$500k project to clean entire airport and remarket. Asking permission for chairman to sign off on this. Mrs. Griffith noted that everything is order for this.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized Chairman Jones to sign off on the Airport Clean and remarketing project for the airport. Motion carried 5-0.

Mr. Kirschenbaum thanked Michael for his assistance with the Jingoli lease. Mr. Kirschenbaum noted that the airshow cost about \$100k and they raised about the same amount.

Commissioner Amison asked Mr. Kirshenbaum to get on the 1836 on the tree issue, let's shoot for that from January to March time frame. Commissioner Croom inquired about the hangar names. Mr. Kirshenbaum noted that they are numbered on the master plan and that is what we use to identify them. Commissioner Croom noted that if we are naming them after people, this could be an issue. Mr. Moron noted that the only one that is officially named is the one named after Mr. Ted. Mr. Kirshenbaum noted that a contractor gave Mrs. Griffith an estimate for the Haney hangar. She noted that she would like some additional time to look at this and recommends bringing back for approval at the first meeting in January.

Mr. Moron noted that he is going to add a link to a video to the agenda for the board and the public.

4. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: TRIUMPH FIRST RESPONDER COMMUNICATION SYSTEM UPGRADE –

The Triumph First Responder Communication System Upgrade has quickly moved through the initial stages of system design. System engineers Omnicom Consulting have determined that the County will need to build five (5) new communication towers and make site improvements to two (2) leased tower locations. The attached \$285,600 proposal from Omnicom will compile the preliminary site evaluation work for the proposed new sites, including all FAA, FCC, SHPO and local government clearances. It is important to complete these tasks now to guarantee that the sites will be buildable and ready for construction before issuance of the construction bid documents. *Board action to approve and authorize the chairman to sign the attached proposal once reviewed and approved by the funding agency Triumph Gulf Coast.*

2. BOARD ACTION: INDIAN CREEK CHANNEL MAINTENANCE DREDGE PERMITS AND BIDDING DOCUMENTS TASK ORDER

Staff requested the attached task order from county engineers Dewberry Engineers to obtain the necessary state and federal permits and develop bid specifications to dredge the navigational channel for Indian Creek. The attached task order will fund the necessary surveying, geotechnical evaluation, environmental review, and all necessary engineering. Funding for this task order will be provided by Tourist Development Sales Tax revenues as maintenance for channels is an allowable expense authorized by FS 125.0104. *Board action to approve and authorize the chairman to sign the attached task order upon approval by the county's Tourist Development Council at their January meeting.*

3. 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's project completion deadline to June 30, 2026. This extension will allow for sufficient time for the project components and tasks to be approved by DHR. TDC Administration has said that the museum should be ready to open in late January as the last of the museum's exhibit work is being completed. *Board action to approve and authorize the chairman to sign the attached grant extension #4.*

4. BOARD ACTION: FORT COOMBS ARMORY CONVENTION CENTER CHANGE ORDER #3

Project architects Gilchrist, Ross and Crowe recommend approval of the attached \$10,541.80 change order #3 for the Fort Coombs Armory Convention Center. Contractors F&F Construction have found additional rot damage around the windowsills and baseboards (photos of the damage are included in the attached change order request). *Board action to approve and authorize the chairman to sign change order #3 for F&F Construction.*

5. BOARD ACTION: REMOVAL OF DERELICT BUILDING FROM PROPERTY INVENTORY – FUTURE EASTPOINT NATURE CENTER PARK SITE

This summer, the parks and recreation department paid for the demolition of the derelict building located at the future site of the Eastpoint Nature Center between US Highway 98 and Patton Drive in Eastpoint. The board will need to grant retroactive approval to remove the derelict building from the county's building inventory. Two contractors had looked at the small building before it was demolished and thought it was too far gone to be saved. The building was also not insured. The county is currently working on the draft site layout for the park. *Board action to grant retroactive approval for demolition of the derelict building and to remove from the county's inventory.*

6. BOARD ACTION: WEEMS HOSPITAL AHCA PERMITTING FOR BACKUP GENERATOR PROJECT – ARCHITECTURAL PROPOSAL

Weems Memorial Hospital has requested the attached proposal from architect Gary Gargus to permit the backup generator project with AHCA and provide the necessary design specifications for the new site layout, upgraded wiring, fire wall, supplemental fuel tank and hurricane impact resistant enclosure relative to the new backup generator. The attached \$17,875 proposal will be paid by Weems and reimbursed by the county from the Health Care Trust Fund as this project is an improvement to the hospital. *Board action to approve the attached expense to be paid by the health care trust fund.*

7. BOARD ACTION: DISTRICT 4 COUNTY ROAD 2025 PAVING PROJECT CHANGE ORDER

Commissioner Amison had requested the attached change order estimate from contractor Roberts and Roberts to resurface (2) roadway sections in Apalachicola. The attached \$134,673 estimate based on the same awarded contract pricing for the 2025 County Paving Project and will resurface approximately .11 miles of 26th Street from US Highway 98 to Brownsville Road and reclaim and resurface approximately .20 miles of Linden Road from Squire Road to Johnson Lane. *Board action to approve and authorize the chairman to sign the attached change order to be paid by District 4's paving funds.*

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved items 1 through 7 from Mrs. Griffith's report. Motion carried 5-0.

BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

- a. Lanark EMS Ribbon Cutting and Open House: proposed date Friday, January 9th, 11:00 a.m.
- b. RESTORE SGI Storm Water: next two weeks will be concentrating on the area in front of BJ's Pizza and the Beach Pit
- c. Sylvester Williams Park: Commissioner Croom met with Director Davis and Duke Energy Staff to discuss park lighting and layout of new picnic pavilion.
- d. 2025 County Road Paving Project is underway – roadway prep work has begun, awaiting warmer temperatures to begin paving

Commissioner Ward inquired about SCRAP/SCOP due dates. Mrs. Griffith noted that they are due in March this year. She gave a list of suggestions. Commissioner Ward noted she would like to add Lighthouse Road and Morality Road. Chairman Jones asked what do we need to do to Lake Morality Road? Commissioner Ward noted that it is bad. A lot of people are going that way with it being truck route. Commissioner Snaders noted that when it was constructed it was not constructed for the wide trucks. Attorney Shuler noted that there was an issue with the thickness of the asphalt. It was a big mess. Commissioner Sanders noted that they did not give us the thickness. Chairman Jones inquired about restrictions? He noted that he wants us to have what we need without hang ups.

BOARD INFORMATION: UPCOMING PUBLIC HEARING FOR ADOPTION OF UPDATED CAPITAL IMPROVEMENT PLAN OF COMPREHENSIVE PLAN (SUMMARY PROVIDED BELOW JUST FOR REFERENCE FOR FUTURE PUBLIC HEARING AND CONTENT)

At the first meeting in January, a public hearing will be scheduled to adopt the updated capital improvements schedule of the county's comprehensive plan. The county's capital improvement schedule is updated each year and documents the community need for various infrastructure projects. This schedule of projects assists with the planning process and the preparation of grant funding applications. Some grant programs award points for including project concepts in the schedule. The county tries to update this schedule once per year. A copy of the prior adopted capital improvement plan is attached for reference. The update will transition completed projects off the schedule, update those in progress, and add new projects.

Public hearing addressed later in the meeting due to specific time scheduled.

PUBLIC HEARING DECEMBER 17, 2025, 10:00 A.M. PUBLIC HEARING TO ADOPT TDC SPENDING PLAN

TDC Spending Plan AN ORDINANCE APPROVING A PLAN FOR TOURIST DEVELOPMENT IN FRANKLIN COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; RESCINDING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Attached is the proposed TDC Spending Plan for the next two years. In accordance with statute, the TDC is required to update the spending plan every two years. The last update was adopted in February 2024 and covered fiscal years 2023/2024 and 2024/2025. That plan is also included as reference as an attachment to this report.

As reported during this year's budget discussions, there was a change in the 2025 statutes which allowed Franklin County (which is categorized as fiscally constrained) to expend tourist development taxes for improvements to public facilities and eligible infrastructure projects (Section 6 expenditures) so long as certain conditions are met: the county governing board approves the use for the public facilities by a vote of at least two-thirds of its membership, no more than 70% of the cost of the proposed public facilities will be paid for with tourist development tax revenues and sources of the remaining costs are identified and confirmed by the county's governing board, at least 40% of all tourist development tax revenues collected in the county are spent to promote and advertise tourism and the TDC must pay for an independent professional analysis demonstrating the positive impact of the infrastructure project on tourist-related businesses in the county. Previously the county was not authorized for Section 6 expenditures as Florida Statute required a minimum collection of \$10,000,000 each year in tourist development tax proceeds for eligibility.

Conceptual Section 6 improvements could include projects such as:

- ☐ SGI Seawall Repair, Ramp and Parking Area Improvement
- ☐ Patton Drive Boat Ramp and ADA Dock Improvement
- ☐ Old Ferry Dock Boat Ramp Parking Area Improvement
- ☐ Indian Creek Boat Ramp Dock and ADA Access Improvements
- ☐ Other County Boat Ramp Improvements
- ☐ Sylvester Williams Park Improvements – sports lighting, basketball court, pavilion, volleyball court, walk path
- ☐ Vrooman Park Improvements – path resurfacing, restroom improvements, property acquisition
- ☐ Gene Sewell Park Improvements – pickleball court, picnic pavilion
- ☐ Parking Improvements – downtown areas, beach areas
- ☐ City Playground Improvements
- ☐ City Boat Ramp Area Improvements
- ☐ City Parking Improvements

- ☐ SGI Multi-Use Path Resurfacing – 3rd to 3rd in progress with grant funding, add additional phases from 3rd to 12th West, 3rd to 11th East, 11th East to State Park
- ☐ Resurfacing of roads in high tourism areas – commercial district St. George Island, downtown corridor areas of Apalachicola, Eastpoint, Carrabelle, Alligator Point
- ☐ SGI Auditorium and Visitor Center (RIF design grant applied for)
- ☐ Drainage Improvements – downtown areas, commercial districts

Before moving forward with any section 6 project concepts, the county must go through the process to amend the TDC spending plan to reflect the change. Attached is the draft plan which has been circulating since October and was approved by the Tourist Development Council at their meeting on Wednesday, November 12th. The draft plan clearly outlines the goals and objectives for Tourist Development and provides a steering document for budgeted revenues and expenditures going forward. The two-year spending plan allocates the current year's budgeted revenues as % totals: a maximum of 10% can be spent for administrative activities (which would also fund the charges for the required independent professional analysis for Section 6 projects), 40% advertisement and promotional activities, 20% towards objectives e, f & i of the plan (museum improvements and operations, erosion control efforts, maintenance dredging, visitor center activities, and section 6 projects), 10% for public safety services, 10% for beach park facilities, and 10% as a reserve. Interest revenues are earmarked for engineering and design costs associated with projects and carry forward funds are proposed to be allocated to a variety of projects which fit within Florida Statute and the objectives of category e., f, and i. of the plan including: the replacement of dune walkovers on St. George Island as part of erosion control efforts, permitting efforts for maintenance dredging, various improvements at the county sports arenas, construction of an Eastpoint Nature/Visitor's center, completion of the Fort Coombs Armory convention center improvements, and the section 6 conceptual projects summarized above. The balance of any revenues remaining at the end of a fiscal year can be reallocated for uses consistent with the provisions of section 125.0104, Florida Statutes, for funding objects e., f., and i. as outlined in the plan. All spending plan concepts/projects are subject to the governing body making the appropriate legislative findings for the use of sales tax proceeds and/or some concepts and project elements may necessitate clarification on eligibility for funding by the state attorney general.

Planning and Zoning Adjustment Board Report

5. Variance Requests

a. 1567 Alligator Drive

A consideration of a request for the placement of 1,213 sf of clean fill behind 400 sf of limerock rip rap retaining wall. The toe of the rip rap and all fill will be placed above the MHWL/HTL thus no Corps or FDEP permits are required for proposed fill. Property is located in Alligator Point, FL. Request submitted by Florida Environmental & Land Services, Inc./James Barrett, agent for Shadwich Dean DBA Brandeast, LLC, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Amison and Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the request for the placement of 1,213 sf of clean fill behind 400 sf of limerock rip rap retaining wall at 1567 Alligator Drive. Commissioner Sanders noted that last year with Hurricane Helene, that is why these folks are having to do this. The wave action caused this, and it is a problem. **Motion carried 5-0.**

b. 1569 Alligator Drive

A consideration of a request for the placement of 1,193 sf of clean fill behind 400 sf of limerock rip rap retaining wall. The toe of the rip rap and all fills will be placed above the MHWL/HTL therefore no Corps or FDEP permits are required for the proposed fill. Property is located in Alligator Point, FL. Request submitted by Florida Environmental & Land Services, Inc./James Barrett, agent for William McMillan, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the request for the placement of 1,193 sf of clean fill behind 400 sf of limerock rip rap retaining wall. Motion carried 5-0.

6. Critical Shoreline Applications

a. 2640 Highway 98

A consideration of a request to construct a 1,000-sf single family dock with one boat lift. Property is located in Lanark Village, FL. Request submitted by Adams St Advocates/ Claudia Davant, agent for Xin Ming Lin, applicant.

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 request to construct a 1,000-sf single family dock with one boat lift. Property is located in Lanark Village, FL. Motion carried 5-0.

County Coordinator & County Attorney Reports

7. Michael Morón – County Coordinator

1. Action Item: Jingoli Contract Extension

Jingoli is a Duke Energy subcontractor that currently leases County property, located next to the Road Department's yard on Bluff Road, as a lay-down storage yard. Jingoli current lease ends in June 2026. Mrs. Griffith and I met with Jingoli representatives and negotiated an extended 5-year lease that would be effective July 2026 and expire in June 2031. This addendum to the contract increases the original \$15,000 per month to \$15,300 which amounts to the Consumer Price Index (2%). Applicable sales tax will be in addition to this amount. Jingoli has asked for the first month's rent of the renewal year abated for upgrades to the yard. Board action to authorize the extended lease contingent on Attorney Shuler's review and approval.

Commissioner Croom inquired about where the funds go from this lease? Mr. Moron noted that they go into airport funds because it is airport property. Attorney Shuler noted that he will review the contract, and tweak some of the terms, it needs to be clarified as a five-year contract.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized the extended lease contingent on Attorney Shuler's review and approval. Motion carried 5-0.

2. Action Item: ARPC GIS Contract

Apalachee Regional Planning Council manages the County's GIS map. This map is located on the County's website ([Click here for the map](#)). This GIS map contains zoning information, parcel id, zoning regulation, and a link to property information for parcels in unincorporated areas of the county. The original agreement expired, and county staff and ARPC representatives negotiated a new agreement (attached). Board action to approve the new agreement with ARPC for continued GIS services contingent on Attorney Shuler's review and approval.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the new agreement with ARPC for continued GIS services contingent on Attorney Shuler's review and approval. Commissioner Ward inquired if the cost price has changed. Mr. Moron noted that this is a separate contract. Mr. Moron noted that there is an increase of approximately \$3000. He noted that he did remove the cap. This comes out of professional services budget. **Motion carried 5-0.**

3. Discussion/Action Item: Riparian County Stakeholder Coalition

Commissioner Ward and I met with Mr. Ken Jones, RCSC Coordinator, last week. At that meeting Mr. Jones provided some history on the formation of the RCSC and its purpose. Mr. Jones discussed and expressed concerns regarding the U.S. Army Corps of Engineers plan to do a large-scale dredging of the Apalachicola River to support navigation. Commissioner Ward will speak in more detail on what was discussed at the meeting. However, Mr. Jones would like the Board to consider a few action items:

i. Change the wording in the resolution of support recently approved by the Board to state "Franklin County supports the proposed re-establishment of navigation on the Apalachicola River, ~~in part because~~ **if** it will increase the flow of fresh water into the Apalachicola Bay to support ~~of~~ the re-establishment of its traditional oyster industry and increase employment"

ii. Replace Commissioner Ward and myself with two community representatives on the RCSC

iii. Authorize Mr. Jones to contact the Corps, on behalf of Franklin County, to assist with obtaining a permit for maintenance dredging in the Eastpoint Channel

Board discussion and possible action regarding the requested items.

Commissioner Amison made a motion to table until the first meeting in January, seconded by Commissioner Sanders and Commissioner Croom. Chairman Jones noted that the issue is, it appears that we are being asked to change this wording to help the bay, oyster, etc. He noted that what they are talking about doing is not going to benefit the bay in any way. They are not talking about any dredging in the Apalachicola River. Us agreeing to change this language is not going to help that. If we want to include adding more water, then that is what we need to be asking for. Commissioner Amison noted that this is where the verbiage change will come in. The wording change says we will support it IF we get more water. Chairman Jones noted that with the Eastpoint Channel, we need to have DEP look at the permit and see if we are seeing correctly. The maintenance of the channel is supposed to be included in that permit. Commissioner Amison asked if that included the two-mile channel. Chairman Jones noted that it does. **Motion carried 5-0.**

4. Discussion/Action Item: Committee Assignments

Commissioner Sanders' term on the Transportation Disadvantage Board and the Regional Rural Transportation Plan (RRTP) Technical Advisory Committee (TAC) has expired and she would like the Board to appoint new representatives to these committees. If the Board prefers, I can find out if non-elected representatives can be appointed to these committees. Board discussion and possible action.

Chairman Jones noted that the Transportation Disadvantage Board member must be a member of our board because they are chair of that board. Chairman Jones recommended Commissioner Croom serve on the Transportation Disadvantage Board. Chairman Jones noted that the meetings are quarterly. It is to make sure the ride share program runs smoothly. Chairman Jones noted that there is about fifteen to twenty people who serve on this board. Commissioner Croom said he would serve. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board appointed Commissioner Croom to the Transportation Disadvantage Board, seconded by Commissioner Sanders. Motion carried 5-0.**

Mr. Moron noted that he will check to see if the Regional Rural Transportation Plan (RRTP) Technical Advisory Committee member must be an elected official. He will bring this back to the Board.

5. Discussion/Action Item: Bridge No Parking Signs

I am sure the Board has received the same or more complaints on the amount of no parking signs in the same section of the causeways. Is the Board interested in having staff contact FDOT to perhaps use less signage that would accomplish the same goal? Board discussion and possible action.

Commissioner Ward noted that Benny did call her. She noted that they put those signs there to prevent parking. The number of signs prevents them from being able to squeeze in. Commissioner Amison noted that if you put only two signs up at either end you are going to have people parking. Commissioner Amison noted that structurally that is not built to sustain parking. Commissioner Ward asked Mr. Moron to contact Benny and see if the number of signs can be reduced.

6. Informational Item: Compliance/Code Enforcement Software Update

Staff has narrowed the search for Compliance/Code Enforcement software to two companies and is in the vetting process. Staff should have a recommendation to you in January.

7. Informational Item: January 2026 Meeting Dates

The Planning and Zoning meeting is scheduled for Tuesday 13th at 5:30 p.m.

The Airport Operations Economic Development Board meeting will be on Tuesday 27th at 9:30 a.m.

Your regular meetings are scheduled for Wednesday 7th and Tuesday 20th at 9:00 a.m.

Florida Association of Counties Legislative Day is scheduled for Wednesday 21st at the FSU Turnbull Conference Center in Leon County.

Commissioner Ward noted that she spoke with Amy Hersey with Jason Shoaf's office, and we cannot ask for land acquisition under appropriations. There is some DEP property just above the road department. She was asking how we want to work it; I do not know what other property we could use up Highway 65. I told her to go ahead and talk to DEP and see what they say. She noted that she wants to keep the range in Eastpoint.

Commissioner Sanders noted that she has been contacted about one of her constituents who is a first-time home buyer, and they are trying to get their house up off the ground. They have submitted a septic tank application with DEP back end of September, first part of October. She noted that she received an email back saying the person who handles this is no longer there, and they do not have anyone else who can do this. Commissioner Amison noted with DEP handling this, we need to send a letter and voice our opinion. Mr. Moron noted that he will send a letter to Shoaf and staff. Attorney Shuler noted that he would like a motion directing staff to send a letter. **Commissioner Amison made a motion, seconded by Commissioner Croom.** Chairman Jones asked do you want to state in that letter that we know they are doing a trial, and this does not seem to be working. Mr. Cliff Butler spoke regarding his requirement to pay and have an inspection each year. Mr. Moron called for public comments and there were none. **Motion carried 5-0.**

Commissioner Amison inquired as to who is going to pay for our roads to be repaired once the city cuts them to tie into sewer and water? We need to get some clarification, if not we are going to be stuck footing the bill. Attorney Shuler noted that on his report is an item regarding the City of Apalachicola. He is going to ask the Board to remove this item until Mr. Moron can meet with the city manager and see if they can come to an agreement. The Board discussed the way the roads have been patched in the past and what they would like to see done in the future.

Commissioner Croom inquired about the veterans' photos at the armory, is there a way that John can assist because he does a lot of canvas for events. Commissioner Croom noted that Angela and I have been working on the organizational chart, can we have a draft at the next meeting? Commissioner Croom noted that they received an email regarding rec ball. Chairman Jones noted that it could be under the county. Our businesses support at a lot of levels. They are supporting at those levels more for the need than the want. Mr. Moron noted that we would need a separate parks and recreation department for this. You would have to give Erin adequate time to create a separate budget to bring to you. Commissioner Croom asked how involved the county has been with rec ball. Chairman Jones noted that we have been involved more as far as facilities and not the uniforms, etc. He noted that if they go to All Stars the county helps fund that. Commissioner Sanders noted that back in 1998 there were different leagues around like now, each commissioner had \$2500 a piece to spend on that stuff. That was the only money that they had. Then gradually we were able to do more. Commissioner Ward noted that she received complaints last year. She asked people do they want the county to take over this? She noted that it is a tough call. Commissioner Amison noted that this has been going on since the beginning.

The Board moved to the public hearing at this time.

PUBLIC HEARING DECEMBER 17, 2025, 10:00 A.M. PUBLIC HEARING TO ADOPT TDC SPENDING PLAN

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- ☐ Resurfacing of roads in high tourism areas – commercial district St. George Island, downtown corridor areas of Apalachicola, Eastpoint, Carrabelle, Alligator Point
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Before moving forward with any section 6 project concepts, the county must go through the process to amend the TDC spending plan to reflect the change. Attached is the draft plan which has been circulating since October and was approved by the Tourist Development Council at their meeting on Wednesday, November 12th. The draft plan clearly outlines the goals and objectives for Tourist Development and provides a steering document for budgeted revenues and expenditures going forward. The two-year spending plan allocates the current year's budgeted revenues as % totals: a maximum of 10% can be spent for administrative activities (which would also fund the charges for the required independent professional analysis for Section 6 projects), 40% advertisement and promotional activities, 20% towards objectives e, f & i of the plan (museum improvements and operations, erosion control efforts, maintenance dredging, visitor center activities, and section 6 projects), 10% for public safety services, 10% for beach park facilities, and 10% as a reserve. Interest revenues are earmarked for engineering and design costs associated with projects and carry forward funds are proposed to be allocated to a variety of projects which fit within Florida Statute and the objectives of category e., f, and i. of the plan including: the replacement of dune walkovers on St. George Island as part of erosion control efforts, permitting efforts for maintenance dredging, various improvements at the county sports arenas, construction of an Eastpoint Nature/Visitor's center, completion of the Fort Coombs Armory convention center improvements, and the section 6 conceptual projects summarized above. The balance of any revenues remaining at the end of a fiscal year can be reallocated for uses consistent with the provisions of section 125.0104, Florida Statutes, for funding objects e., f., and i. as outlined in the plan. All spending plan concepts/projects are subject to the governing body making the appropriate legislative findings for the use of sales tax proceeds and/or some concepts and project elements may necessitate clarification on eligibility for funding by the state attorney general.

On Page 4, paragraph b, Attorney Shuler recommended changing the following language to align with Florida Statutes from "Approximately 40% of sales tax proceeds will be budgeted for promotion and advertisement." to "At least 40% of sales tax proceeds will be budgeted for promotion and advertisement."

Chairman Jones noted that when we talk about dredging, we are talking of dredging our local channels, etc. Chairman Jones noted that this is an expanded list due to the revised statutes. Chairman Jones called for public comments at this time. There were no public comments.

On a motion by Commissioner Amison, seconded by Commissioner Croom and Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the ordinance as presented.
Motion carried 5-0.

Commissioner Ward noted that this sales tax increase has to go on a ballot for vote. Commissioner Ward asked does this need to be included. Commissioner Amison noted that as soon as we get past the holidays, I will get with Mr. Solomon, we will get some promotional information. Attorney Shuler noted that when the board is ready, you will ask me to draft the ballot language. If you approve, you will ask the SOE to add it to the ballot in November. Chairman Jones noted that he has asked Mr. Solomon to provide him a list of where the TDC has been spent

throughout the county. Mr. Solomon noted that from 2021 fiscal through 2025 fiscal year, \$11.4 million has been spent throughout the county. Mr. Mason Bean asked what is the tax increase? Chairman Jones noted that this would increase the tourist tax from 3 to 5%. Attorney Shuler clarified that the Board did intend to edit the ordinance with the language recommended above. **Commissioner Amison amended his motion to include changes as recommended by Attorney Shuler as noted above, seconded by Commissioner Croom and Commissioner Sanders. Motion carried 5-0.**

**8. Michael Shuler – County Attorney
Action Items**

1. Modified Agreement to Early Terminate Airport Hanger Lease Agreement and Temporary Storage of Hanger Contents by Haney Technical College

Last meeting, the Board approve the early termination of 20-year hanger lease with CAAZ, Inc. That document is attached for review because Mr. Kirschenbaum has informed me of a minor change that needs to be brought to your attention.

The minor change is that CAAZ, Inc. has donated hanger contents to Haney Technical College, but they need up to 60 days to remove the contents from the hanger.

The agreement with CAAZ, Inc. has been modified to provide for Haney's temporary use of the hanger.

I have also attached a one-page agreement between Haney and the County for the temporary storage of the hanger contents for your review.

Board Action: Discussion and possible approval of the modified early termination of hanger lease with CAAZ, Inc and temporary storage of hanger contents by Haney Technical College.

Item addressed earlier in the meeting.

2. Hanger Lease Sublease Between the Franklin Education Foundation and The Bay County School Board on behalf of Haney Technical College

Franklin County leased Box Hanger #5 to the Franklin Education Foundation. The Foundation then subleased part of the hanger to Haney Technical College.

Attached is a redline version of the sublease between the Franklin Education Foundation and the School Board of Bay County on behalf of Tom P. Haney Technical College. The changes are initiated by the Bay County School Board, whose attorney has informed me that Haney did not have the authority to sign the initial sublease.

You are asked to approve the sublease between the Foundation and Haney, because they are not allowed to sublease without permission of Franklin County.

Board Action: Discussion and possible approval of the revised sublease between the Franklin Education Foundation and the School Board of Bay County, Florida, on behalf of Tom P. Haney Technical College.

3. TDC Spending Plan Ordinance

The public hearing on the TDC Spending Plan Ordinance will take place December 17, 2025, at 10 a.m. (ET). The draft ordinance is attached.

Board Action: Discussion and possible adoption of the ordinance.

4. Duke Energy Land Swap Update

Duke Energy Florida did not accept the additional information provided by Dewberry in an effort to avoid the cost of a topographical survey. The only good news is that Duke Energy has previously agreed to pay one-half the engineering cost for the road construction plans at closing.

Attached is the estimate from Dewberry for the Topo survey: \$3,9000.00

Board Action: Discussion and possible approval of the topo survey cost of \$3,900.00.

On a motion by Commissioner Amison, seconded by Commissioner Croom, to approve the topo survey cost of \$3900.00. Motion carried 5-0.

5. Possible Amendment to Interlocal Agreement City of Apalachicola and Franklin County for Animal Control Services

Narrative to be added later. **Board Action:** Discussion and possible action to adopt amendment to interlocal

agreement for animal control services with the City of Apalachicola.

Attorney Shuler asked the Board to table this item, and recommend the Board direct Mr. Moron to work with the City of Apalachicola manager to work through the issues, and I will report back to the Board. Commissioner Ward noted that whatever we do with Apalachicola, we need to do with Carrabelle. Attorney Shuler noted that I think these issues are very resolvable.

Information/Possible Discussion Items

6. Consideration of a Request to Sale County Owned Land

I informed the applicant that the Board declined the request because the County desires to retain ownership for future workforce housing.

10:00 a.m. (ET) Public Hearings

9. 10:00 a.m. (ET) TDC Spending Plan Ordinance (Time Certain Agenda Item)

AN ORDINANCE APPROVING AND ADOPTING A PLAN FOR TOURISTS DEVELOPMENT IN FRANKLIN COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; RESCINDING ALL ORDINANCES IN CONFLICT HERewith AND AN EFFECTIVE DATE.

Item addressed earlier in the meeting.

Commissioners' Comments

Commissioner Ward reminded the public that Team Franklin is having their first of two town hall meetings, opinions on what work forced housing should look like in Franklin County.

Commissioner Croom noted that he received an email with FAC. Michael, and I are meeting with her on Friday, she sent a list of trainings. Commissioner Croom noted that he listened to some of our neighboring county's meetings, I will say to listening to different commissions, I am very grateful and thankful for our board. I know we all do not think alike, but we come together to do what we need to do for our county. Commissioner Sanders gave condolences for two surrounding counties who have lost two commissioners. She noted the bay would be opening in January. Mr. Moron noted that the application numbers are at 187 for commercial and 211 recreational.

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.