

FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
JANUARY 20, 2026
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

Chairman Jones led the Board in prayer followed by the Pledge of Allegiance.

Approval of the Agenda

Chairman Jones speaking, okay, Mr. Moron, before we get started, are there any amendments to the agenda as it's been published? Mr. Moron speaking, no sir, no changes reported to me by staff or anyone else. Chairman Jones speaking, okay, so there have been no amendments or nothing needs to be added. I would entertain a motion from the board to approve the agenda as it has been published. Commissioner Ward speaking, Mr. Chairman, before we do that, to add on your report where we are discussing the jail paving what we had discussed about that little patch that I'm going to add, I rode out to the jail to see what the sheriff was wanting to do, and there was going to be a little patch left that's not going to be asphalted, and I felt like it needed to be. I am going to take that out of my own, I know we talked about sharing, and I watched the last meeting, so I was kind of up to what you guys discussed, but I am going to use my paving funds for that little section. Okay, I am awaiting a quote from Roberts, and Roberts to give to Aaron and to Michael for that. Okay, so that would be the only thing. I do not know if that warrants a change. Chairman Jones speaking well, actually, if it is under a certain amount, you will not even have to bring it before the board correct. Commissioner Ward speaking, just making sure we were doing procedurally things correctly. But if we, I will go ahead and motion that to add that change for discussion. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the agenda with addition by Commissioner Ward for sheriff's paving. 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 Sanders, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills. Motion carried 5-0.

Awards and Recognitions

2. Scott Mixon -- Duke Energy -- \$20,000 Infrastructure Grant Presentation

Mr. Mixon speaking, I hope everyone has thawed out this morning it was cold where I came from, too. Thank you for sharing a little bit of your time on the agenda today to allow me to speak. Have just two or three things I want to talk about and they are all good. First, as you recall, last year, we were discussing, discussing, and putting out information about how we were going to reduce our rates for our customers and businesses, effective by March of this year. Well, I have some good news, actually we expect to recover the full amount of all three storms ahead of schedule. So, we will be making that rate adjustment in this month, rather than having to wait to March. So, customers will see a \$33 reduction in their rates this month, and then come March, there will be another \$11 decreased on their monthly bills, reflecting a seasonal decrease that Duke Energy institutes annually. So total of \$44 off of our customers' bills. And that is in addition to the reduction for businesses as well. So good news, wanted to deliver that. I know some of you probably knew that already, but I wanted to remind you of that. And then number two, I wanted to also promote again, our America 250 grant, as some of you probably know. And because of America's 250 anniversary, we have kicked off our America 250 grant which will award grants between \$5000 and

\$20,000 in the region of North Florida. These grants can be used for local projects, empowering veterans and, you know, enhancing green spaces, education, history, civic activities. If there is one thing that our schools continue to need besides stem and that is, you know, an understanding of our history, how we got to be the great country that we are today, good, and bad. We need to teach that to our kids. So those are things that this America 250 grant can be used for. And applications for that grant opened up on January the 12th, so applications will be reviewed February 21 so that gives you a little bit of time if, if you knew of nonprofits that would like to apply for that grant. And then finally, third thing, third and final thing on the list today is, I wanted to announce an award for infrastructure grant. Every now and then we have grant money that comes available. We did this past year in the form of infrastructure grants if we have projects going on in the area. And also, this is an area that has been, you know, had some pretty high hurricane activity over the years, and from Franklin County all the way to Taylor County. Folks are still rebuilding after that, after that terrible storm season. So, Erin Griffith, I do not know if she is on or in the room, but she jumped right on application for this grant, and we actually met at a park, me and Ms. Griffith and Anthony at the Sylvester Williams Park. It is a historical park located near here in Apalachicola, and the Franklin County Board of County Commissioners has been awarded \$20,000 for a pavilion for that park, and it is our pleasure to announce that award today. And in addition to that, in addition to all of the grants we awarded last year in the region, we have also awarded \$10,000 to the Franklin County Education Foundation for the same purposes that they can use towards STEM education, scholarships and things of that nature. So, if it is all right with you, I brought, I brought the big check, you know, if we could get a picture together, and that would be great. Thank you. Commissioner Croom speaking, Scott, I appreciate you. Step back up if you want to. I appreciate you being very engaging with this board and myself and you truly show that you Frank, county is at the forefront of your vision there. So, thank you for always being there and always there for Franklin County. Mr. Mixon speaking, so it is our pleasure. Franklin County's been good to us, and we are going to take care of y'all. Thank you very much.

Public Comments

Good morning commissioners. My name is Sandy Hingle, and I am here in partnership with the Big Bend Continuum of Care, along with the executive director, Johnna Coleman, who should hopefully be on zoom the 2026 point in time homeless count, which is called the PIT for Franklin County, is done nationally once a year. It is done in every county across the whole nation. The communities go out to count and survey people who are experiencing homelessness. It's a snapshot meant to find out how many of our people do not currently have a safe, stable place to live in the Big Bend region, trained volunteers and outreach workers will be doing that from January 27 through January 29 across eight counties, including Franklin County, we will have, they will have outreach teams coming down to the county to do the count, and hopefully we can get some local folks to get on board for this. The PIT count is not just about numbers on a spreadsheet. It is about making sure people who are invisible are seen, heard, and counted, volunteers go out and talk with people who are unsheltered, but beyond the human part. The PIT count has a financial impact. The data of this count goes straight to HUD and directly affects how much federal funding our region qualifies for. PIT count is also used in state and other funding opportunities. These funding opportunities support outreach, rapid, re housing, permanent, supportive housing, and homelessness prevention programs, which I think is very important if people in Franklin County are not counted, the system assumes they do not exist here, and if the data says they do not exist, then the funding, services and housing resources will not be here. So, if there is no data, there is no funding. This year, the Big Bend Continuum of Care is pulling together volunteers, faith groups and community leaders to make sure the count is done. Everyone who help out receives training on or before the count so they feel confident, prepared, and respectful in every internet action. We also give out small care bags to give each person who participate things like food, water, socks, hygiene items and other basic necessity. It is our way of saying; we see you and you matter. So today we are really asking from Franklin County is three things. First, your public support. When county leadership says this matters, the community listens, help with local coordinating, like pointing out areas where people may be sleeping outdoors, encouraging county staff or residents to volunteer, or helping us connect with local partners. The local partners we are looking for is church, churches, police department, health department, and since you know your areas. If you know of areas where homelessness and current occur that you know your areas best, it would be a great help. This is a low cost, high impact way for Franklin County to make sure it is not left out of future funding decision and its most vulnerable, vulnerable residents are not overlooked. The count helps bring resources. It helps improve services, and it helps to partner with you to make the 2026 PIT count a success here in Franklin County. Now this is a different kind of homelessness that you have heard me talk about before. Doubled up does not count. Living in a camper on a property that has a house on the property does not count. Their definition is homeless, intense streets, abandoned buildings, property with no electricity or running water, campers with no electricity or water are places not fit for habitation. So, I will leave the Big Bend Continuum of Care's phone number with Michael Moron and also Johnna

Coleman is the contact person, and I apologize for the late start. This is January 27 through the 30th, and I just got here Wednesday. I just talked to her on Friday, and I just got the information yesterday. I have already talked to some local churches who have resources that does food pantries and clothing and I have talked to the health department, so I am really trying to jump on this. I do not think one has done been done since 2000 January 2017 so we really like to see these numbers come up and help the county. Chairman Jones speaking that would be good. Thank you for clarifying to what definitions are being used. Because I was sitting here thinking, because I have heard it so many different ways in the past, so it is good to know what definitions being used. I was going to ask you that, but you have already answered it. But so, if there is any contact to be made, we need to contact Miss Coleman? Ms. Hingle speaking, yes, and I can leave my number too just in case. Chairman Jones speaking, yeah, let us do that. That way, we can try to communicate. Ms. Hingle speaking, she is going to be in touch with the sheriff's department, or someone from Leon County is going to be in touch with the Sheriff's Department. Emergency Management may be able to help too. I am not sure if they had cold weather shelters open. Would have any shelters? We know? I mean sometimes churches, yeah, sometimes churches will allow people to stay there during the cold weather. Chairman Jones speaking, the county does not have one. So, I would say this as well. Miss Sandy again. Thank you for coming. Mr. Moron, it might be something I do, not trying to say that it would, but our code enforcement probably sees more than anybody else. They are out there more than anybody else. She also works for the health department, so that might be a good source. The sheriff's department also has care coordinators. So, they might would be more in line with what could help you with information? Any questions, commissioners, thank you. Thank you. We appreciate you being here today.

Chairman Jones speaking, we do have some other public comment cards but they have asked for specific items on the report. At this time, the Board moved to Mrs. Griffith's report.

Presentations/Updates/Requests

3. Omnicom -- First Responder Communication Network Update

Item to be presented later in the meeting.

Fiscal Manager/Grants Coordinator Report

4. Erin Griffith – Fiscal Manager/Grants Coordinator

Commissioner Ward asked to pull item 4. Commissioner Sanders asked to pull item 3. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved items 1, 2 and 5 by consent. Motion carried 5-0.** The Board moved to item 3 at this time.

1. BOARD ACTION: FORT COOMBS ARMORY CONVENTION CENTER PROJECT – STRUCTURAL FOUNDATION REPAIRS CHANGE ORDER

At the last meeting, the Board was informed of a large crack in the armory's foundation spanning from floor to ceiling in the brick wall of the vault area. Project engineers inspected the building and determined that the crack was caused by settlement of the vault's foundation. Correction of this issue will necessitate the installation of a helical poured concrete foundation poured along the perimeter of the vault area. Project architects recommend approval of the attached \$47,099.91 change order for the foundation repairs and application of structural sealant to the wall sections to correct the settlement issue. Board action to approve and authorize the attached change order with contractor F&F Construction.

2. BOARD ACTION: TRIUMPH FIRST RESPONDER COMMUNICATION SYSTEM UPGRADE - ADDITIONAL ENGINEERING DESIGN SERVICES PROPOSAL

As reported at the last meeting, Triumph was unwilling to approve the additional design services proposal for the first responder communication system as written as Triumph felt that portions of the initial proposal were construction phase elements and not design. Project Engineers Omnicom have revised and pared the original proposal into required (\$94,175) and optional (\$56,500) tasks by site. The pared scope will compile the preliminary site evaluation work for the proposed new sites and take care of the preliminary Geotech soil surveys at each tower site location. The required tasks are necessary to fully vet the sites, and the optional tasks in the pared proposal aid in analyzing site conditions which will allow contractors to develop accurate price proposals for construction during the bidding process. Board action to approve and authorize the chairman to sign the attached pared proposal once reviewed and approved by the funding agency Triumph Gulf Coast.

3. BOARD ACTION: DISTRICTS 2 & 4 COUNTY ROAD 2025 PAVING PROJECT CHANGE ORDER

Attached is a change order from contractor Roberts and Roberts to resurface the other half of 26th Street from the back of the IGA store back to Highway 98 (\$53,949), repair an area of settlement in the parking area at the Maritime Museum (\$12,300) and resurface Carolina Street in Lanark Village (\$55,182). Board action to approve and authorize the chairman to sign the attached roadway resurfacing change order to be paid by District 4 and 2's paving funds.

Commissioner Sanders speaking, my comment is, I did not realize what the price was coming in until I know what I have got in my paving money for district two. I did not realize that the Carolina Street was going to come in at that price. That is pretty good, because it is old, old asphalt. It is crumbling. It is from the war days. You know, back during the 40s, when camp Gordon Johnston was there. But what I want to do, Erin, if you do not mind, is I want you to look at and have Roberts and Roberts look at California Street out there also. Mrs. Griffith speaking, okay, gotcha. But Mister Chairman, if nobody else had any comments on this, I would make a motion to approve item number three. **On a motion by Commissioner Sanders, seconded by Commissioner Amison to approve and authorize the chairman to sign the attached roadway resurfacing change order to be paid by District 4 and 2's paving funds.** Commissioner Ward speaking, I would like to add that in looking at the invoice that was quoted for these there was mobilization fees added, for about \$2,500. I called Roberts and Roberts and asked, why are they charging us a mobilization fee? Because they are already in the county. They should not be charging us, in my opinion, for another mobilization fee. His response was, he was going to work with us on that. He is not going to charge us the full amount. He is going to work with us so between Michael and Erin, he'll get with them on that. **Motion carried 5-0.**

4. BOARD ACTION: APPROVE JOB DESCRIPTION AND ADVERTISEMENT FOR EMS DIRECTOR POSITION AND PAY GRADE RECOMMENDATION FROM EVERGREEN

On Friday, the county received an update from Evergreen regarding the EMS Compensation Study based upon a market survey of peer counties compiled with data provided by Leon, Gadsden, Gulf, Dixie, and Hardee counties. With the data provided, Evergreen is establishing average minimums, midpoints, and maximums for EMS employees to determine hourly rates and a competitive pay structure which will work within a portion of the existing county pay plan. EMS employees will be paid based upon a shift-style payroll processing structure with a certain amount of built-in overtime hours (to annualize the hourly values for EMT, Paramedic and Captain: EMS is anticipated to work an average of 56 hours per week, to annualize their salary you would take the proposed hourly rate once established x 3,328 per year. The director will be salaried and exempt from overtime). The EMS department will work through a step-style pay plan whereas every two years of verifiable experience will account for a change in step for their hourly pay and will be comprised of (4) classifications: EMS Director, EMS Captain, Paramedic and EMT. Evergreen has suggested a proposed grade assignment for the EMS director of seventeen, with a minimum annual salary of \$88,337.60. The county will need to address the director's position first for the new department, as the county will need that position filled by March 1st for an anticipated departmental transition on April 1st. To be able to proceed with advertising for the director's position, the Board must approve the proposed job description and annual salary. At the next meeting, an interview committee will be established for the Director's position, and the board will have the final EMS Compensation Study back from Evergreen with the proposed hourly rates for the other positions.

- A) Board action to approve the draft job description for the EMS Director and proposed minimum salary of \$88,337.60.
- B) Board action to approve advertising for an EMS Director.

Commissioner Ward speaking, Chairman, the reason why I had this pulled is because I have a question, are we going to advertise and entertain internally first and then extend it out to the public Mrs. Griffith speaking, we will do internal and external at the same time. And that is because, basically, we had run the assumption of the department through our labor attorney, and he suggested that we do have to go through the full hiring process because it is a new department. Commissioner Ward speaking, okay, all right, thank you, Erin. With that, do we need to make two different motions, or can we make the same motion in one? Attorney Shuler speaking, I think one motion is fine since it is the same subject matter. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved items 4 A and B as listed above. Motion carried 5-0.**

5. BOARD ACTION: DESIGN, PERMITTING AND BID SPECIFICATION TASK ORDER – EASTPOINT NATURE CENTER

The attached \$16,800 proposal from Dewberry Engineers will develop the plan set and construction bid specifications for Phase I of the Eastpoint Nature Center Project. Phase I of the proposed project will include a small parking area, a modular restroom facility, two footbridges, stage area, minimal site grading, concrete sidewalks, and an exhibit path along the park's perimeter. Phase II of the project will include the construction of picnic pavilions alongside the path areas (cooperative construction project with the Coastal Conservation Corp group) and the installation of educational signage and path exhibit areas highlighting local native species (cooperative project with the Apalachicola Natural Estuarine Research Reserve ANERR). TDC sales tax proceeds can fund the construction of a nature center, however, the cost of the preliminary design is not eligible. The cost of this task order will be paid by the board's infrastructure line item in the county's capital outlay fund.

A) Board action to approve and authorize the chairman to sign the attached proposal from Dewberry Engineers.

B) Board action to approve of the draft concept below for the Eastpoint Nature Center to be advanced to the TDC for their approval of the concept for construction after design work is complete.

6. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Mrs. Griffith speaking, yes, actually, the SGI multi use path contractors are working on that. They are actually waiting till, actually they are not able to pave when temperatures get below 55 degrees, it just does not spread as easily. So, we are waiting for just a few days of good weather for them to get over there and actually resurface that path, and also the SGI stormwater project. All of the pipes and inlet should all be installed by February 1, and they can get going on some of the resurfacing work after that. And let us see beyond that, at this point we are just rolling along out there at Island View Park. The playground fencing was installed, actually yesterday, so there will be a nice safety fence around that playground equipment at Island View. Chairman Jones speaking, anyone have anything for Mrs. Griffith? Commissioner Croom speaking,

Commissioner Croom speaking, yes, I do all right. Erin, in reference to our because I cannot remember our line item, line-item appropriations that we asked him, can you send us a copy of that? Mrs. Griffith speaking, oh, yes, yes, definitely. Commissioner Croom speaking, so we can have it on hand. Another thing is, I am glad Director Osteen is here. Can you approach the microphone, please? I was made aware about, I guess the EMS Lanark, our new station does not have a base station there. Mr. Osteen speaking, none of our stations have the base station because of the new upgrade to the P25 system. We are having very spotty reception out there. Commissioner Croom speaking, I got you. So, what can we do to the communication? Mr. Osteen speaking, something to talk to Williams about. Maybe we can get a temporary base station for that, for them, until we can figure out what to do as a permanent situation. I don't want to do too much with everything else coming on with Omnicom stuff. So, I think if we could get, like, maybe a temporary loaner radio form, potentially, that is something I was going to contact Williams Communications about and see what we can do. Commissioner Croom speaking, okay, Erin that is what I was made aware of, I guess, end of last week about spotty transmission with the new station over there. That can be crucial responding. I am glad you were here. You can explain it. So, are they getting pages? Mr. Osteen speaking, yes, they are getting the pages. Thankfully, we also have on our, on their cell phones. We have an app that we use, similar to what the volunteer stations use. Which those come through steady assist. The radios, depending on where it is, and some of the bedrooms are. I think it is because of the metal building, metal roof. I think there is a lot of interference also. Commissioner Croom speaking, okay so are you going to get with Williams? Mr. Osteen speaking, yes sir. I am going to contact Williams and see what we can do. Commissioner Croom speaking, okay alright, if you will let us know. Mr. Osteen speaking, yes sir. Chairman Jones speaking, maybe they could put some kind of booster or something outside to help with the interference of the metal building. Mrs. Griffith speaking, I will see if there is anything else we can do on our side to assist. Chairman Jones speaking, before we leave Mrs. Griffith's report, I would also like to make the board aware we were not able to have the TDC meeting the other day due to a quorum issue, but we have rescheduled it for next week, week from tomorrow. And on that agenda are items from the redo of the draft spending plan for TDC monies, which includes almost \$600,000 worth of paving that will go from third to third on the island to make that price. To the complete project when we were going through it for years. Now, Mrs. Erin, help me if I get off at any point. We were working diligently on the storm water and doing the paving in the worst areas. But now, with the change to the TDC statute language, that is up for the TDC board to recommend back to the commission, and so it will be before you at next meeting. I just want to make sure you are aware of it, and that would be basically doing a change order using TDC funds, and then all the streets from third to third will be repaved after this project is completed.

*The Board moved back to **Omnicom** presentation at this time.*

Chris Monzingo, P.E., PMP – Project Manager

- Vice President
- BSEE, MBS, P.E., PMP
- Total years of experience: 32

Tim Barrentine

- President
- BSEE
- Total years of experience: 33

Chris speaking, thank you guys for having us back. We started this back in October. I believe this phase of the project, doing the needs assessment and recommendations, basically system design, we have pretty much worked our way through that. I think we are in a pretty solid position. There are still a few things that we can talk about that, mainly on the sites. Again, I am Chris, this is Tim. We are Omnicom Consulting Group. We have been doing this for a decent amount of time. We went all through that the previous time. We are here to help you with this. We are going to talk about who we talked to get to this point, the system design itself, coverage that we have designed the system for the budget, the project schedule going forward, and obviously we can answer any questions and talk to this gentleman about the issues you have with the current system. Maybe we can throw some help in there with that as well. So, we talked to pretty much everybody in the county somewhere along the way, to some extent, some more than others. But we definitely did eventually speak with pretty much everyone here, at some level, the sheriff's office, all the volunteer fire departments there is six of them, EMS, Weems Medical Center, emergency management, solid waste, road department, mosquito control, parks and recreation, animal control, and Apalachicola and Carrabelle PD, and pretty much all of these agencies are going to join the new system. To some extent, the schools will be a little bit less because they want to maintain the system that they are using. They are going to have radios on campus, but for their busses, they can communicate when they even go to Georgia, because they have a lot of area type system on the busses right now that they wanted to maintain. So, the system design, what we came up with seven sites. It is the Seven 800 the actual frequencies have not been specifically determined yet, but it will definitely be in the seven, 800-megahertz band, from what you guys have allotted from the state to use P25 phase two, trunking, simulcast radio system. I know that is a lot of words in there five channels which will give you eight talk Pass, which are essentially eight virtual channels to talk on, for all your users to use to communicate in the county, a geo redundant core, which is actual control of the system. It will be two in two separate places. So, if it fails here, then you will have a backup to keep the system online. Same thing for Samuel cast control. These are redundancy measures that are typical in these systems that keep you online in the event of outages because outages will occur at some sites, no matter how hard and we make the system. We are also going to include 800-megahertz mutual aid simulcast overlay, which is a conventional channel for folks that come in that may not have p 25 radios. This is a national mutual aid channel. So, anybody that responds to Franklin County with an 800 radio, they should have these channels on their radio so that you could, you can basically patch them into your system. And anybody that responds with a radio will be able to communicate with the local folks here. It is also a requirement from the state to implement that, to use the other frequencies that you are going to use. For the backhaul, to connect the sites together, we are going to use what is called a loop protected microwave network and six gigahertz license frequency band. We are going to go ahead and implement MPLS routing to start with for future expansion. So, what MPLS routing does, if you eventually say, get fiber to your sites, then you can have that as a backup to the microwave and routing it automatically will fell over between potential routes, plus MPLS, routing brings in a lot of other features that are nice to have down the road, mainly for redundancy, though you currently have three positions for dispatch. That is not slated to change right now, but they will be currently. Your consoles for the slurs are connected via RF. They are not wire line control, so it is just a radio RF to the to the system from the console. The new consoles will be connected to the network, we call wire line, which will be an Ethernet connection. Just like this computer is connected to the internet, the new consoles will be connected directly to your radio network via Ethernet connection, but we will still have backup radios at every position in the event that fails, then they can connect to the network the same way that they are connected to slurs now. It is kind of a synopsis of the basic layout of the system, and if there are any questions at any time, just stop me and ask or we can ask them all at the end. This slide is kind of busy, but this is the seven sites. So, the first one, so there is six green we call greenfield, which are you do not have anything there right now. That is going to be from the ground up, new build. Six of them. The one lease site is the Air Force tower on St George Island. We have been working with Air Force now, basically since October, we have basically an understanding that they are going to let the county co locate on that tower. Still got to work through the, you

know, all the details of the actual lease agreement have to be executed and things like that. But and premise that is basically a done deal, hopefully that should go forward without any issue. That is the one lease site will be the Air Force tower, which was huge, because then that eliminates you guys having to try to build your own tower out there on the island, which I know would be for the public, wouldn't be very nice or not looked upon as well, right? Building more tower structures out there, but the first one on the list here the St Vincent tower, calling it St Vincent, because it is on the southwest part of the county right now, we looked at a couple of different places out there. There is an existing American tower structure, but they came back at like \$5,500 a month for lease. And we are like, that is just not doable. So, we started looking around. We are looking for places to lease land and potentially partner with a state forestry out there with a with a long-term land lease for you guys to build your own site. So, it will be on the north side of 98 towards the west side of the county. Apalachicola site that would obviously be right here in Apalachicola, on a piece of land that you are working a land swap with on Duke Energy. It is kind of close to the airport, which is most of these are, I am going to say, pending, because they have to get through FAA approval. The one here in Appalachia certainly could be an issue, because you are in an airport zone. The whole city is in an airport zone, according to FAA, because of your airport. And that has been submitted. I submitted that. Hopefully, we will be getting some news back from the FAA soon on those towers, but that's where it's planned. Now, that would be 180-foot structure, so it wouldn't may have to be lit. Normally wouldn't be lit, but honestly, it probably will be lit, since it's so close to an airport, any structure under 200 feet, normally doesn't have to be lit by FAA standards, but they could force you to light a tower that's 50 foot, if they so see, deem it fit. We mentioned that briefly. That is the tower structure that is out on the island. You guys would just put your own shelter, generator, antennas, equipment, in and utilize the existing structure. The tower structures there at that site. Bloody Bluff, was a site that is north on 65 is that the right highway? Uh, going up into the forest. We were originally looking at a potential site there to lease, but there are some issues with that, with Triumph. So now we are looking for a piece of land in the general vicinity from the state forest again, to build your own tower. Tim speaking, probably go ahead and say that tramp came back to us and indicated that any tower funding, towers funding that they would build or pay for, needs to be on public land. So federal, state, county, city, whatever. So, it has to be on public land. Chris speaking, even if you had a long-term lease. If it is not you need to own or it has to be on public land, so you could even enter into a long-term lease on a piece of private land and then fund the tower, which could be cumbersome, but I think we are going to work through it, because Erin's already made contact with the Forestry Division. We have sent them where the towers need to be, and they are actively looking at, trying to work through getting us a small we only need a small parcel. 100 by 100 foot would work for the build the tower site. The next three are a little bit cleaner cut, Franklin County Sheriff's Office. That is where you currently have a tower that will be taken down at the end of this project, for sure. So, there will be a new tower structure built at the sheriff's office somewhere on his parcel of land, Kendrick Park facility in the back corner. Back there, we have designated a spot to build a new tower. And then Leonard's Landing out towards Alligator Point, which originally, we had, we are thinking about building one out on alligator point. And then Erin pointed out this piece of land, again, I think it reduced the need for another tower. Plus, we do not have to worry about trying to build a tower right out on Alligator Point, where they are actually trying to put a new helipad in, I think. Yeah, so those are the seven sites. Again, six will be brand new. There is nothing there right now. From the ground up, one is co-locating with the out on St George Island with the Air Force. So, coverage, the goal, and the design that I am going to have a map coming up here in a second is for 97% county wide, portable, only hip outdoor coverage. So essentially, anyone with a radio, pretty much anywhere in Franklin County should be able to talk on a portable radio if they are standing outside. 97% of the area should be covered, if not better. In building coverage, and of course, these are, I did not just make this up this is actual standards that are written that you are supposed to try to achieve a public safety radio 95% in building coverage for specified areas. So, we have 20 DB building areas and 12 dB, which is more like a residential structure. 20 DB it is like, I put on your medium to like commercial buildings, which is pretty much what you guys have in and around Franklin County. Not a lot of heavy, heavy structures here. And those are the areas. So in Apalachicola, East Point, Carabelle, the jail at Franklin County Sheriff's Office, the school, which is very close to that and the charter school there in town are all considered in a 20 DB margin coverage area, the residential areas, St George Island, Lanark, St James, Dog Island, St. Teresa, Alligator Point, Bald Point, and then basically like the corridor through 98 and 319, are going to be 12 DB coverage areas to cover residential structures for like he said, when they go in the house, a house and can't talk, we should be able to go in the house and talk. And again, these are the same radio configuration. This is carrying portable radio on your hip and using a regular microphone up here at the top. So never taking the radio, transmit, receive on your hip, and this is what the coverage looks like from those seven sites. So, the red, that is the 20 DB coverage area. So anywhere you see red, so that's portable coverage plus an additional 20 dB of padding margin, if you will. The yellowish area is the 12, so that's portable coverage plus an additional 12 dB of margin. And the green is the portable outdoor so the green represents basically 97 you can see

up there in the north central part in the forest is the only spot where there is a noticeable gap. And I will say just because it is not colored on the map does not mean that you will not be able to talk there. It is just not as highly reliable as the other areas. That makes sense. Where you see green, is a very high chance that you will actually go there and talk on the radio without a problem outdoors. Chairman Jones speaking, can I ask a question? Are these towers themselves? Are they a big expense? If you had to average it, how much does it cost to build a tower where there is no tower, Mr. Chris speaking, about a million and a half dollars for the tower, the generator, the shelter, the compound, the grounding, all of that. When we get to the budget slide, it is broken out, and that will be clearer. We have a line item in there for just for infrastructure, okay, for the seven sites. Chairman Jones speaking, well, and I will be honest with you, I am just thinking about, and I know that is not a populated area, but again, I am thinking about if there ever would be an issue, and because we have had this happen with our EOC, where someone is lost, or someone has gotten lost, all different scenarios. And I do not, I do not like that there is still a spot that it may or may not work. I know that is highly unlikely that it would be a problem, but if we are going to do it, I just, I want to, you know, that is why I was asking. Chris speaking, oh yeah, I understand. I will say, from mobile, this is portable too, so mobile radios, anybody in the car definitely going to talk everywhere. That is what 100% coverage and mobile coverage, okay? Well, anybody ever tells you have 100% coverage with RF then. Chairman Jones speaking, only Verizon. Chris speaking, run the other way quickly, because Rf is a moving environment. It is basically kind of like a living creature, depending on literally, which way the wind's blowing today, or what the sun's doing, something may change in your signal levels, but if on mobile radios, you know, the ones mounted the sheriff's car, EMS, those radios are going to work everywhere. This is the guy standing on the ground or down in a ditch in the forest looking for someone. His portable may not work, which is important. And we can, we can. You know that is, that's state land. If they are going to give us two spots, yes, they may give us a third. Chairman Jones speaking, well, I just did not know if that was, if we were already, if the budget's already at the amount they said they are going to give us some what I am getting back. Tim speaking, explain something earlier, this map is running the portable, outdoor 97% reliability. If we change this map to 90% reliability, that gap now may very well close up. Or if we provided you with a mobile radio map, essentially the county would be 100% in prediction. So, we could, we could provide this map to just to just to just give you an idea of how it changes, Chairman Jones speaking, that would be good if we can get those. If you would send them to Michael, he can get installed. Commissioner Sanders speaking, I had the same I had the same concerns you did, because we are trying to take care of the problems. I know Commissioner Ward is 65, I am 67 and you still got the problem there, you are still going to have the problem there. Chris speaking, you talk about the one gap in the very northeast. Yeah, again, there's diminishing returns. Honestly, if you are building another million and a half dollars, so it is a million half dollars, then you got to put all the equipment in there. Then the other big piece here is you got to maintain that. So, you know, it is a gift that keeps on giving you build it in and put equipment in it. Then this maintenance number that is coming up is also going to change, because now there is more equipment stuff to maintain. But we can run the maps, and we can certainly, at one point, I did have a couple sites across there. I mean, it is just this, not, that is not the first iteration of coverage that I did, I worked with and moved things around, like I said, we had different sites. At one point we had a site on Alligator Point, and then we moved it over to the Leonard's Landing. So, this is not written in stone. This was the most coverage the least number of sites. To keep the cost again, you add sites knowledge to add capital outlay, it adds continuing cost. Tim speaking let us provide you with a mobile map and then get your feedback on that and see if you feel like you need another site. Chairman Jones speaking, okay, that would be good, yeah, and I am not trying to get I am not trying to I am just having the conversation. Tim speaking, we understand you do not want to have a gap in public safety coverage anywhere. Chris speaking, again, the written, the written standard in the CSP 88 document, which is the document that is the Bible for designing public safety radios, is to achieve 97% outdoor coverage. So, and again, you are sometimes it depends on were. I mean, obviously, if we had that gap down here in Apalachicola, that is not acceptable at all, right, so, but yeah, we can. We can definitely work with that. And if we put a tower up there, it is going to fill that hole in no doubt. Chairman Jones speaking, well, let me ask you, since we are just talking about, let me. I showed just a scenario. I know that there's a up 65 there is a tower looks like it is located at Fort Gadson. That one that is that we are calling Bloody Bluff. So, what would it look like if that tower removed two miles to the east? Would it change? Chris speaking, so then you are going to we could change some antenna patterns. I did some of that, and we can do it again. So, if you can tell. So right now, the coverage is basically making it just to the western border, right? Chairman Jones speaking so it would go away from the border, yeah? Chris speaking, but so right now, we kind of have a directional antenna at this point in the county. So, yeah, we can, we could we do not have us. So that was the one. That was what this one that we are looking for land now, still working out of land with this, with the state, I can do a couple more iterations and move it in and change some antennas around and see if it closes that. Chairman Jones speaking, let us look at the other maps and see if it is a, really an issue, or if it just appears.

Chris speaking, oh, I know the mobile map is going to be it is going to show blanket coverage. And honestly, if just taking the radio from here and holding it here is even that map would probably close that in there is a lot of loss when you have the radio that is it is on your hip, the antenna is right, right, right, up next to your body. Yeah. So, your body is producing a lot of loss, 10 and a half dB of loss by having that right here on your hip. If you take it off your hip and hold it up here, then that that you gain about six dB. And I know I keep talking about dB, but for every three dB is essentially a doubling in power. So, every time you gain three dB, that is essentially doubling your transmit power, or doubling the receive availability of your radio. So, 10 dB of loss is not trivial, but it is what it is. That is how RF works. You put a radio right next to your body, you lose a lot. That is why we specify that in the document and to let everyone know. But if you are out there and it is not working, you take it off your hip and hold it up here it very well may work. Chris speaking, so, like I said, the budget numbers, so 6.7 million is what? Now that is just the towers and the shelters and the generators. So, the core equipment has the core equipment and all the RF stuff. So, you cannot really parse out exactly what one site is, but just to build six sites that have shelters and generators and the compound, the grounding, the electrical and everything associated with that is the list price, 6.7 million, what we have budgeted, so a little north of a million dollars per site. So, the core equipment would be that. Remember, I spoke of the redundant cores and simulcast control. That is what this that first number covers. Dispatch console equipment is the dispatch console equipment the tower sites. And then the next line that is the actual radio equipment that goes in each tower site, the trunk site, RF equipment. So that is the radios, the base station, radios, network gear, the microwave radio, in this case, is plugged in there with that. So, all that is in that, that line item, the mutual aid, is the actual single mutual aid channel that is going to go under each site. I will actually have the microwave broke out. So that is your back off. ISSI is the basically being able to connect your radio network directly to say Wakulla County and, or slurs and, or Gulf. But Gulf does not have a P 25 system at the moment, nor are they on slurs. So right now, if you wanted to, you could ISSI into slurs, and you could connect into Wakulla County, because they have a Motorola P 25 system. Commissioner Sanders speaking, how about Liberty County? Chris speaking, Liberty County is on slurs. So, if you connect to slurs, then all the users on slurs, essentially allows roaming between the networks. Makes interoperability a lot easier. That means you can talk directly your dispatchers can talk directly to your people. Even go all the way into Wakulla County, so they leave your coverage area. They go into Wakulla; they can roam onto Wakulla system and still talk directly back to the dispatcher here. Tim speaking, yeah, it is, it is technically capable. The state has to allow it. Chris speaking, well, Wakulla it would be on there. It is much easier to get that agreement. What slurs allows, as far as roaming, is kind of on a case-by-case basis, because it takes up their resources. And as you may know, slurs already have limited resources and certain areas. So, Wakulla you could probably work out an inter local where you guys could roam freely back and forth between those two networks. But again, nothing comes free. So that is what the \$190,000 face to face for the hardware, software on your side, and Wakulla County they are going to have a cost on their side as well. If they want to connect, they are going to have to pay Motorola to set it up on their side. There is a cost on both sides, with this number just representing what the cost would be to Franklin County. With any new thing, new training, new system, there is going to be training pretty intense with this, because you guys are you do not have a B 25 trunk radio system, even though your dispatchers are kind of used to it, because they do use slurs, and your users are probably will not really know any much difference, because they are using a trunk radio system. They are on slurs. But there's training in here for all of your personnel to know how to use your new radio system, spare parts. Got to have spares. The options there that is basically the over the air programming and over there re keying it for encryption of your radios. So, the project management implementation would be basically the fee that your contractor, say, Motorola Harris, EF Johnson, whoever winds up with the system. That is basically their costs, their fees to put it in for you, contingency fee down there. Any project worth of salt has contingencies, and come up with a base number there about 16.3 million. That is the list price. Do I think at the end of the end of the day we release this RFP, they are going to come back with a price of 16.3 million, no. At the end of the day, it is probably going to be somewhere between that nine and \$11 million number. That is more realistic of what you will actually see from the vendors coming in if we put this seven-site system as is out on the street for bid, which is the intent. Of course, all that, once we get all that information that goes to triumph, Triumph reviews it, approves, it hopefully sends it back, and we move on. But now this is the just the tower side equipment we call the infrastructure. So, the next, this is the next slide, is the one that I added. That is not all the cost. So, radios, user equipment. So, the radios that the guys are carrying around. Now a lot of your users have radioed the sheriff's office, and all have radios because they are on slurs that can be repurposed and used on your own new radio network. But these numbers are coming from the surveys we did with the folks in the county, the counts and these would be all new radios that you need, which comes out to about \$1.3 million worth of new radios. And if you once we get this, we can finalize the report, the actual report. We could share the report with you guys, and it has accounts for every agency in there. So, if you want to know what makes up the 226 public safety radios, once you get the report, there is a table in there says that this

agency requested X number of radios, and you can see where the numbers came from in detail. Tim speaking, it is likely some of those numbers will be tuned to change. Chris speaking, the bottom one is, is pretty important one. This is the reoccurring maintenance. This is what I mentioned earlier, the gift that keeps on giving. So, if you add a site and add more equipment, this number is going to change proportionately, and you could do the math seven sites, is that that much you know how much you are paying per site. If you add a site, you are roughly going to add that much additional cost, not exactly, but close to that. So that that top number up there is the estimated number that you can expect to pay, starting out on year one to whoever your vendor is to maintain the equipment, the system you are putting in. Now, when I say that that is not the air conditioners on the shelter or the generator or the tower lights, that is the actual radio equipment, the stuff inside the shelter. So, there's other there's other costs that they are associated with this that does not include any insurance hits you guys may take on adding to your if you have a blanket coverage for the for the county, you are going to you are going to build six new tower sites and own them. You are going to have to have insurance on that. So, there's other costs. This is just for the actual RF radio equipment, there is, and it is total, so we put a one and a half percent escalator in there. Mrs. Griffith speaking, yeah, Chris, if we may, can we actually go over? Because this, this system upgrade, we were actually required to transition to the P 25 radio system, correct? By law? Chris speaking, yeah. Uh, well, that is the, I do not know about law. I do not know that Triumph would pay for it if it was not P 25 it is the accepted de facto public safety communication system. I mean, there's other public safety agencies that do not use P 25 radio systems, so I do not know, it is explicitly written into law, yeah, the federal government does, does not use P 25 radio. Tim speaking, yeah, and I do not know that Triumph would consider paying for anything other than p 25 standard, Chris speaking, any grant, even the Fed. You cannot get any money from the feds unless it is a P 25 radio system. Mrs. Griffith speaking, yeah. I think they are trying to channel everyone this direction from what we understand. But as far as you know, with Triumph, they are actually paying for the tower towers and the capital outlay to actually bring the county up to standard, and then with the annual maintenance. Unfortunately, Triumph cannot assist with that. So, you know, we basically needed a first responder communication system upgrade. This is just the cost of doing so. But we are fortunate enough to actually have a source of funds to actually do the capital investment required to do so, yeah.

Chris speaking, so in a perfect world, or what the assumption is, is that all the numbers we spoke of earlier, Triumph is going to cover this last slide. Triumph does not cover they will cover the radios as well. That is what I am saying. I said up to this, this last, yeah, this last box, so the subscriber equipment that will be part of the Triumph funding, all that last slide, that's triumph funding. But this, this box, in particular, the recurring maintenance cost that is going to be born upon Franklin County. 15 years, that is the way we always present it. It is a minimum 15-year life cycle on the radio system. It could go longer. It will go longer if you so choose. But that is the normal, accepted life cycle for this type of radio systems, about 15 years with three technology refreshes in there. Now the technology refreshes. So, there is a lot of computer hardware, servers, switches, routers that are included to make this thing work. That is what the technology refresh covers. So, like the RF base stations, antenna systems, combiners, multi couplers, all of this stuff that makes the actual RF part of the system work does not have to be refreshed every three years. It is not part of that number. This is really just the hardcore network part of the system, the system core, lots of servers, computers, things like that, are works included in the refresh numbers. Commissioner Ward speaking, so Mr. Chairman, have a question. It says annual system maintenance and increases 1.5% annually. It is at 143. How come years two through five system maintenance goes up dramatically to 2 million? Chris speaking, that is the total for two years two. Okay, okay. So again, no, no, that is so basically, you are looking at a little bit \$2.2 million of maintenance costs over. Tim speaking, so you so, so that maintenance total number down there is made up of that two through 15 number and then three technology refreshes, which is essentially keeping your system up to date and replacing all the components in the system that has to be replaced to essentially renew it. Chris speaking, because what happens is all these vendors use what is called commercial off the shelf switches, router servers, Dell, Cisco, whoever so Motorola Harris, EF Johnson, whoever, Kenwood, they cannot control those guys ending life on a particular switch. And trust me, Cisco, or Juniper, whoever they may be using ends of life on their switches and routers way quicker than the radio system will. But you can't have a switch or a router out there that can't be maintained, so you have to replace those at the basically at the leisure or pleasure of the of those hardware manufacturers, as I'm sure, it's the same thing with your IT department here any IT hardware you have that stuff's getting recycled and changed out every three to five years, unless you want to run with equipment that's not under maintenance. Tim speaking, one way we could help with that is probably to build in an extra year of warranty. Have two years of warranty, which is what we have been doing with most systems. Chris speaking, we can request that second year up front, right, right. That would be part of the capital outlay. That would not be out of bounds. Now, I think if we requested 15 years of maintenance, Triumph might have a problem with that, probably. Chris speaking, but a couple of years we can request two, I think, yeah, we see two quite often, and the subscriber equipment usually three to five. So, the radios, we can request three to five years on, like all of all your radio equipment, which is

pretty typical, three to five years on the portables and mobile radios. Chris speaking, questions? Chairman Jonse speaking any questions? Commissioner Ward speaking, Commissioner, I have got some, but I will wait till the end. Chris speaking, okay. So, schedule. So, we are basically, we are moving into what we would call the procurement stage. We have already started roughing out the procurement document, which would be basically the next step is to get this procurement document out on the street. So, Triumph actually has to review that document before it is issued. So, once we finish it, we will share it with Erin and the county's team. They will review it. Wilson triumph, they will approve it. The county has their procurement rules. How long it has to you guys have to leave it advertised whatever front end. You know, terms and conditions, general requirements to do business in the county has to get included, because what we produce is basically the technical requirements. You know, we cannot we do not know everybody's procurement rules. We do not put that in our doctor. So that goes out, say, 60 to 90 days, depends on what your rules are. Goes out to the vendor community. They are out there grinding their wheels. They are putting their proposals together. They send them back, and then we have to review those. Just like any RFP you guys put out there, you review it, score it. Probably most of the time we wind up interviewing and bringing top two vendors ask questions to make sure that everybody has a clear understanding of what their proposal really was. Then you guys would select your chosen vendor that has to go back to Triumph for them to review, and then they are good with that. And then after contract negotiations with that vendor, again, Triumph reviews that, and then hopefully they approve it, and then you are we are off and running into the actual system implementation phase two, phase two, which technically we are not hired yet for, but hopefully we will be there through phase two, which Triumph has money set aside for you guys to pay a consultant to do that. It is just that they, they broke it down. They hired us for phase one, and then there will be a phase two. Hopefully we will be doing that work, but right now we are looking at some time in August, we should be basically you guys, hopefully will have said vendor under contract, ready to start implementation. With that said, since you are building six sites, it depends on how that goes with local zoning and approval and getting through that process, and there's too far sites sometimes that could be, you know, a little bit more work and getting approval with state forestry and state agencies to build towers on their land. You know, in a perfect world, I think by the end of 2027 you guys will be ready to cut over, I am thinking. Within a year of that date, you might pull it off. But I am thinking more towards the end of 2027, is reasonable. Certainly, by the first of 2028, you guys should be fully operational on this new system. Tim speaking, so, back to the EMS question you had earlier. So base station, what you call base station in an EMS location, essentially, it consists of maybe an outdoor antenna on top of the building, or edge of the building with a coaxial line run down to a base stop desktop station. So, it is really not temporary. That is probably the kind of thing we would do anyway. It would be for those type of locations, Chris speaking, so temporary for two years, right? So, I mean, it is, you are looking at almost two years before you can, you guys going to be able to cut over to this. That is why you guys invested in the VHF upgrade. So, I do not know how that is going on. William just got that working for you guys. Or close to it, we are not involved in that. But again, so temporary meaning, yeah, you are still going to be where you are right now, with communications minimum through the end of 2027. Commissioner Ward speaking, Mr. Chairman, I have a couple questions. One was, was already addressed with highway 65 with coverage, which I have been an advocate for since I have been on this board. But another one you mentioned, and I may have misunderstood when you said something about private versus public Triumph funding, right? So, are they saying they go ahead? Tim speaking, Chris had found a nice location of Bloody Bluff where a landowner was willing to lease at a reasonable rate and we could have, and it had already passed muster for FAA. Chris speaking, it was a shovel ready project. So, it was a private vendor that was going to build a tower there, actually for way back when slurs were bid by the state, but that never happened. So, they just been sitting there holding the basically the papers, and never built a tower because they do not have anybody to go on and they are not going to build the tower if they do not have a tenant. Tim speaking, so then we sent a question out to Triumph about whether the land. Has to be owned by the county. And they came back and said, the land has to be public land. And further clarify that could be federal, state, you know, and does not mean you are not leasing, but it has to be public land. It can be county land, city land, public land. So, I think that precludes us using any long-term building on a lease, even if it is a long-term lease, at least, that is the way I read it, and so I do not think we can. You are going to have to own the property. That parcel is either 100 by 100 you own, or it has to be state, federal or city land. Commissioner Ward speaking, thanks for the clarification. Tim speaking, that applies to all sites that we would build, you could, you can lease like we could have. We could lease out at St Vincent, but at \$5,500, a month, that is, a pretty heavy. Chris speaking, I mean, that almost doubles your continuing cost. That just did not make sense. Tim speaking does not make financial sense when you can build the tower. Chairman Jones speaking, any other questions, Commissioners? Commissioner Croom speaking, Mr. Chair on the three position wire line consoles for dispatch. So, two will be in dispatch? Chris speaking, all three. They currently have three there, so those may not even change. Tim speaking, the sheriff did not express any need for additional consoles at the jail. Commissioner Croom, my question to you is, do you think, being that we have, I guess EOC did

it need to be a wire line console in there? Because during disasters, that is where our sheriff provides a dispatcher to EOC. Chris speaking, we asked that specific question. And I think there is needs to be some more study done on whether there is even space put into the EOC for that. It is kind of answer we got to well, nobody planned any space in the EOC for such. We are still at the stage. We can obviously easily add that if, Commissioner Croom speaking, because currently there is a wired wire line console there. Chris speaking, what about the new EOC, though I am about the new Well, we specifically asked about the new EOC because I assumed it would probably be finished before we got to this one. I spoke to the folks. The EOC is emergency management folks, correct? I spoke to them, they said that they were fine with basically a desktop radio, which is what we budgeted them for them. But I think it is your new EOC, it probably makes sense to have a console there if there's room to fit it into the building. Commissioner Croom speaking, that was my thinking. Yeah. Tim speaking, and most EOCs do have a wire line console with full capabilities. Chris speaking, a minimum of one, right? Yeah. But again, we were told that it was not really planned as part of that building. So, I do not know what stage that is. If there is if you could work in. It is not like you need a bunch; you need a small, basic office area to be able to put a put this console in. Commissioner Croom speaking, well, I do not want to run into is what we are dealing with at the EMS in Lanark as well. Mrs. Griffith speaking, yes, Chris, if possible, if you all could send me the space requirements, I will go ahead and send that on to the project's architect. Chris speaking, okay, yeah, nope, no issues. Yeah, and it is going to be fairly close to the sheriff's office, right, correct? Because you got to, you get then you have to add connectivity, right? If you are going to have the wire line console, it has to have connectivity back into the network. But it is fairly close to that should not close. So that should not be, really, should not be an issue. We have to look at how we could get connectivity back to the network for the console to actually work. Mr. Moron speaking, before you go, Mr. Chairman, you will see there on online. And they have raised the handy so they can comment, I guess, on this particular item, if I may. I fine. Jennifer Daniels speaking, hey, Commissioner, can you hear me? We all hear you. Yes, ma'am. Hey, no, we have no problem whatsoever having a base station at our new EOC like we have had for years here. Our problem right now is the base station that we have here. It is not ours. It does belong to the sheriff's department, and with his new radio system, this base station is no longer functioning. It is outdated with his new system, so whatever is put in at this EOC, or the new EOC will definitely have to be updated. And we have notified the sheriff's department that this is not functioning with their new radio system. And we also told William's Communication. Chairman Jones speaking, alright, that is good. Chris speaking, so what is currently budgeted was a, she is saying, base station. Guys, I call it control station radio, desktop radio. So that is what, that is what we budgeted. That is what was listed in the budget for them right now. But if you, I think it makes sense to add a console. If there's room for a console at your EOC, Mrs. Daniels speaking, I agree. Tim speaking, and you may want to say. Problem is EMS is how you go ahead and put a working radio, functioning desktop radio in there today, so that you have an EOC that is connected to your slurs public safety system. Chris speaking, by default all six volunteer fire departments, we added a desktop radio and at the EMS stations, it is just kind of better to have it and not need it. And need it, not have it minimal cost. So, we definitely included that at all the stations that some of them said, well, we do not really need it, but I went ahead and put it in the budget. They may never use it, but they will have it if they need it. Chairman Jones speaking, well, the biggest issue with that, I think, with where we are presently at. All of our fire departments are volunteer fire departments, and some never have anybody at the station unless there is a call. So, there would not be nobody there to even answer a base a base station, is what they are saying, Chris speaking, yeah, but if they have an active call going on, somebody may be back at the station Exactly. Call them Hey, bring this from the station. But definitely, I think it makes complete sense to have a console at the new EOC, and we will send that information to Erin. Again, it is not a huge lift of space you guys need, basically a desk. It is a computer. Chairman Jones speaking, we do have public comment. Mr. Snow, did you want to speak? Yes, come forward. You asked to speak on this item. That is why I called you up. Good morning, commissioners. My name is Dave Snow. I live on St George islands with the St George Island Volunteer Fire Department, and I have a background in technology and networking and communications for most of my career. So, I was building stall towers in 1996 so and so, the one thing I would say is, globally, there's things we need to think about. When you go home, you your phone works on your cellular network. When you go home, it connects to a Wi Fi network seamlessly. These are things that you can actually happen with these systems. I do not see that in here. Not only that, but these can also fall back on LTE, on the cellular networks. So, when you are talking about, you know, when you get to the to the edges of the county, if there is a cellular network, but we do not have p 25 coverage, it could fall back onto that. There are possibilities for that. Also, the sheriff has a what is called a CRT, which is a trailer that is a mobile cell tower that works on band 14, which is something you can deploy somewhere where there may not be good coverage, or a tower goes out, or hurricanes happen. I do not know if we ever have those around here, but you know, these are different things that can happen. I do not see anything about any of that in here, but realistically, yeah, 97% coverage. What if we do have somebody in that little part up there in the county that is missing? Yes, we

have mobile coverage. There is a lot of different things. Not all this can be solved by Omni con. Not all this can be solved by Williams or anything. We need to think about this holistically. But also, I didn't know if that's something that we need to make sure is included in this, in this quote, If that's something that should be included, because in lieu of an entire new million a half dollar cell tower, maybe we have the opportunity to use some existing infrastructure, with the CRT, with Wi Fi, and then we have, you can have Starlink that has just has a Wi Fi repeater on it. I mean, half our cars probably have either, cellular to Wi Fi, things like that. There is a lot of different ways to do this. I do not know there's things that need to be included in this. I do believe as a county, we should be thinking about these things and talking about this that involves bringing everyone together and knowing what the resources are, but these are things we need to think about. I just did not know that is something we need to they might need to speak about, and maybe we need to also have a family Franklin County conversation. So, I just got to add that in there. All right, thank you. Chris speaking, just to his comment, so the trailer for the Sheriff's Office, we include radios to replace what is in there, in their command post, the radios will work on Wi Fi, and the radios will work on LTE. Those are just choices and upgrades, and you have to make at the stage of procurement. Obviously, if you are going to use AT&T or First Net, you got to pay you got to pay them, right? So, it does not come for free. So sure, you can put LTE in the radio, but then you are going to pay \$30 a month to AT&T for every radio that you put First Net in for it to be able to roam over the First Net, they will roam over to Wi Fi. Highly unlikely that there's Wi Fi in the middle of the National Forest, and actually it is highly unlikely there's LTE coverage up there. But those are, those are features that were included and thought about. Yes, you can do vehicle repeaters on a car. If the sheriff pulls his car up there and parks it, you can have a vehicle repeater that the radio talks to the repeater in the car that. Talks back to the network. So, there is more ways than like you saying to skin a cat than one. Some cost more money than others. Certainly, you know, using first net as a as a fallback in your radio is a great thing. You could go anywhere that there's AT and T coverage and talk on your network. But again, that comes with that monthly cost of paying for that service on that radio, just like a cell phone. Chairman Jones speaking, any other questions, Commissioners? I think we are all good with the discussion we are having. I think we are all good with wherever it winds up being, because most of it we are asking Triumph to fund anyway. But then today we will have the very best radio system we can have. Tim speaking, so any other items we owe you, besides coverage maps for mobile to show what that area Bloody Buff up north in the forest looks like with mobile times? Chairman Jones speaking that is it. Thank you, gentlemen, thank you.

The Board recessed at 10:20 am and reconvened at 10:37 am.

Planning and Zoning Adjustment Board Report

5. Critical Shoreline Applications

a. 53 Fiesta Drive

A consideration of a request to construct an 814 sq ft single-family dock consisting of a 190 ft x 3 ft access dock, a 10 ft x 10 ft terminal platform and a 12 ft x 12 ft roof area. Property is located in Alligator Point, Franklin County, Florida. Request submitted by Robert Whiting with Southern Woodlands Construction, LLC, agent for Brian Blankenship, applicant.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the critical shoreline application for 53 Fiesta Drive. Motion carried 5-0.

County Coordinator & Attorney Reports

6. Michael Morón – County Coordinator

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

1. Action Item: SHIP Contract

At your October 1, 2025, regular meeting the Board approved a contract with Apalachee Regional Planning Council for the administration of the County's SHIP Program. Attached is the final draft of the agreement, reviewed and recommended by Attorney Shuler. Board action to authorize the Chairman's signature on the ARPC agreement for the administration of the County's SHIP Program.

2. Action Item: Airport Manager's Contract

Mr. Steve Kirschenbaum, Airport Manager, reminded me that his contract expires next month. After discussing this matter with Mr. Kirschenbaum and Mr. George Wilkerson (AOED Chairman), we are all in agreement with extending this contract on a month-to-month basis. It would give Mr. Kirschenbaum and the Airport Operations Economic Development Board time to discuss and negotiate the terms of a new contract for your consideration. Board action to authorize extending the Airport Manager's contract to month-to-month with the same terms and conditions.

3. Discussion/Action Item: RCSC Requests

At the December 17, 2025, regular meeting you were informed that Commissioner Ward and I met with Mr. Ken Jones to discuss the Riparian County Stakeholder Coalition. Mr. Jones asked the Board to consider the following requests:

- 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

The Board tabled this request to consider the requested items including a search for two appointees to the RCSC. Is the Board ready to proceed today? Board discussion and possible action.

Commissioner Ward speaking, as long as Attorney Shuler did not have any problem with the verbiage, I'm okay with moving forward. You know, putting it on agenda and kicking the can down the road is just not conducive, in my opinion. So, I feel like that, especially too, if Mr. Jones can have any contact with the Army Corps on behalf of us to assist in obtaining the permit for maintenance dredging, which we have been trying to get for how long? I think it is worth its weight in gold, so as long as no one else has any issues and Attorney Shuler is okay with the word change, I'll make a motion to approve that. I guess we will see, items one improving. **On a motion by Commissioner Ward to approve all of the above items, seconded by Commissioner Amison.** Chairman Jones asked for the representatives, do we have names? Mr. Moron noted that he would ask that you all exclude those unless you already have names. Commissioner Ward noted that she has a name but she does not want to say that right now. Commissioner Amison noted the same. Chairman Jones speaking, so do you want to amend the motion to exclude number two for now? **Commissioner Ward amended her motion to exclude ii, seconded by Commissioner Amison. Motion carried 5-0.**

4. Discussion/Action Item: Sheriff/Jail Paving Project

At your last meeting, the Board discussed Sheriff Smith's request to pave certain locations at the Sheriff's Department and County Jail. Commissioner Croom requested a site plan (attached) that indicated where the paving would be done. Since Roberts and Roberts was at the end of the FDOT project, staff requested a quote (attached) to avoid having to incur mobilization costs. Since the Board agreed to the project, but tabled the item to determine a funding source, staff authorized Roberts and Roberts to proceed with the paving project on Monday. Chairman Jones suggested that each Board member pay 1/5 of the total cost of the paving project to avoid depleting the jail maintenance budget. Later in the meeting, Chairman Jones directed staff to request a quote from Roberts and Roberts (attached) to pave the road leading to the Eastpoint Library and a portion of the parking lot. Chairman Jones would like the Board to consider splitting the cost of the Eastpoint Library paving project among all five Board members. Board discussion and action.

Mr. Moron speaking let us see here, the paving project. Yeah, Commissioner Ward was not here, but she said she is pretty much up to speed on that, on the sheriff's paving project at the last meeting. Commissioner, I'm sorry, the Chairman had asked that the board consider splitting that paving project among all five of you evenly, and he also asked me to consider doing the same thing for the East Point library if you can afford it based on the money that's in your account. And you know, projects that you may want to do. So that is what is in front of you today. I did, I did contact each of you individually, and I did give a thumbs up to start the paving project so we would not incur any mobilization fee to get that started, to keep them working. And so here we are so and I am going to kind of give it to the chairman. Handed over the chairman now because he wants to explain the East Point library project to the board.

Chairman Jones speaking, yes. So, in talking, I met with the contractor that is working on the jobs, met with them at the library. What they are looking at doing is paving. So, since we got Hickory Dip paved last year, now it is constantly wash out as soon as you come into the library, and it has always been an unimproved surface area. Also, just recently, the county actually took over the library. It is now a county owned library. So, with that in mind, I was looking at what it would take to pave not the entire area. So, as you come in, there is the middle area, there is a parking to the left and a parking to the right. The one to the right is more of an issue with wetlands area. So, we did what we did there because of wetlands. So, the paving we are talking about is coming in to the first area and then coming out to the area there. So, paving two thirds of the parking lot and the actual inlet egress road. Michael, how much was that quote? Do you remember? Mr. Moron speaking, I was going to say, I should have included the numbers. I apologize. I know the sheriff was 106, the one for library for 80,000. Thank you, Commissioner. So \$186K divided five ways? If everybody can afford that, it is up to this board. Commissioner Ward speaking, Mr. Chairman, I am okay with that, I will say that again, my I am going to the one section I am going to pay for myself out of my own paving, yes, but I am okay with proceeding with the jail, with the with that area, and then with the library. Mr. Moron speaking, so Mr. Chairman, when you ask for the motion, would it, I would like for it to include the extra location that Commissioner Ward is referring to. You could even, I know you did say earlier, based on as long as it is under \$10,000, you are good with that. Chairman Jones speaking, \$25k? Mr. Moron speaking, sorry. Why is 10 in my mind? Yes, 25 it was 10 for forever. Chairman Jones speaking, yes, probably why. Commissioner, what is your question? Commissioner Sanders speaking, I tell you something, I do not have no problem doing this. I really do not. I do not have no problem because it is, cannot. It is county property, and we've got a lot of other county properties that we need to remember that when it gets to be repaid and time for those areas, then we need to keep in the same way, and we need to start doing that more often, to where we don't have the problems with what we got, because a lot of our roads are getting in bad, bad, bad shape. And I am going to tell you, yeah, I do not have no problem doing this, but when it comes time for other areas, I want the other areas to be considered the same, and that is all I got to say. Commissioner Ward speaking, Mr. Chairman, so in the motion, do I need to add the extra piece, or do I need to do that a separate motion? Mr. Moron speaking since she is going to be paying for that herself, and that won't be split amongst the five, that is a slightly different? Attorney Shuler speaking, if it is less than \$25K, Mr. Moron speaking it does not matter. Commissioner Ward speaking, I am sorry I do not know. He is supposed to get me a quote. I do not know if it is less than \$25k. Commissioner Sanders speaking, do you have a quote on that? You do not have a quote? Commissioner Ward speaking, no, he is supposed to get me one. Commissioner Sanders speaking, okay. Commissioner Ward speaking, yeah, we just talked about it like Friday. Commissioner Sanders speaking, well, you know, you do not want to just pave everything leave a little old piece. Commissioner Ward speaking, that was the problem, because I, again, I got the schematic that Michael sent us. But I am a bird's eye view kind of person who thinks in person, because sometimes a picture is not worth 1000 words. And the way they were explaining it to me is they were going to stop. And I sent pictures to Mr. Marone, but there is like, a little section probably about the size of those pews there in width and length, and it just did not look right. If they paved all the way up to one point and then left that little section, it just did not make any sense. I do not foresee it being too much. But then again, I have been amazed at how much road paving is, but nonetheless, yeah, that that's kind of basically what it boils down to. So, do we have a motion here? Chairman Jones speaking, no, we have not. Commissioner Ward speaking, I will make the motion, Commissioner Croom speaking, second. Chairman Jones speaking, so we have a **motion to approve by Commissioner Ward seconded by Commissioner Croom, to pave at the jail and at the Eastpoint library, and we are splitting it equally among the five board members from our road paving fund.** Any discussion before we vote? All in favor, any opposed. **That is a 5-0 vote.**

5. Discussion/Action Item: RRTP TAC Appointment

Franklin County has three seats on the on the Regional Rural Transportation Plan (RRTP) Technical Advisory Committee (TAC). Each seat should have a member and an alternate bringing the total to six appointees. Mr. John Berry was a member but asked to be replaced. Ms. Bree Robinson, County Planner, has agreed to fill that seat with Board approval. Mrs. Anita Grove is a member; however, the TAC is at a point where County staff that is involved with grant writing is needed for that seat. Mrs. Erin Griffith agreed to fill that seat with Board approval. Perhaps, Mrs. Grove would like to continue to serve as an alternate. Commissioner Sanders filled the County elected seat, but that term ended in November. That seat and the alternate must be a County elected official. Meetings are in-person and virtual. The meeting schedule is below:

- i. Thursday, February 5 -- 2:30-4:00 p.m. Eastern Time -- Calhoun County Public Library in Blountstown, 17731 NE Pear Street, Blountstown, FL 32424
- ii. Thursday, March 5 -- 2:30-4:00 p.m. Eastern Time -- Calhoun County Public Library in Blountstown, 17731 NE Pear Street, Blountstown, FL 32424

iii. Thursday, May 7th -- 2:30-4:00 p.m. Eastern Time -- Calhoun County Public Library in Blountstown, 17731 NE Pear Street, Blountstown, FL 32424

Board discussion and action to appoint Mrs. Bree Robinson, Mrs. Erin Griffith, and a County Commissioner to the Regional Rural Transportation Plan (RRTP) Technical Advisory Committee (TAC). I will seek appointments for alternates at a future meeting.

Mr. Moron speaking, moving on to Item five, know that in my write up, everything is discussions that included Miss Mary O'Brien, who is the who is contact from an RPC. So okay, so basically, we she in discussions with Mary. I realized we thought it was just two appointees, which Mr. Barry filled and Commissioner Sanders filled, come to find out, it is actually three, and those three appointments should also have an alternate. So, it really is six. So right now, I have the two filled. I am not going to fill any alternates today. Let me just put that out there. I have the two filled Bre will take the seat that Mr. Barry had. Anita Grove sat on a seat. But Mary said, what is happening now? They are at a point that they need somebody who writes grants for the county to sit on there. So that would be Erin. I talked to Erin. She is good with that. So, I need today for you guys to appoint those two, and I need a county commissioner, and we could discuss alternates at a different date and time. They meet, I put the next three meetings that they have, the next three meetings they meet. It is both in person and virtual. I think they use Zoom or teams. I am not quite sure which one, but it is so you do not have to drive to these locations. So yes, Commissioner Croom speaking so is this the one that I talk about being on? Mr. Moron speaking, no, you are on transportation, different fund board. Commissioner Sanders speaking, we have got all that done for the future. Yes, you know, because that was a requirement of sitting there, and that is that when he contacted that every commissioner to make sure, yes, God, he could do it. Mr. Moron speaking, so I guess we are at the point the planning is almost done. I guess we are at the point of implementation now coming. That is why they need the county's grant writer on the committee to start talking about funding. So yeah, Mr. Chairman, you know better than me about this committee. So, if you would like to kind of jump in. Chairman Jones speaking, Commissioner Sanders, you are correct. There is a lot of planning and a lot of discussion has happened, but now, as the This Is Us trying to basically set up our own regional transportation agencies. Yes, a lot of us were excluded from everybody else's plan, and nobody really wanted us to be a part of their plan, so we created our own through the ARPC. It includes us, Liberty, Gulf, Calhoun, and Jackson counties, five counties. But now is the part where we take all the planning that has been done and try to actually pursue funding to get some of those issues resolved or looked at by the Chipley office, and DOT office in Chipley. So, it is still going to be important for us to be engaged in that process, because there's stuff that Franklin County can have and would help the region and help the county at the same time. So, I will say this. I know that it's available by zoom, but since it's going to be in Calhoun County, I would make myself available as an alternate because I do work in Port St Joe, so it's a closer drive, and that is not a reflection on anybody else, whoever we do designate for this board doesn't have to feel like they physically have to be there, but that's me. I would make myself available as an alternative. This board is okay with that, but we do need to find somebody that can be the primary. Mr. Moron speaking Commissioner Croom, I was not trying to dim your volunteer light in any way by saying it is a different board. You can if you want to volunteer for this one also, kind of go hand in hand. Commissioner Ward speaking, I mean, what are the requirements of the other committee that he talked about? Commissioner Sanders speaking, a lot of the information that that the advisory committee is using is a lot of the information is from the northwest transportation corridor authority that I set out representing the eight counties in the panhandle. A lot of those counties had plans, and they looked at them and everything and incorporated some of those. So, it is going to be a good plan once it comes out with and see we are not no metropolitan areas and stuff like that. Capital, capital city, metropolitan areas got what? Jefferson County, Leon County, Wakulla County, and we do not have the road system they have. I like it myself. I like the smaller counties coming together and taking up for themselves and getting them something, because we deserve just as much road money, road, and bridge money as anybody else. Chairman Jones speaking, so you want us to by action, to appoint Miss Bree Robinson and Miss Erin Griffith and a county commissioner to this? Mr. Moron speaking, yes as the primary seat the county commission, yes, because you will volunteer for alternate when that time comes around. So yes. Chairman Jones speaking, so do we have any more volunteers? Or you have to be voluntold? Commissioner Amison speaking, I got a question. If you are going to be the alternate, one of us is going to be the primary. And say we that primary is not at a meeting. Is it illegal to have direct dialog on what transpired at whatever meeting was missed? Mr. Moron speaking, the dialog would have to be held here. We have to discuss it here. Commissioner Amison speaking, I was just curious. I mean, anyway, I am just asking a legal question. So well, I have been looking at my calendar, and I have conflict that I definitely cannot get out of in May, but I will volunteer to do it. But you just go ahead and raise up for May 7th. Commissioner Sanders speaking if you need some guidance about it contact Mr. Barry. Chairman Jones speaking so do we have a motion for this, for these appointments? Chairman Jones speaking, so we have a motion by Commissioner Ward to

approve. Commissioner Sanders has seconded that motion. We are appointing Miss Bree Robinson, Miss Erin Griffith, Commissioner Office Amison, as the primaries on this Regional Rural Transportation Plan (RRTP) Technical Advisory Committee (TAC). And I will be the secondary for Commissioner Amison, you will be alternate. Yes, put in that motion, right? All right. Any more discussion before we vote? All in favor. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board appointed Ms. Bree Robinson, Mrs. Erin Griffith, and Commissioner Amison as primary, and Chairman Jones will be the alternate for Commissioner Amison. Motion carried 5-0.**

6. Informational Item: Rural Counties Day

Great news! Franklin County will have a booth at the Florida State Capital on January 22nd for Rural Counties Day. Mr. Bill Williams (Sherriff's Department) volunteered to manage the County's booth and will be joined by Commissioners Amison, Sanders, and Croom. Mr. Williams will get promotional items, handouts, etc. for the event from Mr. Solomon. Do not hesitate to contact Mr. Williams if you have any questions or comments. The County thanks Mr. Williams for volunteering to manage this event.

7. Informational Item: No Parking Signs on Causeway

I contacted FDOT, based on the Board's request at the last meeting, to ask if there were any other options to the "No Parking" signs in the same general location on the causeways. FDOT representatives visited the location and decided that the signs are needed in the manner that they are posted to minimize parking on the installed material.

8. Informational Item: D. W. Wilson Closure

D. W. Wilson Complex will be undergoing a lighting upgrade project to improve safety and functionality for the community. The Complex will be closed from January 26th to March 15th and unavailable for public use. Dates are subject to change if delays occur. The County realizes that this might be inconvenient for some, but these important improvements will enhance the experience for all uses once the complex reopens.

9. Informational Item: Duke Energy Vegetation Maintenance

"As part of Duke Energy's continuing commitment to provide safe and reliable electrical service to our communities, we must invest in the proper care and maintenance of the transmission infrastructure. Part of this maintenance program involves the vegetation management within our right-of-way corridor. In order to ensure continued reliable electric service, crews will be pruning and, in some cases, removing trees within the GBC-1 69kV transmission power line corridor. Affected landowners will be notified individually as the project proceeds and prior to work commencing on their property. Although we do not anticipate any power interruptions at this time, should an outage become necessary to complete this work, we will notify affected customers in advance. This work is scheduled to begin in the next few weeks".

10. Informational Item: February 2026 Meeting Dates

- Your February regular meetings are on Wednesday 4th and Wednesday 18th at 9:00 a.m.
- The Planning and Zoning meeting is on Tuesday 10th at 5:30 p.m.
- The Airport Operations Economic Development Board has a workshop on Tuesday 10th at 9:30 a.m. and a regular meeting on Tuesday 24th at 9:30 a.m.
- Weems Board of Directors regular meeting will be on Thursday 26th.

Commissioner Sanders speaking, Michael, we need to check into the sun trail, that bike path that is wanting to come through Franklin County on the eastern side. I am hearing some from some of the people out there in the eastern part of the county that they are getting letters saying that there may be some, they dropped that project.

Chairman Jones speaking, they are not going to drop the project. They are going to do it all across the state. Yeah, and it is state right of way. Commissioner Sanders speaking, can you contact them and see what their plans is? Because some are getting letters and saying, we are going to be doing this work next to your property and all this, and my and I ask it every time, why in the world are they putting it on the south side of 98. Chairman Jones speaking, it depends on wetlands commissioner. Commissioner Ward speaking, they presented a while back. Chairman Jones speaking, the bigger discussion is, if you own on US Highway 98 or State Road 319, it is a wide right of way. And yes, you might have property you are paying taxes on, but all of that does not belong to you. It is federal right of way. Mr. Moron the phone calls, I do not know but Commissioner Ward got them, but the paving project, when they started some of those drainage. Commissioner Sanders speaking, that's like highway 67, highway 67 is a 60 foot right away, until you get to the city limits, Carrabelle and then north is 100 foot, right? And a lot of

people do not realize that that is 100 North. And you see all kinds of things and encroachments down. Thank you. It is everything. But I just want you to check on that. And the other thing I see, I brought this up before, but we never, did not take any action on it. With the situation being like it is, with the property tax coming up, I would like to have maybe a workshop to inform the people of what is going to happen if this takes place. And we may call for another workshop, I do not know. Okay, but I just, I just feel like the people need to realize, if all this comes down, and it does, to educate them, if all comes down like the state government wants, we are going to have a big, big deficit. If we do not have the property tax, and I know I do not like to pay taxes either, but I like to fund what we got going here. I do not want to see the level of service fall. I want it to be maintained. You know what I mean. But I think we need to educate the folks, because if it happens to go to an amendment, people need to be educated on how to not how to vote, but what to vote on. And if, if you vote for this, this is what is going to happen. You know, like, Wakulla County did? I think maybe Gulf County may have done it, but I think we need to be proactive about it, instead of reacting. Mr. Moron speaking, the chairman did send me a copy of what was presented at Wakulla County. So, what I should have done already, just give it to Erin and see if she can do you know, that is extensive, but the same type of report that would be presented at your workshop, so that you do have information for your constituents when they come here and say, hey guys, understand you vote on this. Here is the problem. Here is how it is going to affect the county, you know, operation. Commissioner Sanders speaking, because, as you all know, sitting up here, we work with it all the time. Your ad valorem leaves, that is 40, I venture to say 40 to 50% of your budget. And that affects not just the Commission, the county commission, but your constitutional officers, your sheriff's office, your clerk, your property appraiser, your elections people, I mean, affects everybody. And it is like, this is what I say, I always look at things in three categories, essential services, non-essential services, and quality of life services. Your quality-of-life services will be basically, if this happens, gone. Chairman Jones speaking, if they do, there has been a lot of discussion about that. But one thing that has been clear is the discussion they have had is, whatever reduction would be taken, that the sheriffs would continue to be funded at the same level they have been funded at. So, if you do that and you take away, let us for say, for instance, ad valorem taxation in Franklin County, that is a \$3 million deficit, three to three and a half million. We already have very small staff. We already do, you know what I mean? We have, we have what people are willing to pay for. We are doing the best we have with what we have. We will have to cut that significantly if we take \$3 million out of that, Mr. Moron speaking, yeah and the idea of increasing your vacation, you know, non-homesteaded properties this even to that, there is only so much you can go up on that, and the millage rate to affect those, those, I mean, come on, yeah, you know, you cannot go zero to 100 in one year. That is not going to work, the only thing I am not saying it is a zero, but you know what I mean, but from where they are now, yeah, so, Chairman Jones speaking, so I know that taxation has went up a little bit because values have skyrocketed here in an area that we are basically 70 miles wide, two miles deep. There is not a lot of land to be had, so that makes our values be inflated, plus we are a pretty good area to live. So, in that instance, taxation has gone up, but we are the only county in the 12 around us that are below five mills. Mr. Moron speaking, yeah, and you are restricted from going up too much on that, too, Mr. Chairman. Chairman Jones speaking, well, we have not gone up on that. Yeah. So, the only thing I am afraid of, whatever taxation legislations pass, I think we are going to be penalized for trying to do good, long run down the road, penalized for trying to do good and trying to do the right thing. Commissioner Sanders speaking, I think it would be very, very good, to do this and just inform the public. And it may not happen, but I do not see it. Commissioner Ward speaking, Mr. Chairman, I will say that there is so many bills, so many bills out there that are trying to finagle, and they keep sending them back. They keep the governor keeps shutting them down. So, we do not know what the what bill is going to come out, what the finality is going to be, anyway, but I was looking at it in this term. Our county, 85% is non homestead exempted properties. And some people say, well, y'all might be okay, because if it is not homesteaded, no, because what happens if we have, God forbid, a hurricane, a Michael, that wipes out houses, it is still it, no matter how you look at it, no matter what bill comes about, we are still going to be in a deficit, huge deficit. So, yeah, I think that is a good idea. So, people can understand what their money is going forward to. Commissioner Sanders speaking, I do not want to be like Chicken Little and say the sky is falling the sky. I want to make an educated decision. I want people to make an educated decision. Commissioner Croom speaking, I remember we talked about it maybe two meetings ago, about Erin and Michael getting together and get us some information. Commissioner Ward speaking, also, Mr. Chairman, not to interrupt Commissioner Croom, but go to FACCS website. They have got a wealth of information, all this tax stuff. Yeah, so I think it is on the website. I believe it is on the website. If not, let me know I can find it and send it to you. Thank you. Chairman Jones speaking, all right, Attorney Shuler we are up to you. Commissioner Croom speaking, I got one more thing. Can you, sorry really quick, in reference to the organization chart, can you add it to the next meeting for me? Mr. Moron speaking, yes, that was my plan.

7. Michael Shuler – County Attorney

1. Authorization to Begin Foreclosure of Mortgage

In July 2020, Franklin County provided CDBG funds for housing and took back a mortgage and deferred payment loan agreement. Ad valorem taxes were not paid and, ultimately, in November 2024, a tax deed on the property was issued to CAS Opportunities, LLC. Franklin County's mortgage lien survives the tax deed sale and the principal amount owed thereon is \$80,885.99. After application of the surplus tax deed sale proceeds, Franklin County will be owed approximately \$43,000.00, which amount is secured by the mortgage. Attached is a letter dated December 15, 2025, that I sent to the tax deed holder. I gave them until January 15, 2026, to inform me if they intended to pay the balance due, approximately \$43,000.00. As of December 16, 2026, I have not received a reply from CAS Opportunities, LLC, concerning payment of the amount due. Board Action Requested: Authorization to begin foreclosure of the mortgage owed to Franklin County.

2. Approval of Sub-License of Part of Box Hanger #5 by The School Board on Bay County of Behalf of Tom P. Haney Technical College

The Sub-License Agreement from my December 17, 2025, Attorney Report is attached. This was one of three airport related items on that report. I thought that all three agreements were approved by the Board during Mr. Kirschenbaum's report. However, this one was not and that is my responsibility. I have reviewed the minutes from that meeting and listened to the recording to confirm this. The Board's role is limited to providing its approval for the Franklin Education Foundation, Inc. to sub-license part of Box Hanger #5. While this was approved a few months ago and signed by Tom P. Haney Technical College, the attorney for the Bay County School Board contacted me and stated that the Bay County School Board was the proper authority to sign, so it is brought back before you to approve the sub-license agreement with the Bay County School Board. Board Action Requested: Authorization for the Franklin Education Foundation, Inc., to sub-license part of Box Hanger #5 to the Bay County School Board on behalf of Tom P. Haney Technical College and to authorize the Chairman to sign the Agreement.

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

3. Settlement Offer Regarding Sheena Klink Lawsuit Against Franklin County

The Plaintiff has delivered a proposed offer of settlement to Franklin County in the amount of \$150,000.00. This lawsuit seeks damages based on the allegation that the Plaintiff was injured while attending a youth baseball game at one of the County's parks. The recommendation from myself, outside counsel and the adjuster is to reject the Plaintiff's proposed offer of settlement. Board Action Requested: Rejection of the plaintiff's proposed offer of settlement in the amount of \$150,000.00.

Attorney Shuler speaking, let us go over number three, sir, all right. Item number three, the county is a defendant made a lawsuit in which an individual is claiming damages or injuries they allege they suffered during a youth baseball game at Kendrick Park. Their proposal for settlement that they have sent to the county is in the amount of \$150,000. The recommendation from myself, the outside counsel appointed by your insurance carrier, and also the adjuster for the insurance carrier, is to reject the plaintiff's proposal for settlement of \$150,000. **Commissioner Ward made a motion to reject the plaintiff's offer, seconded by Commissioner Croom. Motion carried 5-0.** Commissioner Ward speaking, I do have a quick question, Mr. Chairman, if you do not mind, and in relation of how this goes, without getting too much into the weeds, if this rejection, if they can come back and say, we reject your offer. How does that work? If you, if you can explain it, I do not want, I know we have to be careful. Attorney Shuler speaking, can I meet with you after the meeting.

4. Settlement Offer Regarding the Landing at SGI, LLC Lawsuit Against Franklin County

This lawsuit alleges a violation of Chapter 119, the Public Records Statute. The statute provides for attorney fees in such suits. The Plaintiff has submitted invoices for its attorney fees to outside counsel David Theriaque in the amount of \$21,762.50 to resolve the lawsuit. The recommendation from myself, outside counsel and Mr. Moron is to offer \$10,000.00 to settle this lawsuit, with the County maintaining its position that no violation occurred and dismissal of the lawsuit with prejudice. It is my opinion that taking this to trial will cost the County more than \$10,000.00. Board Action Requested: Approval to offer \$10,000.00 to settle this lawsuit, with the County maintaining its position that no violation of Chapter 119 occurred and dismissal of the lawsuit with prejudice.

Attorney Shuler speaking, there is a recommendation from myself, outside counsel, David Theriaque, and Mr.

Moron to offer \$10,000 to settle a lawsuit in which the county is a defendant. The allegations in the lawsuit are an alleged violation of chapter 119 the public record statute where we are procedurally is there is they filed their writ of mandamus. The Court issued an order to show cause, which is essentially for the county to file its paperwork in response to the writ of mandamus, the lawsuit has been held in abeyance while we were in the process of providing documents and information to the plaintiff. We are now at the point where we either need to resolve the case or move forward. The plaintiff in this matter has submitted invoices alleging roughly \$22,000 in attorney's fees. Attorney's fees are essentially the penalty and the hammer under Chapter 119. The recommendation, again from myself and outside counsel, and Mr. Moron, is to offer \$10,000 to settle this lawsuit with the county maintaining its position. There has been no violation of chapter 119 and dismissal of the lawsuit with prejudice. And essentially, it is just, it is an economic decision. Commissioners, if they accept the \$10,000, we could not go to trial and litigate whether we are successful or unsuccessful. We could not litigate this case for \$10,000 so that is the economic rationale for this offer that we are recommending that the board authorize us to make to the plaintiff of this lawsuit.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the settlement offer regarding the Landing at SGI, LLC. Motion carried 5-0.

5. Animal Control Interlocal Agreement with the City of Apalachicola

Attached is the interlocal agreement between the City of Apalachicola and Franklin County. Dan Hartman, the city attorney, and I approve and recommend this for execution by our respective clients. Board Action Requested: Approval of the interlocal and authorization for the Chairman to sign it.

Attorney Shuler speaking, item number five is the animal control interlocal agreement between the city of Apalachicola and Franklin County for the provision of animal control services by the county inside the city limits of Apalachicola. I did check with your fiscal manager last week, and she confirmed that all past due amounts have been paid in full and up to date. In fact, I think she said she received the check either the day before or the day of the phone call. So that issue has been resolved. The interlocal agreement correctly reflects a \$7,000 amount annually. I have gone over this agreement with the city attorney. He and I are in agreement to recommend to our respective clients that they execute and authorize the chair or approve the agreement and authorize the chairman to execute the interlocal agreement.

Chairman Jones speaking, only one question, does this reset the agreement? Attorney Shuler speaking, I would say no, because I do not think we had an agreement to begin with in principle. Mr. Chairman speaking, okay, let me ask you, in another way, is this saying that they have no outstanding balance to the county? Attorney Shuler speaking that is my understanding. I called the fiscal manager and they paid everything in full last week. Chairman Jones speaking, oh, that is what I was okay. I am sorry. That is why I'm saying, reset it back to 00. Attorney Shuler speaking, I am sorry I misunderstood. Commissioner Ward speaking, that was a my question, Mr. Chairman, the reason why I wanted it pulled is because I said at the last meeting, not the last meeting, but before that, as long as you know, I wanted to make sure that the city of caribou, anything the city of Appalachia contract wise, had I wanted it to be essentially the same as what city of caribou has? And attorney Shuler called me, was it last week, and we discussed it, and I am confident and knowing that there really is no difference, so I'm okay with going ahead and approving this. Attorney Shuler speaking, if I if I can follow up. So, all the commissioners are on the same page at the same time. There is verbiage difference between the two interlocals, but I do not think they are meaningful. For whatever reason, the city of Apalachicola wanted to add in language that said, because what the interlocal says now is they will dispatch for both cities. They will dispatch a police officer to the scene. They will then, that officer make the determination whether or not to call animal control. If so, Animal Control will come to the scene. They will work and make the determination whether there is or is not a violation of the County Animal Control ordinance. And the officer is to remain on scene at all times for the safety of your animal control staff. The city of Apalachicola added a provision verbiage that says, unless there is an emergency that comes up and they have to leave, right? And the discussion that I had with the city attorney was like, look, I think everybody understands that they're on the scene and there was a bank robbery in Carrabelle. Oh, guess what? They are going to leave the animal and so this. The Carrabelle agreement does not say that explicitly, but it is all understood that if there is a reasonable emergency, they can leave the scene and go deal with an emergency. Commissioner Ward had said in a prior meeting for both of the agreements to be the same. So, I was calling her to explain, yeah, there is a little verbiage that is different, but I think they are all materially the same. And everybody understands, in an emergency they are going to go deal with the emergency. There is a domestic matter, Commissioner Sanders speaking, yeah, it goes with common sense, exactly. So that is why. Because, I mean, gosh, no, if you have got a bad accident or a bike robbery, like you said

that take precedence over a dog case, a dog, or a cat case. Attorney Shuler speaking, absolutely, so anyway, without an explanation, the recommendation for myself is for the Board to approve the interlocal agreement authorized. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the interlocal for Animal Control with the City of Apalachicola and authorized the Chairman to sign it. Motion carried 5-0.**

6. ARPC Revolving Loan Possible Inclusion of Liberty County

In February 2023, the Board entered into a Memorandum of Understanding ("MOU") with the Apalachee Regional Planning Council to administer \$307,357.78, plus interest, of Franklin County's Revolving Loan. The MOU provides that the funds shall be used for revolving loans in Franklin County, Florida. A copy of the MOU and an excerpt of the minutes from my report for the February 7, 2023, meeting of the County Commission is attached for your convenient review. The Chairman would like to discuss with the Board the possibility of expanding the use of the revolving loan funds to include Liberty County. Board Action Requested: Board discussion and possible action to modify the MOU to allow the use of the revolving loan funds in Liberty County as well as Franklin County.

Attorney Shuler speaking, the board entered into an MOU with the ARPC to administer \$307,000 in County revolving funds. The MOU and the board minutes have a specific limitation, that those funds can only be used in Franklin County. The chairman contacted me about this matter, and he wanted me to bring this back up to the board under my report, because it was under my report to begin with, in 2023. He would like to discuss with you the possibility of expanding the use of those funds to include Liberty County. Chairman Jones speaking, so all it is, as the chair of the Planning Council, I sit on the executive committee that looks at all these loans and ultimately brings them back to the full council for a vote. We have had these funds now for over two years at the Planning Council. We have not had anybody from Franklin County apply for anything, so I am just trying to expand the boundary to, so maybe we can try to get these dollars out somewhere in our region to help. Liberty County is our nearest neighbor. They join us. They are also a smaller county than us, so I would just want to see if the board could entertain making that change, because the ARPC would not even look at these funds if anything comes from Liberty County, with the way the current MOU was written up. So that is really all there is to it. What is the pleasure of the board? Do you have any questions? Commissioner Croom speaking, yeah, I mean, I am fine with it. If somebody else can use it. Commissioner Amison speaking, I just got to have more clarity on it. I mean, so this is money. It is a revolving loan fund, and we are not using it. Chairman Jones speaking, nobody from Franklin County has applied for it, yeah. And the way the MOU currently is written, it can only be used in Franklin County. Commissioner Sanders speaking, well, now let me ask you a question, Mr. Chairman, this is revolving fund money. What can it be used for? Chairman Jones speaking, any kind of commercial activity, any commercial act, and typically, we are set up to help ones that might not be able to go through traditional lending, or they might be needing. We have had some in the past that see, for instance, we had a gentleman that had a low country store, and he wanted \$40,000 to be able to sustain his inventory through a season, to try to get back where he needed to go. Everything went smoothly. So, it is typically not really like, these are not million-dollar loans we are putting out. It's typically to try to aid and to help business in the area. Commissioner Sanders speaking, well, I am going to go back in history a little bit, the ones from 1985 with concerning the oyster industry. Remember, and never get the loans, never were paid off, never just paid off. And then ARPC, Mr. Ed Blanche, but was there, and I said that lightly, because I don't want but anyway, he hounded the board about paying it, finally that we got rid of it, and because we still had the one person that had paid his loan through all this time, and he had a seafood I mean, he was seafood dealer and and now, did we advertise good that, that this money was out there for we advertise it on the website, just like we do for all the rest of and nobody did not show it any interest at all. Commissioner Croom speaking, yeah, that was my question about advertising. How many, how many years have we been doing this? Chairman Jones speaking, well, they have been doing the RLF for a long time with the Regional Planning Council, but we added this money back to them in 2020. Commissioner Sanders speaking, Mr. Chairman, I tell you what let us do. I mean just the way I feel before I ask for Liberty County to come into it and no reflections on it at all. I do not want nobody hit me up about it. Let us give it a couple of meetings and see if we cannot get that, that information out there a little bit better, maybe because I know they got to, I mean, because, like Bristol, when they had their revolving loan stuff, you had the woman do something like that Zulily and, and all this and, and I do not believe people knows it's out there. I just do not believe it. Some people know that it is out there, because we got a lot of the lawn, you know, yard cleanups and stuff like that. I know those little companies do not have the money to pay for all that equipment. They could probably do that through there. Mr. Moron speaking, Mr. Chairman, do you want me to get with somebody with my RPC and get a more, comprehensive. Chairman Jones speaking, let's ask somebody to come and make a presentation. Mr. Moron speaking, I can with the Times to run some more as we run it for like 90 days and revisit this. Chairman Jones

speaking, that is fine, if that is what the board wants. I just do not want to continue to sit that money, lose it, you know. Commissioner Ward yeah, that is what I was going to ask, is this, is this money that we, it is a revolving, but is there a time limit? Chairman Jones speaking, no. This is designated for Franklin County as a curve. So even if we loan down 100,000 as the payments come back, that money is still then available to loan out to someone else. So, the idea is to utilize this as a capital fund, to fund the loans. And as long as the loan, the funds are being paid back and the loans are being repaid, then the money continues to be able to be used. The same dollars basically meet several different needs. Commissioner Sanders speaking, all they have got to do is come up with a business plan, and I mean, and meet the, you know, the criteria, and I am telling you what, it saved a lot of people back in 1985 when the oyster industry went bottom down. Chairman Jones speaking, it is also not the same as a traditional commercial lending but that does not mean that we do not use any of the criteria they use. It is not just a come ask for the money, we will give it to you, kind of thing. It is a little bit stiffer than that, but it is not quite as stiff as it would be if you were going to Amerius Bank or someone else. Commissioner Sanders speaking, Mr. Chairman, you want me to make a motion that we ask somebody from Apalachee Regional Planning Council to come down to do a presentation, a little segment on what this does and who is qualified to do it, who can do it? And then maybe we can get it out there enough that people know. And if somebody has got a cottage industry at their home, you know, do not have the money to quite do it, though. Maybe that, that has done anyway. That is my motion. **On a motion by Commissioner Sanders, seconded by Commissioner Ward.** Chairman Jones speaking, so we do have a motion to ask ARPC to send someone, schedule with you, Mr. Moron, and send someone to present in a future meeting about the RLF fund and how it could be utilized by Franklin County businesses and residents, and we have a second by Commissioner Ward. Any more discussion? **Motion carried 5-0.**

Attorney Shuler speaking, I have two informational slash possible discussion items on my report. But unless the board has any questions for me, I do not typically read over those. Chairman Jones speaking, okay, any questions, commissioners? Do you have anything else you wish to discuss with Attorney Shuler while we are under his report?

7. Duke Energy Land Swap Update

The topo survey was completed and the revised drawing sent to Duke Energy on January 13, 2026.

8. Attorney Opinion Concerning County Loan from Peoples South Bank

A copy of my letter dated January 12, 2026, addressed to Peoples South Bank is attached. My opinion was a requirement of the loan conditions that the loan be a bank qualified tax-free borrowing. On behalf of my client, it is my opinion that the loan so qualifies. Essentially, the qualification as a tax-free borrowing means that the bank can offer a lower interest rate to the county due to certain tax savings that accrue to the bank. Your county CPA firm also provided assistance in this determination.

Commissioner Comments

All right, we are on to Commissioner comments. Oh, I am sorry. Hold on, hold on, I missed one. Michael, is this guy still on the line? Somebody was to comment under Attorney Shuler's report and I about completely missed it. Yes. Actually, I apologize. Mr. Powell, can you hear me? Mr. Powell speaking, yes, thank you for taking the time to listen to me today. Sorry. I have a cold, so forgive the sound. On November 18th, it was brought before the board. There were three structures within the county that were deemed unrepairable, and the commissioners all agreed to hire an engineer to inspect those structures. And I followed up with the county commissioner, actually with the county, and that was referred to the County, the county attorney, and I did not hear back. I inquired with him last Friday, and I am just looking for a status. Did they hire an engineer? Do they have a schedule for an engineer? What is the status of that? There has not been anything in the meeting minutes since November 18th. Chairman Jones speaking, thank you, Mr. Powell. Do you have any update on that at all? Attorney Shuler speaking, no, sir, I do not. I will get up with Mr. Powell. He did send an email in on Friday, and I have not had an opportunity to respond to it, but I will get up with him and chat with him. Chairman Jones speaking, okay. Well, by our next meeting, can you have that update for us please? Attorney Shuler speaking, sure. I will say that I will go back and check the minutes to make sure my memory is correct, but I believe the actual board authorization was for me to get an estimate from an engineer, not actually send them out, but I will go back and double check the minutes to make sure my memory is correct, but I will put it on my report for the next meeting. Chairman Jones speaking, could you say that again? An estimate, and not to send them out. Attorney Shuler speaking, my understanding in my memory, and I have not looked at the minutes yet. I was going to look at the minutes before I responded to Mr. Powell, but my memory was that the board had authorized me to get an estimate from an engineer and bring that back to the board, so that if, in fact, I think what it was, was an estimate from an engineer to say, well, if these structures have to be partially or

totally demolished, what is the estimated cost to the board of moving forward? But I will double check those. There is a reason we keep written records. Do not go by memory, but I will definitely have it on my report for the next meeting. Chairman Jones speaking, okay, well, if it were to do an estimate, maybe we can have that estimate. If that is what it was. Attorney Shuler speaking, okay, I will try to do so. Chairman Jones speaking, now we are on to Commissioner comments. Commissioner Ward speaking, Mr. Chairman, just to parlay on that. I think a lot of that might be brought up at our workshop at 1:30. I know, I have got some notes. I just want the board to be aware that Team Franklin, which I was appointed by this board to work for, I am sorry, let's just say, Yeah, workforce essential housing is kind of what they're calling it. We have had two workshops thus far. We have another one this Friday at 5:30 at the Holy Family Center here in Apalachicola. So just to give you guys an update, we are moving forward. We do have a negotiating team now for the unsolicited proposal that we have received from Upward Communities, which is an entity that is coming in that is trying to facilitate us some workforce housing. It has got schematics. I encourage everybody, we have them Facebook live, so anybody that wants to go on there can, kind of, in a personal nature, probably should not. But anyway, it is public, but basically, in a nutshell, the negotiating team is going to have a meeting on Monday the 26th to negotiate a little bit further. So, it is, it is one of those things that's kind of coming along. So, if you can make the workshop Friday, that would be great. And I have contacts with a commissioner in Ocala, Marion County, Miss Michelle. This same community is in that area, also trying to work to get some workforce housing for their folks. So, we are kind of going to be on the on the same page with each other about, you know, okay, what are they doing down there for you guys? What, just to kind of make sure, you know, everything is, is working, copacetic and, and also, I just wanted to update the board on that. Chairman Jones speaking, alright, any other commissioners? Commissioner Amison speaking, actually, I got just a question. And this maybe just a question to clear my mind, but you know, we hired a state lobbyist. Has this board ever discussed about hiring a federal lobbyist? Chairman Jones speaking that is a good question. I have said that to him several times. Actually, the people we have hired currently have expanded to include federal in the last two years. Okay, so if we wanted to do that, we could have a discussion to extend that contract or to expand that contract. Mr. Moron speaking, do you want to get a proposal? Commissioner Amison speaking, would love to. I had a meeting last week, and I just feel like we are missing out on a lot of opportunity.

Recess

There being no further commissioner comments, Chairman Jones recessed the meeting at 11:37 am to reconvene for the scheduled workshop at 1:30 pm.

Reconvene Workshop -- 1:30 p.m. (ET)

8. Code Enforcement Discussion

Chairman Jones speaking, thank you all for being here today. I want to make sure that everybody is clear this is us as a board, and my understanding, kind of getting us all in the room so we can all discuss it, so we can be in the sunshine and kind of get an update of where our code enforcement is at. Maybe some thoughts from you and from the Commission about things that we maybe could do better, how we might get addressed things in a more proper way, in a way that everybody is good with. So that is what I understand. If there is anything different commissioners that we understand we are trying to accomplish here today in this public workshop, please let me know, and we will make sure we address it. But with that being said, Michael, I know I noticed that we did not have an actual published agenda for it, so I do think it is appropriate they still have public comments even though it is a workshop. So, I would call for public comments at this time that they did not have to fill out a no, there is no card to fill out. This is a workshop. You do not have to have filled out a card or anything else. If anybody wants to speak, yes, please come forward, sir.

Hugh McGregor speaking, good afternoon. Thank you for your time. My name is Hugh McGregor. I live next door to 2340 highway 98 West. The property in question that we are interested in and Commissioner Ward has been helping us to try to get this mess cleaned up. We live next door to 2340, we are at 2344. We have been there about eight Years we moved there in 2018. When we first moved there, the house next door was vacant, but there was no, not a whole lot of damage that we observed, except, a hole about that big on the roof. Well after eight years of neglect, the whole roof is caving in. Now the floor is falling out of it with water damage. So, we spent an awful lot of time picking up trash off our property, the beach, and underneath that property, and it is awful. So, our big concern is, because it has been degraded so much over the years, I do not think it is going to withstand any bigger storms like we had for Helene and Michael. I think the next one may take that right off its stilts and wind up across the road or on top of my house or the house next door. So that is why we are concerned, and we are hoping that you will take our concerns into consideration, because there, you know, there are rodents. Mostly it is just trash falling

out of the house, insulation blowing all over the yards. It is just not a healthy environment. And as you can see, myself and Llewellyn, my partner we are not getting any younger, so we are just hoping that somebody can clean it up so we can enjoy the beach. Why have we moved here? Chairman Jones speaking, what did you say your address was before? Could not hear you when you first started talking, sorry. Mr. McGregor speaking, my address is next door to the property. It is 2344 Highway 98 West, one home to the west of this property, about four miles from Carrabelle. Do you have any questions for me? Chairman Jones speaking, I do not, commissioners, you have any questions? So that is why we are here today to try to address some things just like these. Appreciate it. Thank you, sir.

Gayle Riegelmayr speaking, it is my understanding today's purpose is really to revisit what might go in the ordinance that you are considering for code enforcement. Is that correct? Chairman Jones speaking, we are going to include that in discussion. Yes, ma'am, we are talking about anything code enforcement. Mrs. Riegelmayr speaking, no, that is okay. I just so what I would like to see is years ago and Commissioner Jones, you know, I am big on this is septic systems on Saint George Island, and how many of them are being abused because of occupancy levels are way beyond what the house is equipped to handle. And it was my understanding that the way the county was thinking about regulating that, because it moved from the health department to DEP in Tallahassee, and they are not doing they are doing nothing to address that. And so, it was my understanding that there was consideration of using business licenses on these rental homes as a way to enforce that. So, I just ask that you rethink that and include that in the ordinance. And then also, there is a home on West Pine Street that is around 10th Street, and it is like, we call it the locals on the island, called the Frankenstein house. It is like, up on pilings. It is like just a variety of mishmash. And it is, it is uninhabitable. There is a RV underneath. The whole thing is a wreck. What is the status of that? I would appreciate if somebody could give the public an update on that. Thank you.

Daylene Segree speaking, Hello. My name is Daylene Segree and I live in the Carrabelle area, and moved from Michigan three and a half years ago, and as we, as my husband and I drive around not only Carrabelle but Apalachicola and East Point, we are appalled at what is going on inside, what is being allowed in people's yards. And I am hoping that whatever you are going to do for code enforcement will actually begin to straighten us out. Because if you stay on 98 and you go through Carrabelle, and then you go into Apalachicola, here by the bridge, and you keep going straight through to Port St Joe, it looks beautiful. It is pristine. If you get off from 98 and you go into either one of those cities, it is horrible, and I do not understand how. I know there is this new program coming about workforce housing, but there are so many houses inside these cities that people could live in. But you if they are anything like me, which I am, just a very normal person, but I would not live in those houses because of what the neighborhood looks like. And I am hoping that as commissioners, that you are taking the time to get off from 98 and go in and actually just drive and you would be shocked, I would think. And if you are not, then I would just think that something is wrong. And this has been going on from generation to generation. I know it is generational, and I am not talking about a fishing boat in a yard. I am talking about all the junk that is thrown in the yards. And I am just hoping that code enforcement will do something. Because how can we bring people or industries into this county when the county looks the way that it does? Chairman Jones speaking, I want to clarify and make sure you are aware. So, this board has no jurisdiction in either city boundary. We were talking about unincorporated Franklin County. There is in and around the cities. Ms. Segree speaking, you know what though when I go to the Carrabelle meetings, which I go to all the time, they are waiting for this board, or they are waiting for somebody to do something. Chairman Jones speaking, they are self-autonomous. Ms. Segree speaking, well, if they, okay, let me word it differently. They would jump on the bandwagon if somebody did something. Yeah, let me say that. I can say it that way.

Mrs. Sissy Smith speaking, can I speak on that? Commissioner Ward speaking, okay, Mr. Chairman, hold on, before we, can you introduce, I was going to do this at the beginning. I feel like it would be prudent if we let Sissy introduce herself to the public, so that people can put a name with a face, because they may have been dealing alright.

Gwendolyn "Sissy" Smith speaking, everybody knows me as Sissy. I am a local girl. I work for a Florida Department of Health. I mainly work in sanitary nuisances, but I have joined code enforcement with the county, and I am assisting them in sanitary nuisances. We do have a building department, and Mr. Chester is going out correct on the building calls. I work closely with Carrie Leonard. She is an environmental specialist too. She also works in sanitary nuisances, so we actually go out and beat the streets and make the cases and I present them. I do want to tell you, though, that Carrabelle and Apalachicola have its own ordinance. I actually have the ordinances in front of me.

So, when you say that Carrabelle, will get on there, on the bandwagon. So, Keisha is on fire. If she gets a report, she sends a deputy out. They write a ticket, they start a case, they clear properties often. She has a budget and everything and she cleans about two a year. So, I know for a fact that Carrabelle is proactive.

Chairman Jones speaking, anyone else we are still in public comments.

Kathy Jansen, speaking. Hi. My name is Kathy Jansen, and I live at 686 Wilderness Road next door to 682 Wilderness Road, which is on the agenda for Friday. I just wanted to state with the ordinance section I have, like an extenuating circumstance where there is half of a school bus on my property and half on the neighbor's property who will not provide permission when Mr. Webb was alive, or now the family to let us remove the bus. My husband and I are now unwilling participants in this hazard that is on our property and we cannot get it off. It has been going on for years. The home itself is condemned, and I know that will be taken care of. I just hope that in the future, if someone finds herself in a position where they have someone else's property halfway on their property, they can just have it removed. Chairman Jones speaking, well, and this is a Mrs. Sissy question, not trying to put you on spot. So, when did we start doing this with code for you? When did you become our code enforcement? Mrs. Smith speaking, officially, in October. But we, I have been working, like I said, with sanitary nuisances, Carrie and I worked on the Webb property. You know, I have been out there. Attorney Shuler speaking, this is an active case that is going before the magistrate. I do not think we need to be having ex parte communications outside the formal setting on Friday. Yes, that is my advice. Commissioner Ward speaking, can we, Mr. Chairman, would it be improper, and I know it is just a workshop. Can we go ahead and throw those names? Do we have the names of all the magistrate cases, just so that we can all be on the same page? Attorney Shuler, stating the names on the record, but not getting into the specifics would be okay, because it is already a public record as an agenda. Commissioner Ward speaking, well, I think that is like I said to if these are, these are open magistrate cases, it might save the public and us time, because we cannot discuss them. Mr. Moron speaking, and as Sissy looks with that, these cases that link and notice. Let me put it to you that way. There is a notice on the county's website with the actual cases, a link to the cases. It has been there for some time now. Commissioner Ward speaking, I knew I had gotten an email, what they were. I just figured it might be best if we read them aloud. Chairman Jones speaking, probably the less we say, the better. So, there is one. The last name is Curry, the other one the last name was Paul, another one for Webb, Sadler, and Ward. Those are the five they are going to be heard. So those are all is this something Miss sissy that you are saying is going to be heard Friday? Mrs. Smith speaking, yes, sir. Attorney Shuler speaking, Friday at 1:30 pm. Chairman Jones speaking, so, yes, we were not trying to have a workshop to do anything wrong, and certainly, she just did not under public comment. However, there are things we are working on, things we are trying to do to make it better, because this is still kind of new for Franklin County. We have not done it, and you know, so we are trying to improve, and try and actually stand up a new department and make it make sense, and find a way to help make it better. Ms. Jansen speaking, and I did have a draft ordinance from September of 2025, that I did read through, and it seemed pretty thorough, maybe too thorough in some respects, as far as like, people's grass and things, but I am hopeful that something will be voted on and be put into effect sooner than later, so that we can move forward. Thank you. Chairman Jones speaking, anyone else?

Ms. Lonnie Collins speaking, hello. Good afternoon. My name is Lonnie Collins. I live on St George Island. I have some questions about the land clearing that is going on over there. Aren't they supposed to leave 30% of the vegetation on lots? That would be more of a zoning department than a building department issue. Mr. Moron speaking, our East Point office, if you ask, go, and ask the zoning department, they will be glad to help you. Ms. Collins speaking, okay, because I am seeing a lot of land that is being clear cut, and I was just curious about that, also with the fill dirt situation. Chairman Jones is that code enforcement who got to do what we are doing today, but we tried to address that, and what we were told in a public meeting that the residents of the island did not want to be a special district and did not want to approach that. They want to be the same as everybody else. So, when we come up with something that works for everybody, I guess we will be redressing it. Okay? All right. Thank you.

Chairman Jones speaking, anyone else? All right. So, Attorney Shuler, I think one of the things for me, as we have been trying to stand up this code enforcement department, something I want to publicly discuss today were a couple of things. Number one, I think we as a board need to have a public discussion about what we really want from code enforcement, because I completely support it. I agree that we are not going to do everything that somebody has been doing for the last 25 years is doing, you know, where there is not an issue. We are returning to an HOA. I think so far, we have been very lenient. And actually, we have not really given that many fines, but we have gotten a whole lot of compliance. But I think one of our bigger there are two really big issues we have; number one is that I think

we are going to talk about later today and discuss is having some kind of software, something to help Mrs. Sissy to do what she needs to do, so she kind of can have a direction and be in charge of her space, per se. And this is not her words. They are my words, and also the discussion of what we as a board really expect from code enforcement and what we are looking for. Because I think it needs to be crystal clear, we are the ones that can set a policy or procedure, and nobody else, but I can tell you, and the reason I mentioned your name first, having been a commissioner here for several years now, it is nothing bad. It is not pointing fingers at nobody, but it has become crystal clear that some of our ordinances of the past were not written with code enforcement in mind, and I think they have hindered us more than they have helped us. So, every time we have taken two steps forward, have to take two steps back, because there is either been an issue. When it is a Magistrate hearing they do not want to accept the way something is written, or they have a different opinion about the way it is written. So it might be that we might need to really address not trying to go overboard and do it in such a way that nobody is going to agree to it, but some way that our ordinances can reflect what we are actually trying to do with code enforcement. But this board needs to weigh in on what it really wants to see. That is what I want to see out today, whether it happens or not, we will find out, but those are some of the things I wanted to discuss. So, anybody else have any thoughts?

Commissioner Ward speaking, Mr. Chairman, I tend to concur with the chairman. I do believe. I believe, and I was, I was speaking to Michael Moron before the meeting and Sissy. As a policy maker, I look at the policies that I am voting on and how it is going to affect our county staff and our law enforcement. I think it is counterproductive to make a policy and to say we are going to vote on an ordinance and our county staff and or law enforcement cannot enforce it or do not have the tools in their toolbox to enforce it effectively or appropriately. I feel like me, personally, I have been stark advocate for code enforcement since day one that I sat in. Well, it was not this seat, it was in the Commissioner Croom's seat, but I feel like it is an important thing. I do realize we have got people that have lived a certain way for a very long time, and I know it is going to be hard to kind of change that, but we have got good ordinances on the books that have not been enforced, but I do agree with you. I think they are more they were not, they were not geared towards code enforcement, but the first thing that we need to do as a board is come together and agree upon what we want to see in code enforcement. Because I cannot, Sissy, cannot call me, or whoever cannot call me and say, well, I have got this problem. What do you want me to do? And I tell it to her, and then another commissioner is calling her and telling her to do something different. I could definitely see that would be confusing and again, counterproductive. Do I care that someone's grass is 18 inches high? I mean, I feel like that without getting into the weeds, so to speak. I think that some of those things are important, but I do not want to, you know, we also have to take into consideration property rights. I do not want to tell somebody how to live either. But then again, we have to come to agreement amongst us so that we can make these ordinances and make sure that we give our team what they need to enforce them effectively and appropriately. I do have a lot of notes about what ordinances we do have. I do not know when the time will be appropriate to go into those, but I think that is the biggest thing, is to determine what us as a Board want to see in code enforcement.

Chairman Jones speaking, is there anything we are presently doing, commissioners? Maybe you think we need to adjust or do more or do less? I do not know. I just, we need to have that conversation.

Commissioner Ward speaking, my frustration, Mr. Chairman, I will be honest with you, not enough. I have spoken this to staff. I am tired of cans getting kicked down the road. I am tired of having these code enforcement complaints come I have had these complaints that I've that are current. I know 20 for once, and I we cannot talk about a whole lot, but 2340, I will talk about because it is not on the magistrates list that has been going on for, I have been a commissioner now for going on five, going on six years. Pretty much the whole time I have been a commissioner. That has been a problem that, you know, they, the people have contacted me about it, and I have been working. I know, again, code enforcement is relatively new thing for this board, and I am glad to see it. So, I know we have had, you know, staff change overs, I know we have had certain things come up. I know we are we are having to kind of make ordinances, which is the blighted ordinance, I know we are looking at that, and that was specifically brought upon because of this particular complaint, but we have to, we have to make sure that there is a continuity with this. You get the, I know we have a code enforcement process to a policy, but we need to get on the same page with the process. You get a complaint. This is what happens, so on and so forth. So, and Sissy, if you want to jump in at any time, please, by all means, do so. But that is my biggest frustration as a commissioner. I would say probably 80% of the of the people that I get calling me or emailing me is code enforcement related, and I am not complaining by any means. That is what I am here for, but it is frustrating for me as a commissioner say yes, we're working on it, or yes, a year down the road, trying to get an update. Or, as the gentleman that was earlier on our earlier meeting, was saying, you know, this has been an ongoing issue for a year or two years, and I am trying to get

a update for them, and I don't have an update because we don't have what we need in place to make it effective, to do what we need to do to get something abated, or whatever the case may be.

Mrs. Smith speaking, well, first, you have to have the software, of course. I mean, we have a software, but it is not what it is not working. So, we have decided to go away with that. And then I guess they sent you a few to look at. First and foremost, you have to decide on your software that is open to the public and everybody involved. So, I can take notes. If I cannot take notes and I cannot put pictures in, it is not a case right now. I am taking pictures with a county camera, with a county camera that is not even compatible to my computer, so I cannot even transfer the pictures over. Secondly, we do have a blighted structure ordinance. It is not everything that we need, but it is there, and it does say that the building official can go out there and deem it blighted. So, I do not know where that ends. I am happy to work the case up, take the pictures and bring it to the magistrate. We need something further than that. Yeah, okay. We can say it is blighted. We can say it is out of out of compliance. We can say it is a nuisance. We can say it is an attractive nuisance for children which that particular property is. They are on the beach. I was by there today. There were kids playing on the beach. I mean, my boys are curious. I could see where, where kids are curious. We can get it there. I can, I am happy to bring it to the magistrate and have him rule on it. But then what? Okay, so I have done some research on that. I have sat with Bay County. I have been going over there. I got some contacts there. After their building inspector goes out and deems that it is a blighted property and action needs to be taken. So, what they will do is they will put out bids, and there is some verbiage in there about insurance, having insurance, they put out bids, and then they clean the property and it comes out of public safety funds. Then they put a special assessment tax on their taxes so that they are not responsible for it upfront. So, you can fine them and that fine could be \$500 a day on in Florida statute goes up to \$5,000 that is what your Florida statute says you can find them that is separate. So, you can fine them \$500 and then they have an interest on that. That is the person's responsibility is my understanding. The assessment tax goes on their taxes, and they can make payments on that for years, until they are paid pay it off, which to me, I mean, I am not looking to put anybody in the hole. I live here, you know, I do not want to do anything bad to anybody. But at some point, when you have a fire, and the fireman is dragging the water hose, and he trips over a bucket of poop. Something has got to be addressed. The case has been open for a year. Somebody has got to clean that. We are steady getting complaints on it. So, I say, why not have the county clean it and then put the taxes and they can pay, they can work out a payment plan. I am just not I do not know how that works. I do not know how to implement that, but I can tell you that I feel like that is the problem. We can bring them to the magistrate, and he can rule on them, and the ones that we have put fines on, they have paid. So, we do have a little bit of money in the pot. It is going to cost money to get the clearing started, of course, but once you get that payment amount. And I know it is not about money. Once you get that revenue rolling in, then it would I mean, Keisha does it at least twice a year. She has six, \$6,000 in the pot. She puts bids out, and her people come in and clean it, and then they pay it back. And I do not see why that could not be county wide.

Commissioner Ward speaking, thank you, and again, Mr. Chairman, that is, that is one of my biggest frustrations, is there is no finality to it. It seems like it just it gets to a point and gets stuck and it stops and nothing proceeds after that, or we have to get an engineer, or some of this long, drawn out stuff that, I mean, I understand that people have due diligence and they have rights. I get that. I understand we have to go by Florida Statute. I get that too. I know that there are some rules and laws and regulations that we have to follow in policies we have to follow as a county, but that is one of my biggest things. The other biggest thing too I think we need to figure out as a board is, excuse me, we want to be proactive or reactive. Because my thing is, is, from the very beginning I would like proactive. I know nowadays people cannot call and make a code enforcement complaint anonymously, although the Florida Association of Counties is trying to go speak to the legislature about changing that again. Now, granted, will it happen? I do not know, but nonetheless, right now, you cannot make it anonymously, so a lot of people are apprehensive to do that, because they do not want any kind of retaliation, potentially from their neighbor. But I am the type of person if we have proactive, proactive code enforcement, I know it is, it is, it is a staffing thing too. If Sissy is out and she is on a call, that is somebody has made a complaint, and she sees across the street that there is something else going on, I want her to be able to make a, make a note of that, right? Code Enforcement Officers can be, you can make? Mrs. Smith speaking, absolutely, it is in our order. I mean, it is in how we go to school. If you see it, you not only write that one up, but you write everything around it up. Commissioner Ward speaking, yes. So, I think that is the thing too, is, do we want proactive versus reactive? I am all about proactive, but I know some people on the board may disagree with me, but so again, I think the biggest thing software, Michael, we are moving forward with software. Mr. Moron speaking, yes, pretty much. Angela and I, as we done three or four demos, the one we are ready to recommend to the board is a company we already use Citizen Serve. We use that company right now for our building permits, we use that company for our zoning agendas and permits. So, I think using the Citizens Serve

code enforcement portal will be a great thing. The cost, basically after there is some cost for initial setup, but the yearly cost us \$2,100 that is basically for the user. You know, otherwise, that is it. It will draw the parcel information from the same source that the other two components. We are trying to make sure that if there is an open case and they try to pull a building permit, it flags. There is a flag in the system that says, hey, you have a code enforcement violation that is open before you can issue any permit, maybe zoning or the building department. So that is the one we I sent you guys a link, and to see a link to that, when we did the demo, we did it on asked him to do it in the iPad format, because that is what the board told me they wanted Sissy to have. And basically, it is a text to talk to text. Sissy stands up with AI. She talks, says, what she wants to the iPad. It types it out for her in the case file, and then the AI looks at that what she said, and it gives her suggestion of all the reports that she may want to send out the initial report stuff for the magistrate, whatever she needs. And it is set up basically the way she wants it. Once we do it, customize the way she would like to do things, you know, and that is what we are going to recommend. I was waiting till after today's workshop before I recommend that to the board. But, yeah, we are ready to recommend that software.

Mrs. Smith speaking, does it also do the reports of, like, the areas? Does it have a report portal on it so you can pull what I have done? Because right now, I am having to just keep, like, a log, yes, daily. Mr. Moron speaking, so where you said the reports, the stuff you have done already? Mrs. Smith speaking, or is it going to import everything we report daily weekly, and then, I think our powers that be pull a monthly report. So, I am, I am responsible for reporting what I do daily. Yes. So, would it have something that would show what I do daily? Customize any report for me? Mr. Moron speaking, so hopefully they can make it customizable to whatever you need, in reference to that. But right now, I am just keeping a calendar. Chairman Jones speaking, so that, we need to bring that to the next meeting.

Mr. Moron speaking, oh, yeah, my notes for the next meeting, it would have been today, but that was that would not sure. Wait till the workshop, and let us wait till the workshop. Commissioner Ward speaking, make sure you have also on that report, anything that she needs. She mentioned the camera. I know you mentioned iPad, but she mentioned something about a camera. We need to make sure that we have that on your report, everything that she needs to effectively do the job. Mr. Moron speaking, once the iPad comes in, we will switch out, because she will be taking the pictures with the iPad and it automatically loads it into the system. Mrs. Smith speaking, yeah, the camera that I have now is old school. Chairman Jones speaking, so, the only thing I will say about the discussion with being proactive versus reactive. I am good with being proactive, but I think there is so much to do starting out, that if we are trying to be proactive, we are actually going to be missing stuff that is already there. That is my only concern with that, because we are just starting, and there is, there's stuff that already exists. And if we are trying to be proactive, and we are, you know, we are here, and we have seen two more while we are here, yeah, we are taking you that area, but there is a bunch of places that there are already issues. Is my only and I am not, I am not saying one over the other. I am just, you brought it up. So, I am just you know, I know there is already so many areas that need compliance that I do not want those to be missed, and us trying to be proactive, I guess what I am saying. Does that make sense? Commissioner Ward speaking, it makes sense, yeah. Chairman Jones speaking, but other than that, I mean, I just want to give a, I want to make sure that we as a board are giving our staff the clear understanding of what we have in ordinances, how they can be enforced. If they cannot be enforced, then we need to maybe change a paragraph in an ordinance that is fine. That is on us to do. You know, we do not have to completely reinvent the wheel, but we do have to get it in a way that is modern, and we will move it forward. That can be done sooner rather than later. But you know, it depends on how this board feels that. Listen this, this is the time I am talking about. That is why we are here.

Mrs. Smith speaking, so I did address that when I was training with Bay County about, you know, there is so much, and I am one person, and there is so many, and they are so different. You may have one that is, the house is falling down, but you may have one that's trash, somebody is left, put their camper out, throw the trash out, and they have left. So, there is such a big gap in between, or you may have the sheriff's department that comes and says, hey, we were on a call. We ran through somebody's half yard, and there is a big old hole septic tape there. So, it is such a wide variety of things. So, what Bay County officer suggested is that the board decide on what they want to address, first, if it is the derelict cars in the yard or the blighted properties, make a decision and what that would be the starting point, and then once we get a handle on that which will take forever, then we will move on. So, they what they suggested is, whatever is priority for you, that is where you direct me to begin.

Commissioner Ward speaking, to try to help with issues that I have seen so far, just in some of the ordinances, I am

just going to throw some stuff out there. That is what we are here for, right? So, number one, in looking through specifically the blighted ordinance that we had, there were several things that that I saw, and I think the ordinance had a note on here from a little meeting that I had. But ordinance, if someone does something without a permit and want to pull a permit or do something else, can we stop it? Think you kind of like you kind of touched on that, it will ding them if they want to do it so. And then, of course, in the bay county ordinance, which I have reviewed some ordinances from other counties, they have open, unoccupied, unsecured buildings in their blighted ordinance structure. Because what some people might say, well, what is considered a blighted ordinance, blighted is, you know, 2340 highway 98 but I think that that might be something to add to our blighted ordinance as well. A special tax assessment, which I think you spoke about Sissy. So, in addition to that, I know through looking through and I know this is not, this is this was a draft. This was not our, this is not our current ordinance. That is what we are here today is to try to talk about how to make an ordinance, but it has a lot of a lot of verbiage in there about a code enforcement board. Is that something that we probably need to eliminate, because we are doing a special magistrate, correct? We are not having a code enforcement board. Our code enforcement board is the special magistrate? Is that correct? So, we need to make sure we clean that up when we if we do move forward with that ordinance which I am planning on, I would like to do that, matter of fact, I would like to, after the day, potentially have public hearings on all these ordinances that we discuss. And then, of course, on the blighted ordinance. In the one section about it, talked about 18 inches of overgrowth of grass. I mean, 18 inches. I mean, I do not want to be there with have sissy out there with a ruler or measuring tape saying, oh, you are 18 and a half inches. You know, we are going to give you a \$500 penalty. I do not think that is right. I mean, obviously, if it is above my head and causing rat and vermin, that is one thing, but another thing, and this is on Article Five under nuisance abatement, who determines if the structure is unsafe needs to be abated? It also spoke of an administrative board. We need again, clean up any language that has anything to do with special magistrate? Because that is what we are doing now. But in a sense, and I know we talked about the word engineer. Needed an engineer. How do we determine if, I just, I do not know? I know that, obviously, as we discussed at previous meetings, Attorney Shuler, we cannot, you know, to save the board potential litigation, we might have to have that professional opinion. But I know that is just another time thing. Can you, if you can, will you elaborate on that?

Attorney Shuler speaking, well, I am not quite sure that I understood the question, because the engineer was part of a potential path for the Board to take an enforcement that is separate and apart from code enforcement. It would not be going through code enforcement, it would go through the circuit court, much like we did for the house at yellow Hill. If you remember, shortly after you came on board, there was a hurricane. Michael damaged home at yellow Hill. The building official went out, did their inspection, issued the letter along the lines of the ordinance that Mrs. Sissy was talking about, and then we took that to the judge. It ultimately never went to a final hearing. There ended up being a settlement where they basically cleaned off the dilapidated, dangerous structure and removed the septic tank that was busted open and exposed. But the reason for the engineer in this case is to try and get a cost estimate the way I recall, because if the county is going to go in and clean. It seemed to me appropriate for the board to have that information before you directed me to take an enforcement action. Well, my engineer would be part of the dilapidated structure provision of this draft ordinance. And you and I have talked before about the code enforcement board, and although I did put a definition at the beginning of the ordinance draft, saying that code enforcement board means the magistrate, I get your point, and it makes perfect sense that people look at that and they come in, waiting on the board, and there's one person sitting up there, and it might be confusing to them. I have not cleaned that up at this point because I wanted us to have this workshop and then get some direction from the board on how y'all wanted to proceed. I know there was some direction that y'all were not happy with the mowing section and wanted that taken out, and I did not know if they are going to be other sections that might be taken out or added. So, I was going to wait until this workshop and then revisit the draft.

Commissioner Ward speaking, well, my thing, Mr. Chairman, is again, we need to figure out, when it comes to a house that we get a complaint about that has got a hole in the roof, an insulation flying everywhere, who goes out and decides and makes a determination that, yes, this house is structurally unsound, unsafe. We need to abate it by having someone come demolish it. That that's kind of where I am going with this. Because we need to have for Sissy a straight no, no deviations, a straight line of, okay, this is the process. Do I need to call an engineer? Or can Sissy make the determination? Or I know you and I have discussed before about our building inspector making that determination. We need to know who is going to make that determination to get the property abated. In this case, I am talking to 2340 specifically, but just in general,

Attorney Shuler speaking, under this ordinance, if we go through code enforcement, the special magistrate will

ultimately be the one that makes that decision. The county would take, make the allegation based on an investigation that is dilapidated, take it to the special magistrate. Special magistrate then makes the decision whether it is or is not, and then the path forward on enforcement that is, I mean, the ultimate decision, I do not think under this ordinance is something that she would be responsible for making sure.

Mrs. Smith speaking, but in this particular ordinance here, it says that the building official could deem it. Attorney Shuler speaking, we are talking about two different, I am talking about the draft. Mrs. Smith speaking, you are talking about as we are today, without the draft. You are asking the question, who would make the decision? Is that correct? Commissioner Ward speaking, yes. Mrs. Smith speaking, so in the ordinance it says. Attorney Shuler speaking, yes, building official under that existing ordinance that was written without code enforcement. And what we are talking about now is having code enforcement. Commissioner Ward speaking, and see this, here lies the problem. There is, there is so many, there is so many, just, I should say, confusion, so much confusion about what's what? I know this is a draft ordinance that we talked about. I know she is looking at the current ordinance we have on the books. I just want everything cleaned up to where, if Sissy or whoever can go out say, yes, this is unsafe. It needs to go the magistrate, period. Done. Magistrate ruling, done. So, who is that person? I know that the building official may not feel comfortable using doing that, and then I am okay with that, but we need to have somebody that can go out and say, this needs to go to the magistrate. It is unsafe, it is unsound. That is my whole point. And this is where 2340 comes into play, is because this is the game we have been playing where they need an engineer. They do not need an engineer who is going to determine it that it is needs to be evaded. That is what is the frustrating part for me as a commissioner, is because I am getting told, Sissy is getting told, somebody said this, somebody said this. We need a streamlined way to know who is going to do what to make sure that we these complaints get solved and resolved. If that makes sense. Attorney Shuler speaking, under the current ordinance, I am sorry, I was confused. I thought you were talking about. Commissioner Ward speaking, I was talking about the draft, but that is potentially something that is going to come as policy makers we may be voting on in the near future. But that is my whole point. Is in this ordinance, that is the draft. Now, how are we going to proceed with making and putting in that ordinance something that we know is going to happen, like, is it the building official? Is it Sissy? Is it an engineer who? That's why I want to make sure when we can draft ordinances all day long, when it gets to the public hearing, we are going to vote on that ordinance. I know it is just a workshop today, but the thing is, I want that ordinance to be ready to go, instead of having to table it because of some verbiage that was or was not in it if that makes sense. Attorney Shuler speaking, okay, my recommendation was not for Sissy to make the structural decision that needed needs to come from your building official or an engineer. The way is set up currently is for the building official. And I do not want to get into too much of what you just alluded to, about what the level of comfort might be, but having the building official take care of that would seem to be, if you want something streamlined, then that is what the building officials, I mean, that is what his training is. That is not what her training is. And then the ultimate decision, if you choose to go through the dilapidated structure, enforcement, through code enforcement, then we make the presentation of the facts and the argument to the special magistrate. Special magistrate, similar to a judge, akin to a judge, would make the decision whether or not the county has proved its case and the structure is or is not dilapidated. If the finding is dilapidated, then they take enforcement action. I have not looked at this issue of like she mentioned with the Carrabelle ordinance, where they just go in and clean it and have a special assessment link. But on that, I have not looked at you. I have made a note to call Mr. Hartman and get a copy of their ordinance. Commissioner Amison speaking, Mr. Chairman, if you will, on that the magistrate, the special magistrate, would be the one that makes the decision. So, yeah, so that should clear us from any type of liability. Because what in our decision, I mean, we said this is a blighted structure, and then, but the judge, he is the one that that is going to finally say, we have the burden to prove it. He okays it. We flatten it. They cannot come back around and sue us civilly.

Attorney Shuler speaking, well, we have had this conversation about, no one can predict what the judge would do, because if someone wants to challenge what the special magistrate makes on code enforcement, they could then challenge that in Circuit Court, and the circuit judge may or may not uphold the enforcement action. Commissioner Amison speaking, but if they uphold it, yeah, we are still clear. Attorney Shuler speaking, if it is challenged and upheld, then yes. Mrs. Sissy speaking, Michael, is it 30 days they have to challenge it? Attorney Shuler speaking, 30 days after the rendition of the order? Yes. So, they will have 30 days to challenge it after the magistrate. Commissioner Amison speaking, I guess in my mind, I just want to make sure that whether it is building official, CC, whoever it is, none of them is liable, it's not going to cost this county money in a frivolous lawsuit, because somebody decided, well, I was actually going to jack that house up and put it on some styrofoam, make the house boat out of it well, because, again, we have been there before, not the county, but the city. The city dug up that old shrimp boat down there for years that was worm rotted, and they wind up paying the guy \$150,000 because he was

going to make a houseboat. Attorney Shuler speaking, and I will go back to my prior statement. I cannot predict how a circuit judge might rule on a case that has not been filed yet, so I cannot give you the assurance that there is going to be no liability to the county. I mean, I remember, although it was not necessarily a city of Apalachicola action, but there was an old junk boat down here in the 10-foot hole, probably 25-30 years ago, and the Seafood Festival board just basically had it torn up and hauled off so they could hold the festival. They end up getting sued and having to pay a bunch of money for that. So, you just, you do not know. Commissioner Amison speaking, but what I am saying, though, is is when we get the green light from a judge to tear it down, we should be free of any liability as far as a lawsuit, correct? Attorney Shuler speaking, and that is why I have recommended that the board consider not going through code enforcement on these three potentially blighted structures, that we go through a judicial process and have the judge rule on it in order to give us more assurances that everyone's due process and property rights have been protected and observed, and then the judge hopefully rules in our favor and we can tear it down. Mrs. Smith speaking, I do need to tell you that I live here. You know, I am not going to go to somebody's property that is. I mean if you know the three, you know the three. Commissioner Amison speaking, I understand that. I am just saying, this board needs to make sure that the county rights are covered because these same folks out there that want something tore down is going to be right back in here mad whenever we got to go up on our property taxes at our millage rate to pay for all these lawsuits. I am just saying we got to cover all the bases. That is why I am asking these questions. Commissioner Sanders speaking, I agree, I agree with you. Commissioner Amison speaking, because I mean, you know, I mean, we were in here earlier. Lawsuits happen, and they do, whether you win or not, you know it still cost us money. It still costs taxpayers dollars. So, if we can circumvent having to go that way, I would much I would feel a lot better from this position to make sure that our bases are covered that way. It does not cost taxpayers any money to fight some frivolous lawsuit over a house that was falling in, and we all know it was falling in, but you know. Commissioner Sanders speaking, well, and I agree with the attorney on the building official or the engineer, and then the magistrate and leave Sissy out of that situation, because that puts her in a bad situation, right there. So do that. Then, you know, it does the job. That is what you need to have. Commissioner Amison speaking, then, speaking, look, for the record? I would not point a finger to anybody, because my dad be on my butt too about raising his taxes. So just wanted to get that out there. Do not take that the wrong way. Mr. Moron speaking, so let me, let me stand in the building official spot. So, get and I know your answer is going to be, you cannot determine what a judge or the magistrate says. So, what if the magistrate says, based on the building official's recommendation, I am going to do X, Y, Z, I am ruling this way. Remember now the building official's license is his, not the county's. So, if he loses that, he loses it. Chairman Jones speaking, it is still based on the judge's ruling. That is the judge can say, however he is the one ruling. Mr. Moron speaking, yeah, trying to reach out. I am going to, I guess I was asking the attorney that if Commissioner Amison and is asking for, basically, for cover. How much cover are we offering here? Basically, how much cover do we offer when we take Attorney Shuler's recommendation or recommendation, exactly anybody else's recommendation? I mean, how much cover do we take then? I mean, it is out there. Yeah. That is why we are always taking people's recommendations. Yeah. Chairman Jones speaking, so, one thing I picked up on earlier that Attorney Shuler said about this particular issue, and Ms. Sissy is right. There are a ton of issues, but about this particular issue with blighted structures, so it does not matter who is saying it. On behalf of the County, we are making an allegation that this is the issue we want the judge to rule. The judge is ruling, okay, numbers. We are just making the out. We are saying it needs to be looked at. The judge needs to decide. Okay, you know, I am saying that determination, so I do not see where that is a blight on, you know what I mean, or something that just not what a judge rules. Take to another judge, and he can never rule that judge, yeah, but I do not think that puts us in any liability. Okay, I really do not. I could be wrong, but I do not. The other thing is, as we are going through these issues, Attorney Shuler maybe we need to look at it, because this is not going away, maybe we need to look at instead of just trying to get a quote when something comes up, or having this discussion, just like we got to have a magistrate. That is a standing contract. Maybe we need to get a contract with a structural engineer, so if something comes up, which whichever way we are going, it is a streamlined thing, instead of a one-off thing, because we have been talking about this particular issue as far as engineer for a couple of months now, at least. Commissioner Sanders speaking, I am glad you brought that up, because Commissioner Croom brought it up a while back to have multiple engineers to where we can move ahead on things and they do not get bogged down. And I, you know, I think that is one thing that we need to do at the board also, is make that decision too. Commissioner Croom speaking, in regard to this, this draft the reference code enforcement board is that the special magistrate? Attorney Shuler speaking, yes. Commissioner Croom speaking, here they say code enforcement board. Attorney Shuler speaking, yes, sir in the definitional section, because I noted as I was drafting this, and believe I have said this publicly before. If I have not, I will say it now. We do not create these things originally. We go to or I go to a different county, and I get some of their ordinances and look at what they are doing. Then I put the patchwork together. This one mainly comes out of the City of Tallahassee, who does have a code enforcement

board. So, as I was putting this draft together, in the definition section where it says code enforcement board, right, it says code enforcement board means the Franklin County special magistrate, authorized by Franklin County ordinance 22-10, and all references to the code enforcement board herein shall mean the special magistrate. So, I think you know, from a lawyer's viewpoint, the reference to the code enforcement board is taken care of, but I understand Commissioner Ward's question that are concerned this might confuse people. They are expecting a board, not a person. So, I am going to go back through this draft. I am going to clean that all references to the code enforcement board out and make only references to the special magistrate. Commissioner Croom speaking, alright, I just wanted that for clarification and another thing I think I have said this before, when you clean it out, we need to figure out do we want to use county administrator or county coordinator, because all through here, it is used interchangeably. So, when you figure out which one want to use. Attorney Shuler speaking, it would be county coordinator. Mrs. Smith speaking, in the ordinance deals with private property. Can we add it to add commercial to it as well? Okay, so, and you reference private property a lot throughout the draft, and there are some commercial properties that are in need of letters too. So, can we add commercial? The word commercial. Also, it says reasonable amount of time. Can we put, like, 30 days or 90 days and like set a timeline? Attorney Shuler speaking, hang on. Everyone can talk much faster than I can write. Let me catch up to that. Commissioner Amison speaking, while you are writing I will say one thing on some of those commercials, though, you got to be careful there, and I am just going to throw this out there. So, if you take an oyster house, for instance, it might be blighted, but that foundation is there and you could possibly build, you know. But if you go and demo that with the day standard codes, it will never be an oyster house again, correct? So, you have to be very careful with some stuff like that. That is where this may get very sticky. Mrs. Smith speaking, well, what I am talking about is we have a property in East Point, and the sheriff's department's been there several times, and it is truly squatter. And so, I have asked him to cut the grass several times. So, when the sheriff's department rides by, they can see in. So, I never ask anybody to demo their properties. Never have I ever done that. That is not in my wheelhouse. So, I am talking about visibility, defensible, fire, space, vermin, sanitary, nuisance, things like that. Never in any of my letters have I ever said, tear your structure down. Commissioner Amison speaking, I thought we were still on the blighted properties. Mrs. Smith speaking, that is, there is a blighted property in East Point that is overgrown by weeds and stuff like that. That is why I am saying commercial is commercial property, and they have squatters in there and lots of drug use. Attorney Shuler speaking, just to follow up on what Commissioner Amison said about the footprint of some of these structures, it has been many years ago now but I went through a process back in the early 2000s to get people the fee simple ownership of the bottom lands beneath their old wharves and docks. I did that for like six or seven properties, and they were literally just pilings that were left over from the 1950s but we went through that process and sued the state. Took many years through that process, but now there are seven different properties in the county in which they not only own up to the water's edge, but they also actually own and fee simple the footprint underneath their old, dilapidated docks that they have now rebuilt. They do not have to get a lease from the state. They will not have to pay any lease fees, so you would have to take that, you know, blighted structure, on a case-by-case basis and decide, you know, is that something we really want to get into? Because you y'all mentioned liability, you know, if you went in and took away their grandfathering, for example, that potentially could have quite a bit of a liability. But again, it is a case-by-case basis. We cannot paint with a real broad brush and include everything but case by case basis, we could look at all of that. I made a note to include, I think private property does not exclude commercial property, residential property, industrial, agricultural. But I will, I will go in and tweak the definition better. I will tweak the definition to make sure that it includes all the different categories of private property.

Chairman Jones speaking, so I think there is some really bigger issues that we can try to handle first, before we get very much in the weeds with code enforcement. And I will say I did not think about today, Michael, I would have had you have some stuff ready to show everybody for the workshop, but we have pictures of some of the properties that have been abated or cleared since Mrs. Sissy has been doing code enforcement for us, and it is night and day difference of what, of what was happening and how it looks today. And there is actually one of the gentlemen, if we ever get our SHIP program straightened out with issues we have had, we are getting closer, though, that not only has his property benefited, but I also think he is applying for SHIP to try to get, you know, an actual better structure, yes. So, you know, there, it has not been just, and never will be for me, about just collecting fines and, you know, trying to, trying to stick it to somebody. But if we can extend a helping hand and give a hand up and get some kind of compliance. And, you know, listen, I heard what was said earlier. And I do not mean this in any way, because I am definitely not confronting anybody about, you know, generationally it has been this way. No, it is not. I grew up here, and I can tell you, in East Point, growing up, it was not like it is today. It was not just filthy, dilapidated stuff. We were not rich people, but we were not nasty people, and that is the East Point I grew up in. So, it was not like it is today. I just think you live in a time when some people do not take just the effort to, you know, to present their

best foot forward everybody. You know, it is a give and take. You should not I should not worry so much about what people think about me, that it does control what I do. But in some sense, if you had a little bit of personal pride, you do not want people to see you down and out. I am just wired that way, and that is just me, but you know, so my whole thinking behind this code enforcement thing, I support it, but I do not support us just going hog wild and getting down in the minute details. When there is so much on the surface, there's mountains to go after. We do not need to start looking for golf holes. You know what I mean? We do not need to start trying to pigeonhole code enforcement, because there is a lot to do, like has been said. So, as we get started, it might be more of sanitary nuisance and more of blighted structures and those kind of things. But as we can address it and get our codes, our ordinances, to reflect the ability to actually give code enforcement the understanding of directions we are heading in. Then maybe we can start to address other things, like RVs that are illegally being used. Some of those are actually zoning issues. They are not what Mrs. Sissy is dealing with. They are violating the Franklin County zoning code. So good, bad, or different, we need to get some way that we can give clear direction to staff what is expected. They can know that if they are doing. In what they have been told to do, that they are not going to be reprimanded for it. We are going to be moving in a direction. So that is all I am looking for. Mrs. Smith speaking, well, I want to tell you a lot of times too, people do not know that we offer a lot of free help. Yes, I mean, so we are not just going out there and being like you got to do this right now, you know? Or I do everything I can to get them free help. You know, before I even bring them to court. Chairman Jones speaking, Mrs. Sissy, since we are here today, the public do not know this. I know this from talking to you. Tell me what one of your favorite ways to address somebody when they are having code enforcement issues? Mrs. Smith speaking, how much government do you want in your life? Chairman Jones speaking, there you go. How much government you want your life? Because you are about to have some, right? That is what we're after. Yes, that is what we are after. We are not trying to be about everybody's life, but we do want to give you know, stuff cannot just be. Mrs. Smith speaking, things happen and it does help, but you can't just leave them that way, right when they're like in stress about their yards. I've seen it happen, you know, they're in stress about it, and they can't clean it. Well, we have resources. Angela and I have talked about, like, putting dumpsters out and having I know there's issues with the with the landfill right now, but we have thought about putting dumpsters out and having volunteer days. Some people cannot clean. I get it, you know, but some people just are not going to do it, and it has got to be done. And those are the people that you have to take before the magistrate. Commissioner Ward speaking, Mr. Chairman. Just another thing that I noticed, too, and this is again, something that we will have to address that, because it is something that by fluke, we found out happened was concerning a code enforcement complaint. We mailed letters to the property owner, and they came back, or she did not sign for them, or it was the wrong address. So that is also something that we really need to look at. I know that on this particular example, it is about 2340 again, but we made she would try to make contact she was not at the address. I know there is a process, though, if that happens, we can put a notice in the paper, and we have to follow those guidelines per Florida Statute, and then after so many days, we can assume that they have been made aware and can proceed. Correct? Attorney Shuler speaking, yes, but given the cost of the advertisement, I mean that every time you put an ad in the paper, it is usually much more expensive than certified mail, so you need to make sure that certified mail does go to the correct address that is on file with the official government records. And I believe that would be for the Property Appraiser, whatever address I have on file the property appraiser's office, I think, is the official address. Mrs. Smith speaking, but let me elaborate on that. Okay, so we are talking about that same property. This property has been damaged for years and years and years on the property appraisers. It has got a hole in the roof, the whole thing. So, I use the property appraisers address, and it came back. So, I did my own investigation and found out that she is a doctor, so I actually did more investigation, found out where she works, found her home address through her work, so I have chased her for about a month. However, after all that due diligence and code enforcement rules, it says that now that I have done my due diligence, I can post behind a window at the county annex, is where I have been doing it, and posted on their property, on a sign, and we can move forward. Like we posted out at Webb's before. Okay, and it is an 8 by 10 piece of paper, is what Bay County does? Commissioner Ward speaking, I am just wanting to make sure that is something that we can do, and if it is, it is reflected in the ordinances. Do we have? I guess we have to reflect it in the ordinance. Mrs. Smith speaking, I think it says that. I think the post, I think it is in the ordinances. Attorney Shuler speaking, you are referring to the notice of section on page three of our adopted policies and procedures, right? As long as we are following those notices, we are fine. Chairman Jones speaking, just to reiterate, so the reason why we are doing this today because there might be some that might be watching by zoom or some here in the room so, I mean, what are they even after. We have to make sure that we are doing our best as a board and we are doing this in the sunshine. That is why we are doing it the way we are doing it. We cannot have discussions about things we might vote on outside of you here in that conversation. Okay? So, it is what it is, but the I want to make sure that we are doing our best as a board, that anything we can give Mrs. Sissy that helps her to be doing code enforcement on our behalf right now, in any other department we

have, building, department, zoning, department, sanitation, we need to be making sure that if there's anything we can do to help them do their job, for the people and for us, that we're doing it, that's really the only discussion we're trying to have today. I think the software is going to help because that has really been an issue. We had software system we are using before we had an employee that no longer with us, and then Mrs. Sissy could not find some of that information, and it was just, it was just a mess. You know, the whole time, some of these issues that we are trying to deal with have not went nowhere. They still exist. And we, you know, it appears to the public like we either do not care or we are just trying to lay it and it is nothing could be further from the truth. But for whatever reason, we have got to get to a point were going forward, everybody knows what to expect and everybody knows how it has done. And there is, it has got to be a simpler checklist of this is what we are going to do, and this is how we are going to do it. I do think Michael's gone to pick up his grandson from school, but I'm pretty sure he said in the software that he was looking at Mrs. Sissy that it would give, it would it also gives a public facing side, so the public if they wanted to check on an address and find out when the last update was, or where it's at, or, you know what I mean, so, and those are some of the things that, as a board, I think is very useful. The public needs to know what is going on, because if there is not a way for them to be updated, then they just feel like we it is went off into the ether and it is never going to be done. That causes angst for a lot of people, adjacent property owners or whatnot. It just does so. Commissioner Ward speaking, Mr. Chairman, we probably could be here all day and night code enforcement. So why don't we just make it easy? So right now, we technically do not have a blighted ordinance on the books, or we do, but it has been so outdated, we have done a draft so it sounds like and Sissy please elaborate. The biggest issue right now we have is a blighted structure, a lack thereof of ordinance for blighted structures, because I know that's kind of what is going on right now with 2340. Mrs. Smith speaking, yes and no. So yeah, some of the verbiage needs to be tweaked in some of the other ones. But right now, the stopping point I can take most of the others to court and win on what we have. The blighted structure is as clear as muddy water. You know, I do not know if I am do I see them and report them and then the building department take them over? Or do I see them and report them and sit on them? I do not know what to do with the blighted structures. Literally, I do not know how to move forward now with the sanitation stuff, I can, I can pretty much do that. There does need to be some verbiage changes in there to include things like gray water, old septic tanks, things. What do we do with them? Can we write those up? And you know, we need to work on some verbs. But blighted property is right now the stumbling block. I do not know whether it's my responsibility to bring it to the magistrate or if it's the buildings departments. I do not know. Commissioner Ward speaking, well, Mr. Chairman, I will say that I know in speaking to you and doing research and trying to get this 2340 issue squared away, I think the biggest and Attorney Shuler can add, I think the biggest issue, the reason why it hasn't gone to the magistrate is because we were hung up with does it have to have an engineer determine if it's dilapidated, it needs to be abated? And we what ordinance do we if we take it to the special magistrate? We could not really take it to the magistrate, because if we were looking at our literal ordinance, which I think was 2016-6, that would be questionable, that the magistrate could rule effectively on that based on what current ordinance we have. So that is why, in my opinion, I felt like we were kind of waiting on the blighted ordinance redo, essentially, to be able to take 2340 specifically, and other dilapidated structures to the special magistrate, because we did not have a, basically, an ordinance that I felt like was effective enough for him to rule effectively on it. Mrs. Smith speaking, well, what about the we do have one, and it says 50% of the market value, that is what we have for blighted right now, but I do think it needs some different verbiage, the building officials have, has to do it. Commissioner Ward speaking, I guess the biggest thing would be to talk to, you know, get ideas, and have Sissy, maybe sit down with Attorney Shuler, and get some verbiage, and based on what we discussed today, especially about the blighted structure, and work on that first and then kind of work on the others later. Mrs. Smith speaking, maybe can we put a time like, how many days do you want me to work on it? Commissioner Ward speaking, I would like to have, and I know any ordinance that we do, we have to have a public hearing on I want. Let us go ahead and start that process now so that the next time the public hearing I want, can you get us a draft ordinance based on what we discussed here today and meeting with Sissy at our next meeting on the eighth, I believe, of February? Attorney Shuler speaking, yeah, I mean, it is already drafted. What I will need is, although you cannot vote in a workshop, some confirmation that you do want me to strip out the mowing. I think I have heard enough that everyone on the board is good with me taking out of this draft the mowing provisions, and then come back to you with everything else that is in the ordinance based on the conversation we've had today. And I will need to get with Sissy, have her remind me what section she is looking at that to take out the word reasonable notice and put a specific timeline in there. I was trying to take notes for everybody can talk faster than I can write notes. As far as this dilapidated structure provision in the ordinance, what I am thinking of under your ordinance for code enforcement, you have multiple options on enforcement. Just because you have a mechanism for enforcement under code enforcement, it does not preclude the court, excuse me, preclude the board from going to court for enforcement. And I would tend to think, if we are talking about the destruction, demolition of a potentially

dilapidated, dangerous public nuisance, I would feel better getting an engineer's report and going to the court and asking the judge for an order for enforcement, because ultimately, if you get a code enforcement order, you still going to have to go to court. I think anyway to enforce that, to get a judge's order. I think. So, I would rather in the category of dilapidated structures. I mean, if y'all want the building official to make an initial assessment to see, yeah, this really should be sent to an engineer, and then the engineer gives a report and says, yeah, I think this is strictly unsound, then that will give us a factual basis with an expert's opinion, the engineer to go to the judge and say, Judge, we think this structure is blighted. It is dangerous, and we think it needs to be destroyed, because it is not subject to rehabilitation. If it is subject to rehabilitation, then you pursue trying to get them to repair the structure so it is no longer a dangerous structure. That would be my recommendation, even though you have a code enforcement ordinance which, you know there may be some structures which do not necessarily need to be destroyed, but they do need to be rehabilitated. I do not know that that might be more subject to code enforcement, but if we are talking about destruction, we have experience going to the judge with the yellow hill house under the public nuisance theory of law and ask the judge to enter an order that that is what I am thinking. Commissioner Ward speaking, I just want something done as obviously, as efficiently and effectively as possible. I know we have to obviously keep the board out of any potential litigation. So that is important too. But I am tired of these code enforcement complaints taken two to three years to get resolved. I really am. I know again, code enforcement is relatively new, and I know that we finally now, within the past couple years, and now recently, as of October, have Mississippi on board. And I know things are going to come up all the time, but I want the most effective, easy way to get this remedied. So yes, next meeting is February 4, if you could have a draft ordinance and then try to get the ordinance to us individually before that, so we can kind of take apart and look at what's written and get opinions so that it could be a clean draft before the meeting, so we're not having to table it, because it was a substantive change that we were going to make. If that makes sense? Attorney Shuler speaking, you are wanting this to be set for you just want the draft at the next meeting correct and then to be followed. Commissioner Ward speaking, I personally, I do not know how the board feels, but I want to, I want to go ahead and. Chairman Jones speaking, we can do it, but we cannot vote or take any action right now. Commissioner Ward speaking, no, but right for the next meeting, have the public go ahead and advertise a public hearing and have the draft for us to go over so that we can vote on it, because if we go and delay it, another meeting is another two, four weeks, right? Right? Well, we got the draft ordinance. It is not, it is not like you are starting from scratch. Chairman Jones speaking while you are looking at that. Have enough time for the advertisement, though, because I think it was only two weeks. As I understand that way, to get this okay, as I understand it. When you start talking about dilapidated structures or homes we are already living under a federal law, especially on stuff with the coastline of the 50% rule, and if they cannot rebuild it, in order to be an easy thing to say it is a blighted structure. Commissioner Ward speaking, that is my point. I do not know where the engineers. Chairman Jones speaking, because when we had hurricane Michael, our building department told people, nope, you cannot rebuild that. And if they are told they cannot rebuild it, that is a blighted structure or it is going to turn into one they cannot rebuild. So, I do not know if, if the building department can make the determination whether somebody can rebuild their house or not. If they cannot rebuild it, then it needs to go to a magistrate. Commissioner Ward speaking, and that's kind of what I am thinking. I do not know where the engineers coming into play, but I do understand, and can understand and appreciate that we also have to make sure that the county is, you know, trying to do their due diligence and prevent litigation, any potential litigation, but, but again, the whole engineer thing, I do not, I am not a lawyer, so I do not know what the legalities are. Attorney Shuler speaking, for the path of going through a court proceeding and having evidence to present to a judge. Now, if there are letters out there that say these three structures, that we the board authorized the engineer to give an estimate on back in November. I am unaware of that. I mean, are there letters that say that? Commissioner Ward speaking, engineer? Attorney Shuler speaking, no, from the building department that structures cannot be reconstructed? Chairman Jones speaking, no, I'm saying, so if we have a storm event, like during Michael. We had some 70 homes in the county destroyed past their ability to rebuild with the FEMA regulations. Yes, they were below. They were they would have to add more than 50% to build that because there is a big difference in what their house is actually valued at and what we are taxing them at. And it hit some people. Matter of fact, the state made our property appraisers office readjust, and it was all at one time. So that was in 2019 it was not pleasant, but the if they cannot rebuild a home, and we make that determination, why do we need somebody else to make a determination if it cannot be rebuilt, if it is past 50%, it is going to be a blighted structure. Why can't that just not go to the magistrate? I do not understand, I do not understand who, why there has to be other determinations if our building department can make that determination,

Commissioner Sanders speaking, okay, that is what I have got, two places out there in Lanark. That one, they said it is not blighted, but it does not have two walls standing there. But then the other one looks like a perfectly fine house, and they said it passed under the 50% rule, and woman still paying a mortgage on it, but yet, she does not want to

take it down, because it looked perfectly fine, but she cannot rebuild because she underneath the 50%. Chairman Jones speaking, if she cannot rebuild it, though, it is going to become, it is going to become a problem for adjacent property owners. I mean, that is it is what I will give a perfect example. Nothing to do what we are doing today, and when you were on the board, before you ever took your leave of absence, we had a couple wonderful couple stand right here in front of us that had given all their money and bought some property on dog Island and wanted this board to allow them to build 25 foot into the setback so they could build their house, and you told them, as the Commissioner of that district, she said, look, I want to say something, you're probably not going to like it, but I'm being honest with you, you're trying to build somewhere that is not going to stay. The reason you have not to try to move 25 foot is Dog Island is shrinking, and we did not grant their variance request. We did not because they were putting their self in a bad situation. So, if you have a house that cannot be rebuilt, it just cannot be rebuilt. There is no, we cannot bypass that federal law and allow them to do it. So, if they cannot rebuild it, at what point can we just say that the magistrate needs to tell us that they can, we can help them, or they can tear it down. That is right. I do not understand that. Commissioner Sanders speaking, the other thing is, you got neighbors that complain all the time, and sometimes it is not as bad as, goodness. Mrs. Lolley speaking, so I just wanted to chime in on the 50% rule. I do not know what the limitations are on that, so I will have to do some homework to give you a thorough answer. I know, I know that there is the 50% rule, that is for sure. The question is whether or not we can actually make them tear it down based on the 50% rule. So, the 50% rule might say they cannot fix it, but I do not know that it requires them to tear it down. Chairman Jones speaking, I understand that but the point I was trying to make was and thank you for that clarification. The point I was trying to make is the building department would not be telling they need to tear it down. The magistrate would. We can say, hey, magistrate, this house exists. It is below the 50% rule. They cannot rebuild it. And if it continues to stay in this state, it is going to be a problem on that property, and the adjacent properties. Mrs. Lolley speaking, so from a FEMA perspective, as the floodplain administrator, I could write that letter that says all of that based on the FEMA regulations, right? That is really that is a separate issue. Then, because FEMA looks at dollars and cents. Florida building code looks at it as the structure, and not so much dollars, but what percentage of the structure is left? So, there is a difference in the perspective, right? Chairman Jones speaking, yeah, no, I appreciate that. But so, I guess what I'm trying to make sure we're understanding as a board and everybody in the public, if there's a house that, through whatever process, has been determined that it cannot be rebuilt. It is damaged. It is damaged passive. Then that should be something before it becomes a blighted structure. We should just be able to take to a magistrate and get a ruling on it. They cannot rebuild it. The federal government is not going to give us a pass. The state's not going to give us a pass. We cannot do anything about it. It might be a bad situation, but we cannot change that. There are some situations we just cannot change. But to continue to just leave them there and to never address them is causing problems for our residents. That is all I am trying to say. Mrs. Lolley speaking, yes, sir. So, between now and the next meeting that this is discussed at, I will do some homework and see what kind of answers I can find from a FEMA perspective. Chairman Jones speaking, thank you. I appreciate your thoughts. Commissioner Amison speaking, usually, I am a little talkative, but I do actually. Article Three, junk, alright, I mean, how are we going to determine what is junk and what is not? I mean, I understand household garbage, but there is a lot. I mean, I can go point out some fine examples of people that scrap metal has piles of metal, got windmills, you know, that they bring up stuff. What I am trying to avoid with that is, is that getting an overflow of people complaining because they ride by and see something that is not appealing to the eye, but it is actually something that's property owner, you know? I mean, that is what they have done since I was three years old. I mean, I just feel like we are going to get down into that area, potentially to where we are going to start impeding on people's personal property rights. I do not know how y'all feel about it, but I mean. Chairman Jones speaking we do not, if we do not put in an ordinance in place that we passed. Commissioner Amison speaking, well, I understand that. But if you, if you look at how vague it is, though, I mean, I am sitting here and looked at it. I mean, I can, I can go make some great examples. I can literally look across the street. I mean, I am just, I am just saying, but I do not, I do not know how to, how we are going to, how we are going to deal with that because, I mean, I can just see the way it is right here. It could possibly get to a point where, you know, we are just getting multiple calls because this person does not like what this person probably looks like. Mrs. Smith speaking, so in the rules and code enforcement, if you have an unfounded call, say citizen Joe calls me and Carrie and I, they might say, oh, there's sewage bubbling out of the ground. So, we go out and investigate it, the property, and its officer, its investigators discretion. Carrie says, oh, no, the property is completely clear of sewage. There is no, we do not see anything to write them up. Next week, Joe's sister calls and says this property is bubbling up the septic tank. We go out it is unfounded. After two calls of being unfounded in six months, we do not respond. We do not have to respond. And now with the state, it is three calls. But as your county has it, it is two calls unfounded in six months. And a lot of that when you are in code enforcement is from my understanding, from my training, is code inspector, investigators, discretion. So, it all starts and ends with a conversation because we are ultimately after voluntary

compliance, right? I go to your house and you like your windmills. Oh, well, that is great. Let me, let me help you clean the junk up around it. Let us have a conversation about what works for you and what does not work for you. We always have conversation, or we do our due diligence to have conversation and say, this is what we see. How can we get it so everybody is happy? Commissioner Amison speaking, I understand that part, and I have seen that with you, and you have done a great job, trust me, but what I am saying is I can potentially see, I mean, you can take a ride down. I am not going to start naming roads. Um, I am just not going there. But, and, you know, there is a pile of metal. The guy's out every morning, scrapping, picking up metal, doing stuff like that. Yes, you know, somebody comes in and does not really care for or, you know, rides by, does not like it. Now, here we are getting flooded. Mrs. Smith speaking, well, if a complaint comes in and always increments of 30 days, Mister Joe in East Point, he scraps metals. Everybody knows it. The people call they complain. So, Mister Joe gets his pile of scrap metal, and every other weekend, he takes it. It is not sitting there, it is not collecting, it is not stagnant. It is not, I mean, it is a lot, there is a lot, but he takes it all, so it is not there 31 days. So normally, code enforcement works in increments of 30 days. So, I will do an inspection, and in 31 days, I will go reinspect. Does that make sense to you? Commissioner Amison speaking, yeah, it does. I am just saying I can just see where we are going to get into some weeds. Mrs. Smith speaking, but it is always the complaints too. If you have like, we have people that call over and over and over, it is the same names, it is the same house. We go out, we respond two or three times. We have the conversation; we get them help. If the same neighbor calls three times, then, by our rules, we do not take the calls. We thought there has been three calls out there this month, and they are all unfounded. So, we do not respond. And I think by reading the county ordinance, I think it is two in six months. Chairman Jones speaking, so maybe another conversation to have Commissioner Amison is on this draft ordinance that we are looking at is that we do not worry about getting too deep into the minutia of everything, and we try to keep it singly focused on blighted structures or homes that maybe need to be removed, instead of junk car, the length of the grass. We might get there eventually, but you cannot start out with your foot all the way on the gas. Commissioner Amison speaking, I agree completely. I mean, I am more concerned with the health nuisances and the blighted structures, more so than I am worried about this guy's got 50 pieces of angle iron sitting over there, even if you done hauling off in 30 days, somebody may need some stainless angle. And they, you know, Commissioner Jones speaking, well, so, you know what I am just throwing. I mean, I can bring up other examples, but I am just, you know, listen. Commissioner Sanders speaking, I have got one in Lanark right now, and they have got this man calling every time you turn around because he wants that property. And I am, I am not, I am, I tell him, he needs to, they need to stop it. They need to stop. Chairman Jones speaking, well, I can tell you a lot of it just depends on who you are dealing with. I do like what Mrs. Sissy always constantly told me her approach is, is to have a conversation with people. But I can tell you right now, anybody, and I am not trying to make it personal, but I just want to give you an example. Anybody that is anybody that, I grew up around, worked in commercial seafood. So back in the day, they were not oysterman, shrimpers, mullet fishers, they were all of those. They worked in commercial seafood, depending on what type of year it was. So, and my dad was good about it. He had all kind of stuff in his yard, and his whole thing was he might need it sometime when he is broken down and he do not have the money to go and buy it, but he can make whatever he needs out of the scraps he has got there, and keep him going and keep him working and keep him paying the bills because he did seafood work. And he was not the only one. Everybody I can remember growing up around, they did not hire mechanics to work on their stuff. They all were able to do it themselves because that is just the way they grew up. They were self-sufficient. Commissioner Amison speaking, but your daddy did not have household garbage. I can understand that is completely different. That is, that is what I am worried about, is that we, you know, I am focused on that, and especially on our right of ways, our easements. Chairman Jones speaking, well, that is the discussion. Yeah, that is, that is something we could do with mandatory trash pickup. Commissioner Amison speaking, but what I am getting at is, is I just do not want to get to the point where we are just getting really, we are violating somebody's personal property right? Just because somebody else is not esthetically appealed, it is not appealing to them. You know what? I mean, beauty is in the eye of the beholder. My wife, the only person I know, thinks I am handsome. I mean, that is fine. I fool one, you know? Commissioner Sanders speaking, well, that is like me. I got two, two boats, one for the bay, one for the river. You know what I mean? I mean, that is the way we all are. We got boats, we got cars, we got trucks. If one breaks down, we can always use you know? I mean, honestly. Chairman Jones speaking, well, I guess before we finish today, I just want to make sure, while we are here today, that this board is good with code enforcement, because for not with all this, is go down the line and get a head nod. Good with that. But, you know, I know we need to be on the same page of what we mean when we say that. Definition of it is another thing we are trying to do here today, but I think there is some really big issues that we can tackle first that would help us tremendously and probably help our residents. And then we can go to other situations as we get to because I can tell you, even with this, with blighted structures, we have to modify our ordinance to be able to allow a magistrate to rule and make a determination based on what we have right now. Mrs. Smith speaking,

okay, before we leave today, I would like to know if you want me to start writing the three up, the three houses and take them to the magistrate, or am I to take my hands off of that and let somebody else handled that. Attorney Shuler speaking, noted that they cannot make decisions at a workshop. Commissioner Ward speaking, I will get with Attorney Shuler to make sure that if there is any decision needs to be made, it's brought up at our next meeting. Attorney Shuler speaking, to answer your question about the timing earlier, Commissioner Ward, it is not enough time. I will have the draft to the board at your meeting on February 4th. There is no way to get an ad in the paper, to have a public hearing on the 4th, and then the board can make a decision on the 4th, on any more tweaks. I will go ahead and get the ad in the paper, because I will publish on February 5th, for a board meeting on the 18th. So, and then they will be in a position give you an answer. Okay, now, in terms of, of course, we are not making decisions now, but I've kind of got the impression, to get rid of the mowing. What about the junk? It sounds like the draft that I am going to submit to you would remove that, at least at this junction. You'll consider it in the future, or kind of, I mean, we can tweak that in a way, the verbiage to where we can, yeah, because all I was hearing is really focusing on household litter. Mrs. Smith speaking, also, if you would put gray water in there, like gray water from washing machines, dryers, things like that. Commissioner Amison speaking, I got a question, since we are kind of in that mode right here, but this 2340, was that done from the, was that some remnants of Andrew? Because I was sitting there, I mean, Dennis, but that was, that was Hurricane Dennis, correct. Commissioner Ward speaking, yes and every storm after then, and the person that apparently owns it, I guess. Do not know if she got insurance money or not. Obviously, did not fix it, and so now we are stuck with dilapidated more. You can even look at the property appraiser's website, and from their view, you could see the actual holes in the roof. Commissioner Amison speaking, it looks like it is for sale. Mrs. Smith speaking, it is not. It is the property next door to it. Okay? That one has been dilapidated for a very long time and it just keeps getting worse. Every time I go by and take pictures of it. It just keeps getting worse and worse and worse. Chairman Jones speaking, do you have anything to add? Ms. Carrie speaking, you mention the garbage ordinance? Is that trash pickup mandatory? Yes, as well, as far as you mentioned, it would alleviate garbage in the yard. If everybody had to have garbage? Chairman Jones speaking, well, you would hope it would. But yeah, that is the thought behind mandatory trash pickup. So, if they are coming to your house once a week to pick it up anyway, there is no sense of just piling it up or going and putting in the woods, for that matter, or any other things that people do. Mrs. Carrie speaking, would those be bear proof? Chairman Jones speaking, so we are in the process of actually trying to do that. We did get over a million dollars from the legislature for bear resistant trash cans, and we're having a little bit of difficulty on trying to roll that out, because we currently don't have a mandatory ordinance, we don't have an agreement with any trash haulers, and we're trying to make sure that we are protecting what the state has put in our care, and we're not just throwing away a million dollars, you know what I mean, with no recourse. So, we are trying to walk through that right now. Commissioner Amison speaking, what I was referring to earlier was, you know, we have yard debris piles on the side of road, which is a great service to our community. One, I think we are the only county that offers that if I am not mistaken. But we got people that go out there. We got a washing machine, a sofa, and it is not right in front of their house. They go right down the road and dump it somewhere. That is what drives me to be honest with you. But we have been here all day. Chairman Jones speaking, all right, anyone else? Well, we do appreciate everyone being here today. I know that there are a lot of as many questions as there were answers today, but this is your county commission board trying to work through this process and make sure that we can get it better homed in so we can start taking care of some of these issues. Because we, I think we owe it to the county and to the residents to do our best to have these kind of things taken care of. So, thank you for your time today.

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.