

**WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS
October 11, 2017 - BCC Meeting – Commission Board Room
1331 South Blvd., Chipley, FL 32428**

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Alan Bush	Charles Kent Chairman	Tray Hawkins	Todd Abbott Vice-Chairman	Steve Joyner

I. PROCLAMATION

- A. Call to Order – Chairman Kent
- B. Invocation/Pledge – Johnny Evans/Chairman Kent

The Washington County Board of County Commissioners met on the above referenced date with the following members present: Commissioners Kent, Bush, Hawkins, Abbott, and Joyner.

Also attending the meeting is as follows:

Jeff Carter, Fuqua, Milton, & Carter, P.A.

Jeff Massey, County Administrator

Shawna Faison, Executive Assistant to Lora C. Bell

Risha Brantley, Deputy Clerk

- II. PUBLIC HEARING – Future Land Use Map Amendment, 3312 Sally Road, Steve Cramer, Planner addressed the Board. The application was submitted by Franklin Graham. The 5-acre parcel has been split from a 40-acre parcel. The request is to change the map from agriculture/silviculture to industrial. The purpose is for a plant to bottle water. The bottling facility is only permitted in industrial areas.

Public notice has been provided in the form of display ads put in the Washington County News, and notices were sent to the property owners within 300'. A neighborhood meeting was held September 27. The public

notice sign was posted on the property facing Yvonne Street.

Public comments included the following:

- Water consumption – This is an issue that the Water Management District will address
- Truck traffic on local roads
- Insufficient public notice – Local and state compliance was met

Staff advises the amendment meets the requirement in the code. The planning commission conducted a hearing October 3, recommending approval.

Commissioner Abbott questioned the route that would be used for in and transporting.

Steve Cramer advised Buckhorn Drive to Yvonne Street; that is the general location.

Commissioner Abbott questioned if the traffic would come down Orange Hill Road.

County Engineer Knauer addressed the Board. There are several miles of dirt road they would come to before accessing a paved road.

Commissioner Abbott expressed concern about the condition of Orange Hill Road and adding any additional traffic on it.

Commissioner Joyner asked how many trucks would be in use.

Franklin Graham, petitioner addressed the Board. The plan is to use crew cab pickups with a trailer in order to prevent putting a lot of stress on the roads. The planned route is to go back out to Yvonne Street, take a left, and go down county line road, back to 231.

The only reason why that direction would be used is if the Wal-Mart in town has requested an order of water.

The plan is to provide for FEMA, bottled water and provide for the local businesses and maybe out a little further.

The operation will not be large and is not going to tax the aquifer.

There is no plan to supply bulk water sales where semi-trucks have to be used on the road.

Commissioner Hawkins asked when Franklin Graham would he come back before the board to put assurance on the property is not sold in the future.

Steve Cramer advised that it is a comprehensive plan amendment. You cannot condition comprehensive plan amendments. The property would stay industrial until the Board changes it. Conditions could be applied to the site plan. The site plan would stop at the planning commission level, so they could condition it. They could condition the size of the facility which relays to the amount of truck traffic.

Commissioner Hawkins questioned County Attorney Carter if there are amendments put in the site plan would there be any holdings to allow the ability to monitor the facility if they are not following the site plan.

Steve Cramer advised that would be a code enforcement issue.

Frank Graham advised that his intent is to bring prosperity to the community and not harm.

Commissioner Joyner questioned how many gallons he planned to produce in one day.

Franklin Graham advised in the event they receive their business license and tax identification number; there is a contract with Wal-Mart for \$30,000.00, per store, per month.

He advised a permit cannot be obtained until there is somewhere identified for it to go. The gallons that would be pumped would depend on the contract.

He advised that he also intends to obtain a contract with the government in order to provide cases of water to the soldiers going overseas.

Commissioner Hawkins questioned Mr. Carter, Attorney is there a way that the funds produced from the facility could be identified to pay for future growth of roads in that area.

Steve Cramer advised Commissioner Hawkins there is an impact fee ordinance for new development in regards to paying for impacts.

Matthew Fuqua, Attorney suggested that the question on the table is there is an industrial site that is probably not in an industrial area that will need infrastructure. Included in the development order could be identified that a certain amount of gallons can be posted per day.

Franklin Graham advised the Board Nestlé's offered to purchase the property from him and he turned them down.

When the site was purchased it contained a 5-acre wetland and had a seepage spring running. Approximately 7 – 8 years later it filled up the wetland where the water is running out the spring.

Commissioner Bush expressed curiosity of Nestlé's offer to purchase.

Commissioner Hawkins clarified the current issue is changing the land use designation to industrial. Before any development on the property, a development order has to come back before the board. At that time, stipulations can be issued on the amount of trucks in and out the facility.

Steve Cramer advised Commissioner Hawkins the size of the facility can be limited, which relays to the amount of trucks necessary.

Commissioner Joyner advised the limit on the gallons pumped per day would be based on the permit from Water Management.

Steve Cramer advised his development order could be limited to bottling as opposed to commercial distribution.

Franklin Graham advised the board his plans are for a bottling facility.

Commissioner Hawkins confirmed with Steve Cramer, Planner that the

development order is attached to the property, not the owner.

- Mr. E.Z. Lloyd, 3352 Sally Road addressed the board. He is connected directly to Mr. Graham's property. He expressed concern about the roads. He suggested the plan sounds acceptable and offered his full support. He expressed concern about the height and the size of the structure.

Franklin Graham advised the size of the building would be normal size; about 10'.

Mr. Lloyd provided 100% support of Franklin Graham's plan.

- Mark Vanderlofske, 3378 Sally Road expressed concern about how the amount of water being pumped would affect his well. How would he know if his well malfunctioned or if it is due to the water usage from Mr. Graham?

Franklin Graham advised his understanding is as long as he drills down and hits the rock basin he would not affect anybody's well in that area; 150'.

- Future Land Use Map Amendment for the Preserves at Holmes Creek – Steve Cramer, Planner addressed the board in reference to the future land use map amendment, which is a project scheduled over 2-years. The amendment is for 156 acres located at the inter-section of State Road 79 and Pate Pond Road. The applicant is Washington Square Corporation. The proposed amendment includes 2-land use categories,

2-residential category, and 1-commercial category.

The planning commission conducted a hearing, recommending approval, and per board approval the amendment was previously transmitted to the state on August 24, 2017. Five state agencies reviewed the comp plan amendment and recommended approval, as well as staff.

There were no public comments.

III. ADOPT THE AGENDA – **Commissioner Hawkins offered a motion, seconded by Commissioner Bush and carried to adopt the agenda.**

IV. ADOPT PREVIOUS MINUTES –

August 16, 2017 Budget Workshop

August 24, 2017 Board Meeting

August 30, 2017 Budget Workshop

September 5, 2017 Special Meeting

September 7, 2017 Tentative Budget Hearing

September 19, 2017 Final Budget Hearing

Commissioner Hawkins offered a motion, seconded by Commissioner Joyner and carried to adopt the above referenced minutes.

V. NON-AGENDA AUDIENCE - Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” Each individual shall have three (3) minutes to speak on the proposition before the Board.

VI. CONSENT AGENDA –

A. Request approval for the Clerk of Court to pay vouchers for September 2017 totaling \$1,336,443.86

Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to approve the vouchers referenced above.

VII. AGENDA ITEMS

- County Engineer Update – Cliff Knauer addressed the board.
- 5-year Transportation Tentative Plan – Buckhorn Road design was moved from 2021 to 2019. The construction is scheduled for 2021. Cope Road has been added for 2020 for \$1,300,000.00. Safe routes to school application for Kate Smith Elementary ranked second out of 16. Usery Road will be funded. Old Bonifay engineering will be funded in 2019, with construction scheduled for 2020 for \$1,000,000.00.

2018 projects include Kent, Bonnet Pond, and Obie Road.

Commissioner Abbott requested to set up a meeting the third week in January in regards to cost sharing in reference to roads.

County Engineer Knauer advised the board the gas line issues on Kirkland Road are under control. They are due to start next week.

Brickyard inter-section was completed yesterday.

Commissioner Abbott requested the time be adjusted on the lights at the intersection of Brickyard.

County Engineer Knauer advised the agreements on Obie and Bonnet

Pond have not been issued by the Department of Transportation.

The loops were milled out and not replaced at the intersection.

Commissioner Abbott asked if the survey is complete on Kent Road.

County Engineer Knauer advised that he has not received the survey.

- Forestry Standard Operating Plan – Rick Kerr, Fire Coordinator requested approval of the annual mutual aid with Washington County Fire and the Division of Forestry.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush and carried to enter into the inter-local agreement with the Forestry and Washington County Fire.

- Future Land Use Map Amendment – 3312 Sally Road – Steve Cramer, Planner read the title of ordinance 2017-11.

Commissioner Hawkins offered a motion, seconded by Commissioner Abbott and carried to approve ordinance 2017-11 for the Sally Road project.

- Holmes Creek Future Land Use Amendment – Steve Cramer, Planner read the title of ordinance 2017-10.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to pass the future land use map amendment by

ordinance 2017 – 10.

- Campbell Park Cell Tower Lease Addendum – Steve Cramer, Planner updated the board, in 2015, the Board of County Commissioners signed a lease option for a proposed cell tower for Mr. Clark Hinkle. Mr. Hinkle has requested an additional 1-year option.

The staff recommends approval.

Commissioner Hawkins offered a motion, seconded by Commissioner Abbott and carried to approve a 1-year extension on the Campbell Park Cell Tower lease.

- Communications Committee Update – Randy Truette, EMS Director updated the board. Repeaters were recently installed in the schools to close a communication gap. There are additional gaps throughout the county, which include Ebro, Buckhorn Creek, as well as the borders of the county. Public safety communication is affected. He advised the board an RFP was sent out for a tower top amplifier. There was one respondent. The amplifier will amplify the signal going out and coming in for fire, law enforcement, the emergency operations center, and emergency management (all public safety) at a cost of \$49,529.13. The funds are available in the communications fund.

He requested board approval of the purchase.

County Administrator Massey asked if the price included upgrades on the four existing antennas.

Randy Truette advised that after discussion with the vendor he advised the purchase would be a waste of funds. Two of the antennas and coax will be updated.

There is no performance guarantee.

Funds will be left in the communications fund to cover maintenance.

Commissioner Bush offered a motion, seconded by Commissioner Abbott and carried to authorize the communications committee to expend approximately \$49,000.00 to make the improvements, install a tower top amplifier, replace two antennas, and two new connections of coax.

- Public Works Tower – Randy Truette – The coax and antenna at public works is 15 – 20 years old. The results of the study that was done showed coax was degraded, which caused signal loss. Due to the dated antenna the ability to receive and transmit.

It would be a good opportunity for the public works tower to be tested and possibly fixed while the company is in the area.

Commissioner Abbott suggested that the funds would be better spent toward those that are climbing the tower in regards to the upcoming RFP that will be sent out.

County Administrator Massey advised the RFP should go out the end of

the week.

Randy Truette suggested the board have First Communications/Mobile Communication perform a test on the public works tower in reference to the coax and antenna being checked to identify any type of loss.

- FHC Grant – Renae Rountree, Library Director advised the board the library has been selected as one of six in Florida to receive the Smithsonian Museum on Main Street Traveling Exhibit: Hometown Teams How Sports Shaped America. She requested approval to sign the contract to receive \$5,000.00 from the federal government, as well as have a traveling exhibit for 6 weeks in 2018.

Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to give authority for Renae Rountree to sign the contract.

- Volunteer Handbook – Renae Rountree, Library Director advised the board previous attorney for the board, Jeff Goodman signed off on the handbook.

Jeff Massey, County Administrator advised the board he has reviewed the handbook and does not have any concerns.

Commissioner Bush advised to have Jeff Carter, County Attorney review the handbook.

Renae Rountree, Library Director advised the board the date for the

exhibit is September 28, 2018.

- Sign Partnership – Commissioner Hawkins addressed the board in reference to entering into partnerships with local business partners willing to display information on their signs regarding the location of shelters during storm events.

There was no opposition from the board.

VIII. FEMA COORDINATOR – Kevin Mooneyham, Wheeler Emergency updated the board on the current FEMA status.

Commissioner Joyner asked about the reimbursement for the last round of rock for \$2,000,000.00.

Kevin Mooneyham advised they are currently awaiting some of the documentation, which includes checks, Graham County's rock contract, and tickets.

Commissioner Hawkins asked if the tickets were due from Dewberry requested to have the tickets turned in this week.

Representative for Dewberry advised they would get the tickets in. He was not aware they were outstanding.

Rhonda Thomas, Wheeler Emergency advised the board she has been working with Shannon Borgen at Dewberry.

Commissioner Hawkins requested Wheeler Emergency ensure that all the paperwork has been submitted to the state by the board's November meeting.

Jeff Massey, County Administrator advised that he would contact Dewberry and assured the board that the tickets will be submitted.

IX. PUBLIC WORKS SUPERVISOR –

- Fuel System Replacement – Johnny Evans advised the board the current fuel system was installed in 1998 as well as the operating system that runs it. A new system would cost in excess of \$21,000.00, which is included in the current budget. A trade-credit will be given.

Commissioner Bush offered a motion, seconded by Commissioner Joyner and carried to approve of investing \$21,000.00 to improve the public works fuel system.

- Mixer – Johnny Evans advised the board the tentative delivery date on the mixer is November 24, arriving at the yard December 1.

Commissioner Abbott confirmed that the board will be notified of the delivery in order to be present at the county yard.

The board along with Johnny Evans and Jeff Massey held discussion in reference to the mixer, and a spreader truck/process.

Commissioner Joyner requested an update on the mowing.

Johnny Evans advised the completion of the mowing would be determined by the change in seasons.

Commissioner Kent asked about the inmate crews going ahead or following the mowers.

Johnny Evans advised they cannot keep up with them; when it is four tractors.

Commissioner Kent requested an update on a sprayer.

Johnny Evans advised that he has found a 60-gallon sprayer that will fit on the back of the sign truck. The sprayer is on skids.

- X. COUNTY ADMINISTRATOR – Jeff Massey, County Administrator addressed the board.
- Sunny Hills Fountain Lease – Deltona

Jeff Carter, County Attorney advised the board he has prepared a draft lease for Deltona's review. The lease is on behalf of the county for benefit of the MSBU. The draft includes a 99-year lease. The county would be responsible for repairing and maintaining the fountain, and if the board fails to do that satisfactorily they could take the fountain back.

Jeff Massey, County Administrator advised the board the MSBU Board advised at the meeting held on 10/10/17 that they would like to proceed.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush and carried upon the attorney's satisfaction to enter into a 99-year lease agreement with Deltona for the fountain.

- Lighting – Jeff Massey, County Administrator updated the board. The MSBU Board would like 124 of the boulevard lights, re-arm and install the newer fixture, and LED, which the board held previous discussion on. The annual increase would be about \$4,600.00 in the utility cost.

The MSBU Board voted on 10/10/17 to proceed.

The MSBU Board would like information obtained on decorative poles at the entrance with different fixtures.

Fifteen 35' poles would be replaced with fifteen 18' poles. The payment options are \$94,320.00 upfront, which are a one-time fee and thereafter a monthly expense of \$204.00. There is also a 5-year agreement.

There is also the option to pay \$1,252.92 from now on.

The MSBU Board elected to proceed with the upfront payment option.

Commissioner Bush clarified the updates include. 124 will go down the boulevard using the same 35' concrete poles, but replacing the arms and installing LED heads.

94,000.00 will be used to replace 15 30' poles with 15 18' decorative poles.

Commissioner Kent addressed the board in reference to some of the lights being placed in what is referred to as the football field and the fountain area. What is referred to as the football field and the fountain is Deltona property.

Commissioner Hawkins advised Jeff Carter, County Attorney that they would like to include in the lease agreement with the fountain, the whole football field as a part of it because they would like to put a sign there.

Commissioner Bush offered a motion, seconded by Commissioner Hawkins and carried to approve to upgrade the 124 lighting fixtures on the boulevard to LED with new arms, as well as replace the 15 at the entrance with the decorative poles.

Commissioner Bush made aware that if there are issues with the wide median area; they cannot proceed until the lease agreement is approved. Provided the lease agreement comes in quickly, there should not be an issue.

Commissioner Bush advised Jeff Massey, County Administrator that Gulf Power can proceed, starting at the east end of the boulevard, working their way back.

- Extension of the 2017 Tax Roll – Jeff Massey

Commissioner Bush offered a motion, seconded by Commissioner Abbott and carried to approve certify the 2017 tax roll for collection prior to the completion of the value adjustment hearing.

Jeff Massey, County Administrator advised the board, per the tax collector this will allow the tax rolls to go out unimpeded.

- MSBU Advisory Board – Jeff Massey, County Administrator advised that board that the MSBU chairman suggested the addition of Andrea Smith on the MSBU Board.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to approve the addition of Andrea Smith to the MSBU Board.

- MSBU Litter Extension – Jeff Massey, County Administrator advised the board the MSBU Board would like to increase the litter pick up from 17 to 26. The additional cost is \$21,600.00.

Commissioner Hawkins offered a motion, seconded by Commissioner Abbott and carried to extend the annual litter pick up from 17 to 26.

- Fire Engine Purchase – Jeff Massey, County Administrator advised the board the Country Oaks Fire Department has a 75 Mack Fire Truck in dilapidated condition, which did not pass its pump test.

There is a 96 Pierce Engine in Springfield that is in great shape compared to what is on hand.

The cost is \$30,000.00.

Country Oaks has the funding for \$10,000.00 in their budget. Orange Hill has funding for \$20,000.00 in their budget. The new engine would go to Orange Hill, the Orange Hill engine will go to Country Oaks, and a surplus will be located for the 75 Mack.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush and carried to purchase the 96 Pierce Engine truck from Springfield and handle the transferring of the trucks in house as needed.

- November and December Meeting Schedule – Jeff Massey, County Administrator addressed the board in reference to the November and December meeting schedule.

The board agreed to hold the board meeting and workshop on November 8.

The board agreed to hold the board meeting and workshop on December 13.

Jeff Massey, County Administrator advised the board that Matt Fuqua was the code enforcement attorney, which needs to be replaced.

The board held discussion on possible options.

Jeff Carter, County Attorney advised that he would follow up with the board.

- XI. CLERK – None
- XII. COUNTY ATTORNEY – Jeff Carter, Attorney advised the board they own a parcel of property which has caused another parcel to be land locked.

The property is located at Woody Marion Drive.

The board could grant an easement to each individual property owner or the landowners could obtain surveys, at the owner's expense in order to determine where their property line extends across the county property and deed that portion to them.

Commissioner Bush advised if there are plat issues in the location he would like that fixed.

The board agreed with deeding the properties over to the specific landowner.

Commissioner Joyner suggested the planning department look at the location and provide a report as to whether the county has a platted right-of-way there.

Jeff Massey, County Administrator advised the board the cost of baker act for the county was provided to the senator who suggested there may be a funding mechanism to offset baker act cost.

Commissioner Hawkins advised the board the program to offset such cost is a pilot program through the Department of Children and Families. The current process will still stand, which includes going to the nearest hospital for 3 days, which is per statute. After 3 days there is the ability for Children

and Families to pick up the bill and send them to a center in Okaloosa County.

The name of the bill is the Forensic Hospital Diversion Act.

XIII. ADJOURN – **Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to adjourn.**

Deputy Clerk Brantley

Date Board Approved