

BOARD OF COUNTY COMMISSIONERS
Washington County, Florida
Board Meeting
1331 South Blvd., Chipley, FL 32428

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

- A. Call to Order – Chairman Hawkins
- B. Invocation – Johnny Evans
- C. Pledge

The following persons were present: Chairman Hawkins, Vice-Chairman Abbott, Commissioners Bush (via phone), Kent (via phone), and Joyner along with County Administrator Jeff Massey, County Attorney Fuqua (via phone), Fuqua & Milton, P.A., Clerk of Court Lora C. Bell, and Deputy Clerk Risha Brantley.

Chairman Hawkins expressed the boards appreciate for the work effort from public works department during the recent storm event. The same sentiments are also expressed to fire and rescue and the first responders.

II. PUBLIC HEARING

- Request to amend the FLUM designation for the properties located at Highway 77, Chipley, FL from Agriculture/Silviculture to General Commercial to allow for future commercial uses on 2 acres – Dawn McDonald, Senior Planner – The application request has been submitted by Charles and Chantal Gandy for a property that is located across from the correctional facility. As Highway 77

expands that area may become more commercial. There are already commercial uses in the agriculture/silviculture land uses. The board and the planning commission have previously suggested that growth is encouraged on main highways and the land use is general commercial.

The public noticing requirements were met. There was one attendee at neighborhood meeting, who was not in opposition. The planning commission and staff recommended approval.

- Request to amend the FLUM designation of the property located at 3006 Crystal Lake Drive, Chipley, FL, from Low-Density Residential to Neighborhood Commercial II to allow for commercial uses on 4.35 acres – Dawn McDonald, Senior Planner – The application request has been submitted by Dale Goerg.

The park and ride that is currently in Bay County has been proposed to be relocated to Crystal Lake Drive across from the subject property. The proposal is for approximately 25 spaces.

Three neighbors attended the neighborhood meeting in opposition to the proposal. They are opposed to any commercial uses, however, the main concern is increased traffic.

Chairman Hawkins suggested that the additional traffic should be from there to Highway 77 and not the community.

Dawn McDonald, Senior Planner advised that it is optional for a

condition to be included for access to be from Panther Trail and not on Crystal Lake Drive.

Staff and the planning commission have recommended approval.

- Phillip Pierce addressed the board. His property is connected directly to the property requesting to be changed. He expressed his opposition to the land use change and the desire to live in a country setting and not city-living/concrete.

He suggested that the proper advertisement of the land-use change was not done.

- Dick Alton, Crystal Lake resident addressed the board. He suggested that the proper signage was not posted visibly on the property. The land-use change should not be approved.
- Dale Georg, applicant advised that he sees the land-use change as a benefit. A medical care facility/urgent care would benefit the community.

Dawn McDonald, Senior Planner advised the board, the site would be limited to 5,000 square feet, which would be a minor development review.

Chairman Hawkins advised that before anything can be built on the property the board has to approve it.

Dawn McDonald, Senior Planner informed the board that the code specifically says that impacts to neighboring parcels must be minimal.

The required signage was posted, which are done so 10-days prior to the neighborhood meeting.

Recent weather was also an issue regarding the signs.

Attorney Fuqua advised that the signs are not required by Florida Statute. It is an extra step that the county has implemented.

Dawn McDonald, Senior Planner advised that all property owners within 500' of the property were notified.

- Request to amend the FLUM designation of the property located at 3530 Crystal Lake Drive, Chipley, FL, from Low-Density Residential to Low-Medium Density Residential to allow for an additional residence on a 1-acre parcel of property – Dawn McDonald, Senior Planner - The application request to add a dwelling unit for recreational use on property has been submitted by Javy Waller.

The public noticing requirements were met. There was no opposition against the application request.

Chairman Hawkins advised the applicant not to invest

financially until approval of the septic is has been received from the state.

Chairman Hawkins also suggested that a provision be included that the property cannot be split to sell.

Commissioner Joyner expressed concern about additional structures being built affecting the draining in the area.

III. ADOPT THE AGENDA

Commissioner Joyner offered a motion, seconded by Commissioner Abbott, and carried to adopt the agenda.

IV. ADOPT PREVIOUS MINUTES

- Public Hearing/Budget Workshop and Regular Board Meeting – 8/20/2020
- School Board/BOCC Workshop – 8/24/2020
- Special Meeting/Tentative Budget Hearing – 9/9/2020
- Final Budget Hearing – 9/22/2020

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve 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.” - None

VI. AGENDA ITEMS

- 2020 – 2021 Core Contracts with Department of Health –
**Commissioner Abbott offered a motion, seconded by
Commissioner Joyner, and carried to approve the 2020 –
2021 Core Contracts with the Department of Health.**

- Circle H Fuel Card Request – Lynne Abel, Public Safety Officer
advised the board the card will allow for 24-hour fuel pumping
for fire, animal control, and emergency management.

**Commissioner Abbott offered a motion, seconded by
Commissioner Joyner, and carried to approve the Circle H
Fuel Card request.**

- Extension of LSE – Lynne Abel, Public Safety Officer –
**Commissioner Joyner offered a motion, seconded by
Commissioner Hawkins, and carried to approve of moving
the approval of the LSE from Sunday to Thursday.**

- Request to amend the FLUM designation for the properties
located at Highway 77, Chipley, FL from
Agriculture/Silviculture to General Commercial to allow for
future commercial uses on 2 acres – **Commissioner Joyner
offered a motion, seconded by Commissioner Abbott, and
carried to approve the FLUM designation on properties
located at Highway 77.**

- Request to amend the FLUM designation of the property located
at 3006 Crystal Lake Drive, Chipley, FL, from Low-Density
Residential to Neighborhood Commercial II to allow for

commercial uses on 4.35 acres – **Commissioner Hawkins offered a motion, seconded by Commissioner Joyner for discussion.**

Commissioner Joyner advised the public that the board does control what occurs on the properties after the land-use changes to commercial. There will not be a beer joint or tattoo parlor there.

An approval request has to be brought back before the board before anything is put there.

The motion carried unanimously.

- Request to amend the FLUM designation of the property located at 3530 Crystal Lake Drive, Chipley, FL, from Low-Density Residential to Low-Medium Density Residential to allow for an additional residence on a 1-acre parcel of property –

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the land-use change located at 3530 Crystal Lake Drive.

- Interlocal Agreement with Emerald Coast Regional Planning – Austin Mount, CEO addressed the board. There is elevated importance of a transportation need in the rural community. The federal government has issued guidance and requirements if you have a population that is greater than 50,000. It is

directed that a particular transportation plan and organization will be done.

In the study that was conducted the designation can be proceeded with. What the other states have can be created through an interlocal agreement, stating that the Emerald Coast Regional Council will do the transportation planning.

Florida Department of Transportation has provided a scope of work and will fund it.

Opportunities for input regarding transportation decision will be created for the elected officials and the public.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the interlocal agreement with Emerald Coast Regional Planning to work with the TRIP Program.

- Jemmstone Option – Ted Everett, EDC Executive Director – A real estate option is being presented to the board today which may lead to a business for the industrial park. The company is seeking an 18-month decision period. Jemmstone will pay \$25,000.00 for the first six months, which is refundable to the company if during the first six months they decide against the purchase. The second six months they will give the county \$20,000.00, and for the third, six months \$15,000.00. If they decide not to come by the third term the county keeps the

\$20,000.00 and the \$15,000.00. If they decide to build all the funds in escrow will go toward the purchase price.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the Jemmstone Option Agreement.

- Purchase of Unication G2 Pagers – Rick Kerr, Fire Services Coordinator requested approval to purchase ten G-2 pagers, one for each chief in the county. This option will pick up the digital channel that the fire service uses.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve to purchase 10 G-2 pagers from the Hurricane Michael contingency funds designated for fire services per Rick Kerr’s request.

- FDOT Agreement for SCOP Bridge Repair – Karen Shaw, Grants/Special Projects Coordinator – 276-A Clayton Road over Holmes Creek Bridge Repair - \$136,796.00 Construction Dollars

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the agreement with FDOT for the 276-A Clayton Road over Holmes Creek Bridge Repair.

- DEO Technical Assistance Grant Award – Karen Shaw,

Grants/Special Projects Coordinator – Development Guide for the Highway 79 Corridor - \$35,000.00 –

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the DEO Technical Assistance Grant Award.

- E-911 Truck – Clint Erickson, E911 Coordinator – The E-911 program has over \$97,000.00 in the budget for roll-over. The state will only allow approximately \$54,000.00 per year. If the program rolls over more than that the program will not be eligible for state grants or receive any of those monies until those funds have been exhausted.

The state requires that the county attorney has to sign off on the request as being legitimate.

The vehicle will be sold back to the county commissioners for fair value. The funds received from the county coffers is suitable for that. The request is to obtain a purchase order to purchase a new vehicle and turn the 2016/2017 F-150 over to the county.

The requested vehicle for purchase is a new Chevrolet Tahoe from the state contract.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve of the

purchase of the Chevrolet Tahoe for E-911 and to turn the 2016/2017 F-150 over to the county.

- Request to update Section 5.10 of the Handbook – Regarding Overtime and Compensatory Time – Tray Hawkins, Chairman – This is strictly during a declared state of emergency.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to update section 5.10 of the handbook. This is regarding any declared state of emergency (local or state).

- Temporary Increase in County Administrator’s spending authority to \$50,000.00 due to Hurricane Sally – Tray Hawkins, Chairman advised that he would also sign off on the purchases.

Commissioner Abbott expressed concern about commissioners having to answer to the public and being unaware of purchases if this is implemented.

After discussion, Chairman Hawkins advised that the issue will be tabled.

Chairman Hawkins called a recess from 10:14 a.m. – 10:25 a.m.

VII. FEMA COORDINATOR – Kevan Parker addressed the board.

- Michael Projects – There are 42 obligation projects. (\$35 million) 13 large projects are in the final large project review at the state level. \$130,000,000.00 should be obligated in the next week. There are 2 projects at the state final review.

There will be a transition from advancements to request for work that has already been done.

County Administrator Massey expressed concern about cash flow.

Chairman Hawkins informed the board that they were under the assumption that 50% of the money had to be pulled out at one time to initiate a project. That is not the case. This can be done in smaller sections, such as 30% of the work.

Kevan Parker advised the board that his goal at the end is not to have to borrow money.

\$577,000.00 of the \$1,100,000.00 of category B was sent some months prior. \$400,000.00 is being sent, with around \$200,000.00 being held for the final validation.

\$1,100,000.00 of management costs will be requested.

Road damage in the county has been documented by video and pictures. A GIS map has been developed with points on it. 350 miles of road was covered under Hurricane Michael. 135 miles has been identified under Hurricane Sally.

- COVID - An estimate for the county of \$600,000.00 was given to the state. An advance of \$300,000.00 was received. The close out for this is September 7.
A new COVID has been opened as of September 8, which is indefinite.
- CARES ACT - \$4,400,000.00 – The county received an advance of \$1,100,000.00. The next 20% will be coming out, which is \$800,000.00. It has to be shown that the first \$1,100,000.00 has been spent or obligated.

Commissioner Abbott requested that he receive reports.

- Legacy \$1,200,000.00 is outstanding.

VIII. MSBU CHAIRMAN – Gary Hartman updated the board regarding their last meeting.

- Reviewed the ordinance to identify the responsibility of the MSBU Committee, which is to advise the Washington County Board of County Commissioners on allocating the assessments funds
- A couple of items were tabled until the next meeting due to two members being absent
- Possibility of public comment at the end of the meeting for items that are not listed on the agenda
- Initial crime watch meeting has been held

IX. PUBLIC WORKS SUPERVISOR – Johnny Evans addressed the board.

- Clayton Road – The road is currently closed to protect the road base.

Asphalt needs to be put on the road as soon as possible. Additional roads will be affected by the water crossing.

Johnny Evans advised the board that another excavator will be needed to keep up with the second pit being opened.

The board directed Johnny Evans to bring lease information back before the board.

- X. COUNTY ENGINEER – Cliff Knauer addressed the board.
- Old Bonifay and Cope \$0.00 Change Order – Melvin Engineering provided a change order to extend the timeframe on Old Bonifay Highway and Cope Road. Old Bonifay Highway has 21 rain days and July 4 was a holiday that they qualified for. The same 22 days on Cope along with an additional 30 days are requested due to dealing with fiber optics from AT&T that were put on top of the culverts on Cope Road. With the extension, the completion date on Old Bonifay would be October 2, and Cope would be November 1.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve of 23 days on Old Bonifay and 52 on Cope Road.

- Williams Road Bridge – The survey is complete and the hydraulic analysis is being worked on.
- Joyner Road Culverts – The survey and hydraulic study are complete, and plans are being worked on. Joyner will be bid out in advance of the Williams Road bridge.
- Brickyard Road – A conceptual plan is being compiled for the board, school,

and DOT to review. The eastbound left lane at Kirkland Road has been designed. An eastbound right turn lane from the easternmost exit of the school is being looked at. The eastern end area, up to the bus drop is being designed with the hope that the school board will pay for everything from the right-of-way to the bus drop off and DOT will pay for the right-of-way to the road.

A conceptual drawing is being put together for the option with the buses going straight across.

The discussion regarding a no left turn at that exit; when the buses leave the school they turn west to the bus barn. This would cause the buses to try to turn around at the next school entrance, to the east. There is not adequate room for that.

A long dedicated right turn lane would be a benefit.

- South Boulevard – The design is being finalized on South Boulevard. The large item on South Boulevard is to extend the eastbound left-turn lane at the school.
- Sunny Hills Paving – The paving is 80% – 90% complete.
- Hartford Boulevard – The survey has started on the existing road alignment and the alignment that would straighten all the roads out.
- Culpepper Landing – Revised plans are being submitted to FBIP. The canoe and kayak launch has been separated from the rest of the project. The bid schedule is included to show that it is a separate bid item.

Before it is put out for bid, there needs to be something in writing from the

director that there are no issues with the project.

County Administrator Massey advised that he would like to follow-up on mitigating the property at the industrial park.

County Engineer Knauer suggested to e-mail the project manager a copy of the mitigation proposal that was previously approved to see if he would accept it. The caveat is that the mitigation proposal was for very specific impacts that were tailored to Project Pipe.

Chairman Hawkins called a recess from 11:14 a.m. – 11:27 a.m.

Commissioner Kent expressed concern about tabling County Administrator Massey's spending limit.

Chairman Hawkins suggested continuing the meetings as previously discussed until the communication is at an acceptable point for the entire board. The item will be revisited in October.

XI. COUNTY ADMINISTRATION – Jeff Massey addressed the board.

- Sale of County Owned Property Located in Sunny Hills – An offer has been placed for the assessed value of \$1,800.00 per parcel, totaling \$9,000.00.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the sale of the county-owned property in Sunny Hills for \$1,800.00 per parcel.

- Broadband Update – Wildstar submitted a proposal. A zoom meeting

has been scheduled for questions and answers.

- Ag Center and Library Update – All content will be removed from the library by today. The building is owned by the city, however, the county has insurance on the contents.
4 staff from the ag center are working from home. Nikki and Cynthia are working from the county annex.

Things are progressing well.

- Pole Barns – County Administrator Massey confirmed with the board that the plans that were being used in the building department for pole barns would cease being used as the board previously discussed in a prior meeting.

County Engineer Knauer advised that the 2017 Florida Building Code addresses pole barns. There should not be any action required.

Chairman Hawkins advised the board that a contract is being worked on to straighten the foundation of the ag center.

XII. CLERK – Clerk Bell addressed the board.

- Vouchers - \$3,225,015.83

**Commissioner Abbott offered a motion, seconded by
Commissioner Joyner, and carried to approve the vouchers for
August.**

XIII. COUNTY ATTORNEY –Attorney Fuqua –

- Revocation and Replacement of Ordinance 18-08, Sale of County

Owned Property -

Commissioner Joyner offered a motion, seconded by Commissioner Abbott, and carried to approve the above-referenced ordinance.

- Revocation of Ordinance for Teen Court –

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the above-referenced ordinance.

XIV. ADJOURN – Commissioner Abbott adjourned the meeting.

Deputy Clerk Brantley

Date Board Approved