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BOARD MINUTES FOR 02/05/96

FEBRUARY 5, 1996

PURSUANT TO A RECESS FROM THE JANUARY 18, 1996 MEETING, THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY, MET ON THE ABOVE DATE AT THE WASHINGTON COUNTY ADMINISTRATIVE BUILDING, 711 THIRD STREET, CHIPLEY, FLORIDA WITH COMMISSIONERS BROCK, CARTER, CORBIN, DAVIS AND MORRIS PRESENT. CLERK EARNESTINE MILLER, ADMINISTRATOR HAGAN AND DEPUTY CLERK CARTER WERE ALSO IN ATTENDANCE.

CHAIRMAN CARTER STATED THE MAIN PURPOSE OF THE MEETING WAS TO LISTEN TO PRESENTATIONS ON A JAIL.

HOLMES COUNTY COMMISSIONERS MICKEY WOODHAM AND HAROLD SMITH WERE PRESENT FOR THE PRESENTATIONS.

MIKE WATSON, REPRESENTING WATSON, WATSON AND RUTLAND ARCHITECTS, MADE A PRESENTATION ON A CONSOLIDATED JAIL FOR HOLMES AND WASHINGTON COUNTY; ADDRESSED A NEEDS AND FEASIBILITY STUDY DONE ON BOTH COUNTIES; PROVIDED THE TOTAL COST OF A CONSOLIDATED JAIL WITH HOLMES COUNTY VERSUS A STAND ALONE JAIL FOR BOTH COUNTIES AND THE SAVINGS FOR EACH COUNTY SHOULD THEY AGREE ON A CONSOLIDATED JAIL. WATSON'S FIGURES SHOWED A COST OF \$18.58 PER DAY PER INMATE FOR A STAND ALONE JAIL AND \$11.93 PER DAY PER INMATE FOR A CONSOLIDATED JAIL USING A 128 BED FACILITY FOR A STAND ALONE AND A 256 BED FACILITY FOR A CONSOLIDATED JAIL. THE SAVINGS PER COUNTY OVER A TWENTY YEAR PERIOD WOULD TOTAL \$10,388,500.00 IF THEY AGREED TO A CONSOLIDATED JAIL.

WATSON ADDRESSED THE CONSOLIDATION ISSUES AND THE TEN TOP REASONS FOR CONSOLIDATION. A HANDOUT WAS PROVIDED TO THE BOARD ON WATSON'S PRESENTATION. WATSON EMPHASIZED THESE PROJECTIONS MAY NOT EXACTLY REPRESENT ALL OF THE OPERATION AND MAINTENANCE COSTS; THEY WERE BASED ON THE BUDGET HIS FIRM RECEIVED FROM THE SHERIFF'S OFFICE LAST YEAR.

WATSON STATED HIS FIRM WAS INTERESTED ONLY IN DESIGNING THE JAIL FACILITIES; HOWEVER, IF EACH OF THE COUNTIES CHOSE AS JOINT OR SINGLE BODIES THEY WANTED TO GO WITH A DESIGN, BUILD, FINANCE AND MANAGE PACKAGE, THEY WOULD AGREE TO PUT TOGETHER A CONTRACTOR, FINANCIAL TEAM AND MANAGEMENT TEAM AND PRESENT THE TOTAL PACKAGE TO THE BOARD.

WATSON AGREED HE COULD HAVE SOMEONE COME AND RESEARCH WHAT THE FINANCING ALTERNATIVES ARE AND GET WITH ADMINISTRATOR HAGAN ON WHAT THEIR PROJECTION ON THE BEST ROUTE TO ADVERTISE THE DEBT WOULD BE.

THE ISSUE OF A PRIVATE GROUP BUILDING A JAIL AND LEASING IT TO THE COUNTY WAS DISCUSSED.

CHAIRMAN CARTER CALLED FOR A FIVE MINUTE RECESS.

PURSUANT TO A RECESS, STUART CHRISTMAS MADE A PRESENTATION ON A JAIL BUT STATED DUE TO THE TIME FRAME, HE HAD NOT LOOKED AT THE COST & BENEFITS OF CONSTRUCTING A JAIL. CHRISTMAS EMPHASIZED THERE WERE THREE MAJOR COST FACTORS INVOLVED: THE SITE, LAUNDRY FACILITIES, AND FOOD SERVICES. HE ADDRESSED A SPECIAL TAXING DISTRICT BEING USED AS A FINANCING MECHANISM; HOWEVER, THIS HAS NEVER BEEN USED FOR A JOINT JAIL FACILITY. ALSO, THERE WOULD HAVE TO BE AN INTERLOCAL AGREEMENT BETWEEN THE TWO COUNTIES, IT WOULD TAKE AN ACT OF LEGISLATURE AND IN ALL LIKELIHOOD IT WOULD REQUIRE A REFERENDUM IN WASHINGTON COUNTY AND HOLMES COUNTY. THE REVENUES FROM THE SPECIAL TAXING DISTRICT WOULD HAVE TO BE PLEDGED FOR A GENERAL OBLIGATION BOND. CHRISTMAS MADE THE BOARD AWARE OF PROBLEMS WITH THE SPECIAL TAXING DISTRICT FINANCING MECHANISM. ONE PROBLEM BEING THE COUNTY'S EMERGENCY NEED FOR A JAIL FACILITY AND IT TAKING AN ACT OF LEGISLATURE TO ALLOW THIS. ANOTHER PROBLEM IS HOW LEVYING ANOTHER TAX IS GOING TO BE PERCEIVED BY THE COMMUNITY.

CHRISTMAS THEN ADDRESSED AN INTERGOVERNMENTAL AGREEMENT BEING USED AS A FINANCIAL MECHANISM. CHRISTMAS INDICATED THE MOST DIFFICULTY WITH THIS MECHANISM WAS THERE BEING TWO COUNTIES PLEDGING THE FULL FAITH AND CREDIT OF BOTH COUNTIES INDIVIDUALLY ON THE BOND ISSUE.

CHRISTMAS ADDRESSED A LEASE BACK ARRANGEMENT FOR A JAIL FACILITY. THE BOARD REQUESTED CHRISTMAS BRING BACK A TOTAL COST SCENARIO INVOLVED WITH THE BOND ISSUE FOR THE DESIGNING, CONSTRUCTING, FINANCING AND MANAGING OF THE JAIL AT THEIR MARCH 21, 1996 MEETING.

JULIAN WEBB WAS PRESENT TO REQUEST THE RANKING OF THE ENGINEERING PROPOSALS ON THE CDBG ROAD GRANT. VONCILE ESTES, ADMINISTRATIVE SECRETARY, WAS GIVEN THE BOARD'S

SCORE SHEETS FOR TABULATION.

ATTORNEY HOLLEY ADVISED THE BOARD IF THEY WERE GOING TO PUT THE SOLID WASTE ASSESSMENT ON THE TAX BILLS NEXT YEAR, THEY WOULD HAVE TO ADOPT A SIMILAR RESOLUTION TO THE ONE THEY ADOPTED LAST YEAR AS IT HAD TO BE DONE ANNUALLY. IN ORDER TO HAVE THE ASSESSMENT ON THE TAX BILLS, THE PUBLIC HEARING WILL HAVE TO BE HELD BY MARCH 1, 1996 AND BE ADVERTISED ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS. ALSO, THE BOARD WILL HAVE TO GET THE AGREEMENT OF THE PROPERTY APPRAISER AND TAX COLLECTOR TO PUT THE ASSESSMENT ON THE ROLLS AT ALL AS IT WAS NOT DONE PRIOR TO JANUARY 1, 1996. COMMISSIONER MORRIS OFFERED A MOTION TO AUTHORIZE THE CLERK TO ADVERTISE FOR A PUBLIC HEARING ON THE BOARD'S INTENT TO CONSIDER THE ADOPTION OF A RESOLUTION ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS FOR THE COST OF PROVIDING SOLID WASTE COLLECTION AND DISPOSAL SERVICES AND FACILITIES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 1996. CHAIRMAN CARTER RELINQUISHED HIS CHAIR AND SECONDED THE MOTION. COMMISSIONERS MORRIS, CARTER AND CORBIN FOR WITH COMMISSIONERS BROCK AND DAVIS OPPOSED. CHAIRMAN CARTER AGREED TO TALK WITH THE PROPERTY APPRAISER AND THE TAX COLLECTOR ON PLACING THE SOLID WASTE ASSESSMENT ON THE TAX ROLLS.

JULIAN WEBB, GRANT CONSULTANT, READ THE TABULATIONS ON THE RANKING OF THE ENGINEERING PROPOSALS FOR THE CDBG ROAD GRANT:

1. DAVID H. MELVIN, INC.
4428 LAFAYETTE STREET
P. O. BOX 840
MARIANNA, FL 32447
2. GENESIS GROUP, INC.
679 MARTIN LUTHER KING DRIVE
CHIPLEY, FL 32428
3. PREBBLE-RISH, INC.
402 REID AVENUE
PORT ST. JOE, FL 32456
4. POLYENGINEERING, INC.
1935 HEADLAND AVENUE, BOX 837
DOTHAN, AL 36303

COMMISSIONER DAVIS OFFERED A MOTION, SECONDED BY COMMISSIONER BROCK AND CARRIED TO ACCEPT THE ABOVE RANKINGS OF THE ENGINEERING PROPOSALS AND HAVE DAVID H. MELVIN PRESENT AT THE FEBRUARY 15, 1996 MEETING FOR NEGOTIATIONS.

JULIAN WEBB AGREED TO PROVIDE THE BOARD WITH A SUMMARY OF THE FOOTAGE ON THE ROADS INCLUDED IN THE CDBG ROAD GRANT AND THE AMOUNT OF MONEY AVAILABLE IN THE GRANT FOR ENGINEERING SERVICES PRIOR TO THE FEBRUARY 15TH MEETING.

COMMISSIONER MORRIS ASKED TOMMY McDONALD, MAYOR OF THE CITY OF CHIPLEY, TO ADDRESS THE BOARD ON THE CITY'S INTENTIONS OF HIRING A BUILDING INSPECTOR. McDONALD ADVISED THE BOARD THE CITY'S ORIGINAL PLAN WAS TO HIRE A CODE ENFORCEMENT OFFICER, WHICH THEY HAVE DONE, AND PUT HIM ON LATER AS A CODE ENFORCEMENT OFFICER/ BUILDING INSPECTOR.

DISCUSSION BEGAN ON GERALD RICHTER'S, BUILDING INSPECTOR, REQUEST FOR AN INCREASE IN SALARY TO \$25,000.00, AN ADDITIONAL INSPECTOR HIRED FOR THE BUILDING DEPARTMENT AT \$22,000.00 AND A \$.50 PER HOUR INCREASE FOR FELECIA SMITH, CLERICAL EMPLOYEE WITH THE BUILDING INSPECTION DEPARTMENT.

COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER BROCK AND CARRIED UNANIMOUSLY TO RAISE THE BUILDING INSPECTOR'S SALARY TO \$25,000.00 ANNUALLY.

DISCUSSION WAS HELD ON HIRING AN ADDITIONAL BUILDING INSPECTOR FOR \$22,000.00 PER YEAR AND HAVING THE BUILDING INSPECTORS BE RESPONSIBLE FOR CODE ENFORCEMENT ALSO. GERALD RICHTER, BUILDING INSPECTOR, TOLD THE BOARD IF THEY WOULD HIRE AN ADDITIONAL INSPECTOR, NEXT QUARTER IF THE BUILDING DEPARTMENT DID NOT MAKE ENOUGH REVENUES TO PAY FOR THE ADDITIONAL EXPENSES INCURRED, HE WOULD STEP OUT AND THE COUNTY WOULD STILL HAVE A BUILDING INSPECTOR. COMMISSIONER MORRIS OFFERED A MOTION TO HIRE RICHTER A FULL TIME HELPER BASED ON THE CRITERIA STATED; HOWEVER, GIVE IT UNTIL THE END OF THE THIRD QUARTER, IF THE REVENUES ARE NOT THERE TO PAY FOR THE EXPENSES OF THE BUILDING DEPARTMENT, THE LAST QUARTER RICHTER DROPS BACK, PICKS UP THE EXPENSES AND COMES BACK EVEN ON THE BUILDING INSPECTION DEPARTMENT REVENUES AND EXPENDITURES. COMMISSIONER BROCK SECONDED THE MOTION. COMMISSIONER MORRIS AND BROCK AGREED TO AN AMENDMENT TO THE MOTION TO CAP THE SALARY FOR THE ADDITIONAL EMPLOYEE AT \$22,000.00. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION WAS HELD ON GIVING FELECIA SMITH, CLERICAL EMPLOYEE WITH THE BUILDING INSPECTION DEPARTMENT, AN INCREASE IN PAY. COMMISSIONER MORRIS OFFERED A MOTION, SECONDED BY COMMISSIONER BROCK TO GIVE FELECIA SMITH A \$.25 PER HOUR RAISE. THE MOTION CARRIED WITH COMMISSIONERS MORRIS, BROCK AND CARTER FOR AND COMMISSIONERS DAVIS AND CORBIN OPPOSED.

THE BOARD ADDRESSED THE NEED OF ESTABLISHING A GOOD SALARY STRUCTURE AND WAGE PER HOUR STRUCTURE FOR COUNTY EMPLOYEES.

COMMISSIONER MORRIS OFFERED A MOTION TO ADJOURN. COMMISSIONER DAVIS ADDRESSED DRIVEWAYS ON STATE HIGHWAYS. COMMISSIONER MORRIS WITHDREW HIS MOTION TO ADJOURN. COMMISSIONER DAVIS OFFERED A MOTION TO ADOPT AMENDMENT #7, SECTION 3 DRIVEWAYS WHICH STATES: THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMITS AND EXERCISES AUTHORITY IN DRIVEWAY CONNECTIONS TO THE STATE HIGHWAY SYSTEM. IT SHALL BE THE POLICY OF WASHINGTON COUNTY TO REFRAIN FROM OTHER PERMITTING, INSPECTION AND INSTALLATION ACTIVITY IN REGARDS TO DRIVEWAY CONNECTIONS TO STATE ROADS. COMMISSIONER CORBIN SECONDED THE MOTION AND IT CARRIED. COMMISSIONER BROCK AND MORRIS OPPOSED.

COMMISSIONER DAVIS OFFERED A MOTION, SECONDED BY COMMISSIONER MORRIS AND CARRIED TO DISCONTINUE REQUIRING PIPE IN DRIVEWAYS ON SUBDIVISIONS.

FRANK CORSO QUESTIONED IF THERE HAD BEEN ANY UPDATES ON COUNTY WIDE VOTING. ADMINISTRATOR HAGAN ADVISED CORSO THE LAST ACTION OF THE BOARD WAS THEY WOULD CONTINUE TO MONITOR THE COUNTY WIDE VOTING ISSUE AND NOTHING HAS CHANGED.

CORSO QUESTIONED THE TOTAL NUMBER OF ARGUS CUSTOMERS WHO ARE RECEIVING HALF-PRICE GARBAGE RATES. ADMINISTRATOR HAGAN ADVISED CORSO THERE WERE APPROXIMATELY 130 TO 135.

CORSO QUESTIONED THE STATUS OF THE ARGUS AGREEMENT ON THE LAND IN WAUSAU. CHAIRMAN CARTER ADVISED CORSO THE DEED FOR THE PROPERTY HAD BEEN RECEIVED BY THE COUNTY. COMMISSIONER CORBIN ADVISED CORSO THERE WAS A MEETING WITH ARGUS OFFICIALS ON FEBRUARY 6, 1996.

CORSO ADDRESSED PROBLEMS HE WAS HAVING WITH HIS 9-1-1 ADDRESS IN GETTING UPS DELIVERIES TO HIS HOME DUE TO THEM HAVING A PROLEM IDENTIFYING THE LOCATION OF THE ROAD. HIS 9-1-1 ADDRESS IS LISTED AS 2029 MUDHILL ROAD, CHIPLEY, FLORIDA. CORSO ACTUALLY LIVES CLOSER TO WAUSAU. THE BOARD REQUESTED ADMINISTRATOR HAGAN WORK WITH CORSO, 9-1-1 COORDINATOR AND THE POSTMASTER TO TRY AND RESOLVE THE PROBLEM.

DEPUTY CLERK CARTER QUESTIONED IF THE BOARD WAS WANTING THE REMAINDER OF THE ORANGE HILL HIGHWAY CONTRACT WITH ANDERSON COLUMBIA PAID OR IF THEY WANTED TO HOLD SOME OF THE MONIES. COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER DAVIS AND CARRIED TO PAY THE REMAINING \$91,056.02 DUE ANDERSON COLUMBIA ON THE ORANGE HILL HIGHWAY CONTRACT.

DEPUTY CLERK CARTER ADDRESSED THE BILL FROM ANDERSON COLUMBIA COMPANY FOR THE HIGHWAY 284 CONTRACT AMOUNT OF \$74,754.80. COM- MISSIONER MORRIS OFFERED A MOTION, SECONDED BY COMMISSIONER BROCK AND CARRIED TO PAY THE \$74,754.80 BILL TO ANDERSON COLUMBIA.

COMMISSIONER MORRIS OFFERED A MOTION, SECONDED BY COMMISSIONER DAVIS AND CARRIED TO ADJOURN. ATTEST:_____

CLERK

CHAIRMAN

ATTEST:_____

DEPUTY CLERK

END OF MINUTES FOR 02/05/96