
**WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS
May 26, 2016 Regular Meeting - Commission Board Room
1331 South Blvd., Chipley, FL 32428**

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Alan Bush Chairman	Charles Kent Vice-Chair	Charles Brock	Todd Abbott	Lynn Gothard

- I. PROCLAMATION – Deputy Holland
 - A. Call to Order – Chairman Bush
 - B. Invocation/Pledge – County Coordinator Corbin/Chairman Bush

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

Commissioner Brock was present via polycom.

Also attending the meeting are as follows:

Jeff Goodman, County Attorney

Lora C. Bell, Clerk of Court

David Corbin, County Coordinator

Risha Brantley, Deputy Clerk

County Attorney Goodman read the Board approved statement request for the public addressing the Board.

- II. PUBLIC HEARING

- A. Small Scale Future Land Use Amendment – Caitlin Cerame, Planner addressed the Board in reference to a small scale future land use amendment located on Hwy. 277 from general commercial to low-medium density residential.

A neighborhood information meeting was held on April 20, with no voices of opposition.

The Planning Commission reviewed the request at the May meeting and recommended approval of the request.

- Veronica Jones, Vernon, Florida requested a brief of the map that was provided by Caitlin Cerame and clarified what type of houses would be put on the property.

B. Petition to Vacate a Portion of Seminole Plantation Plat – Caitlin

Cerame advised the Board the request is for a partial plat vacation. It is located to the west of Hwy. 77, North of Hwy. 20 and is estimated at 650 acres.

She provided a description of the property on a display map.

At the Planning Commission meeting it was recommended by County Engineer Knauer that a specific purpose survey be completed.

The Planning Commission would also like continued access to the lake, if that is a possibility.

County Attorney Goodman advised there is not access to the lake.

The lake has not been accessed by the public for 60 – 80 years.

Caitlin Cerame agreed, stating that the lake is currently fenced in and has never been used for public access.

County Attorney Goodman addressed Caitlin Cerame, for record purposes additional surveys will be done and once approved by the Planning Department that will be exhibit B. to the resolution.

Chairman Bush expressed concern about the county residents having

future access to the lake. He suggested including access to this lake with the recorded items.

Caitlin Cerame advised that she would reference the code from her perspective, which is currently included in the staff report for new sub-divisions. In the event they come back through and they subdivide the property it says that all natural lakes of over 20 acres in size should be dedicated to the county for maintenance and shall be approved by the Planning Commission unless a public access to said lake is successfully negotiated between the Board of County Commissioners and the developer of said property.

Commissioner Abbott and Bush held discussion on access to the lake.

County Attorney Goodman suggested the resolution may need to be amended to include an attachment where the Board states if that is the purview of the Board, but that has not been specifically discussed with the applicant, which would have to be done.

Chairman Bush commented that it is his understanding that if the applicant re-platted that the county would have access to it.

Commissioner Gothard advised that she is fine with the way that it currently is.

Commissioner Abbott agreed with Commissioner Gothard.

Chairman Bush advised he was expressing his concerns but was okay if the Board was.

There were no comments from the public.

- C. Variance Request- Caitlin Cerame advised the Board the variance request is to sub-divide property that is located at 291 Hwy. 90. The homes have separate address', utility, and septic. The property is agriculture/silviculture.

Commissioner Abbott asked if another driveway would be installed, if they would share, or would they enter from Candy Kitchen Road.

Caitlin Cerame advised there is an existing driveway and that will be given to the person the property is sold to. The plan is for them to access off of Candy Kitchen Road.

Commissioner Abbott advised that it is currently not addressed off of Candy Kitchen Road and it is facing Hwy. 90.

The applicants advised that they are planning to install a large driveway on Candy Kitchen Road in the area where the pole barn is located.

Commissioner Abbott expressed concern about the house being addressed off of Hwy. 90.

Commissioner Gothard suggested to the Planning Department, in the future to discuss the driveway before they receive their packet in order to provide the Board a clear picture.

Commissioner Abbott advised, since the house is facing hwy. 90, it should have an address to reflect that as well as a driveway there.

Commissioner Kent advised that if emergency personnel needs to reach the address there should access at the address location.

There were no public comments.

Chairman Bush closed the public hearing.

III. ADOPT THE AGENDA

Deputy Clerk Brantley requested to add the appointment of the VAB members to the agenda.

Chairman Bush added the inter-local agreement between Chipley, Washington County Schools, and the Washington County Board of County Commissioners for grant relief and resurfacing of Hoyt Street.

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

IV. ADOPT THE PREVIOUS MINUTES

April 20, 2016 – Workshop

April 21, 2016 – Board Meeting

May 3, 2016 – Special Meeting

Commissioner Abbott offered a motion, seconded by Commissioner Kent 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 of Commission.” Each individual shall have (3) minutes to speak on the proposition before the Board.

There were no public comments.

VI. CONSENT AGENDA

- A. Request approval for the Clerk of Court to pay vouchers for April totaling \$2,188,388.34
- B. FDACS Grant Approval – Washington County has been selected to receive \$300,000.00 for the agricultural center
- C. Integrated Library System Contract – ByWater Solutions
- D. Variance Request – Nancy Sweat, 289 Hwy. 90
- E. Planning Commissioner Appointment – John Gay
- F. Small Scale Future Land Use Amendment – Moses Hernandez – The subject property is a corner lot with frontage of Hwy. 277 and Hillcrest Circle
- G. Proclamation for Grandparent Alienation Awareness Day – June 14, 2016
- H. Lucas Lake Road Change Order #1 - \$0.00 – Additional driveway and mitered end sections for property owners, delete 35 mph signs, stop signs, and add sod
- I. Hoyt Street Sidewalk Resolution – Support of Hoyt Street sidewalk construction through Transportation Alternative Program funding
- J. CareerSource Chipola Inter-local Agreement
- K. Code Enforcement Magistrate
- L. Wheeler Task Order 6 – June 1, 2016 – August 31, 2016

Commissioner Abbott questioned \$94,203.61 being used from surplus land funds.

Deputy Clerk Brantley advised she does not know but could research it and provide him the information.

Clerk Bell advised Commissioner Abbott he would be provided that information today.

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

- VII. AGENDA ITEMS – Petition to Vacate a Portion of Seminole Plantation Plat – County Attorney Goodman advised the Board there is a resolution proposal before them which would in effect with the attachments, finalize the vacation subject to the additional survey that needs to be done by the applicant. The resolution will trigger the final surveying to be done and then it would be recorded and treated as a vacation. Exhibit B. will be a final survey that will be done. The purpose of the survey is to show the exterior platted right-of-way that is being kept open along with the road at issue to make sure that if it is outside of the their platted right-of-way the Board has access and right of easement to the road as well. That will be done after the resolution is passed and included as an attachment. Once it is passed it will be recorded.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to pass the petition to vacate the portion of Seminole Plantation Plat per the documents that have been provided to the Board.

- VAB Appointment – Deputy Clerk Brantley requested appointments for the VAB Board.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to retain the current appointees for the VAB Board, which were Commissioner’s Gothard, Bush, and citizen appointee Gary Hartman.

- Inter-Local Agreement – Hoyt Street – Chairman Bush addressed the Board in reference to participating in the Hoyt Street resurfacing project.

The revised bid is \$48,000.00.

County Engineer Knauer addressed the Board in reference to the Hoyt Street resurfacing project.

Chairman Bush advised the Board the cost is split (3) ways. If the Board approves to cover 1/3 of the cost the inter-local agreement will be executed once it has been prepared.

Commissioner Gothard asked if Joe Taylor would have to come before the school board.

Chairman Bush advised he does not know their plan or Chipley’s plan but would like to ensure the Board is ready.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried for the Board to enter into an inter-local agreement with Chipley and the Washington

County School Board to resurface Hoyt Street with the Board covering a 1/3 of the cost.

The motion carried unanimously.

VIII. FEMA COORDINATOR – Jason Wheeler advised that he does not have any updates.

IX. PUBLIC WORKS SUPERVISORS – Johnny Evans addressed the Board in reference to the US Department of Agriculture Animal and Plant Health Inspection Service Wildlife Service who provide eradication services.

He advised the Board he has check with Jackson and Bay County on their contractual services.

Johnny Evans advised the Board that he and Danny Jackson looked at a pit on Clayton Road, which is 40 acres and is owned by Leon Ward suggesting that the option may be beneficial.

Commissioner Abbott suggested County Engineer Knauer be involved.

Johnny Evans advised that he has contacted County Engineer Knauer who expressed concern on if the pit was permitted.

Commissioner Abbott advised that it is permitted.

County Engineer Knauer suggested to set some property corners to clarify the property boundaries in order to identify the quantity remaining.

He offered to provide the services stating that he would follow the Board's direction.

There is a need to know of, how many cubic yards of suitable material can

be obtained out of the pit.

The borings would be used to determine how thick the layer of sand clay is and based on that along with the area of property remaining, an estimate can be provided to show the cost per cubic yard.

County Engineer Knauer advised that he would present the information at the June meeting.

Commissioner Gothard advised suggested it is worth \$1,500.00 to have the borings done.

There was no opposition from the Board.

Johnny Evans advised the Board there is a (9) acre lot in front of it.

Johnny Evans advised the Board the grader to replace the (1) that burnt up should be in the week of May 30th.

Johnny Evans addressed the Board in reference to the (4) pw's that Commissioner Gothard suggested contracting. If they are contracted out that would cut the dirt down tremendously as far as what they lack. They are currently working on pw 176. There are some remaining in district 3.

If the workers finish those pw's Johnny Evans asked the Board if he had their approval to start hauling rock and subtract that from the amount contracted.

The (4) pw's are estimated to require 733 loads, which is 13,922.45 cubic yards of rock that would be pulled out of that.

Commissioner Abbott suggested after the work is done with Greenhead, because he would like to ensure they are not in a financial bind.

Johnny Evans advised that he wants to ensure that the (3) FEMA employees have work.

Commissioner Abbott advised the Board, he does not want to be in a position where the Board has to purchase dirt.

Johnny Evans spoke on the availability of their current dirt pits suggesting there is currently enough dirt that can be used between Hero and Gilberts Pit. Gilbert is currently more of a reserve pit/mostly spoil dirt.

Johnny Evans advised the Board that he has been in contact with the Department of Environmental Protection in reference to Fire Tower Pit, which is the only pit they have to haul debris, which is an acre.

He advised the Board DEP is processing what is needed to make Gilbert Pit a debris pit, which is the location he would rather burn he would feel better burning at.

X. COUNTY ENGINEER –

County Engineer Knauer advised the Board the final change order to close out the sidewalk going to Peachtree has been provided to the Board.

Commissioner Abbott spoke on the hand rail requirement.

County Engineer Knauer advised there is not a requirement by the

Department of Transportation. The Department of Transportation reviewed the plans.

Commissioner Abbott requested verification of the requirements.

County Engineer Knauer advised the Board there is an area at the last section of Kay's Corner that holds water on the sidewalk. There is an inlet at the location. The contractor is going to grade the North side of the sidewalk, directing the water to the inlet.

County Engineer Knauer advised the Board they were over by \$8,164.00 and under by \$3,753.00 when all the items are balanced out. The final change order is for \$4,411.43, which has been passed to DOT, who in turn advised they have spent all they are going to spend.

Commissioner Abbott questioned the responsibility of edging and mowing the road.

County Coordinator Corbin, Commissioner Abbott, and County Engineer Knauer held discussion.

County Engineer Knauer advised that he would identify the responsible party using Dan Miner, City of Chipley as a contact.

Commissioner Gothard asked if he agrees with the overages.

County Engineer Knauer advised, yes.

Commissioner Kent offered a motion, seconded by Commissioner

Gothard and carried to approve the change order for \$4,411.43 to close out the project.

County Engineer Knauer addressed the Board in reference to the (4) pw's that Commissioner Gothard suggested contracting. The cost is \$999,080.00.

He suggested advertising the pw's.

Commissioner Abbott offered a motion, seconded by Commissioner Gothard and carried for County Engineer Knauer to bid the (4) pw's.

Commissioner Abbott withdrew his motion.

Commissioner Kent offered a motion, seconded by Commissioner Gothard and carried to authorize County Engineer Knauer to bid the (4) pw's.

County Engineer Knauer clarified the pw's in the above bid are 169, 215, 202, and 175.

County Engineer Knauer advised that he would include language to encourage women and minorities in the bid.

County Engineer Knauer asked the Board if they would like to continue holding off on CW Roberts bid to haul rock and granite.

Commissioner Abbott suggested attacking each district.

County Engineer Knauer advised the contract has not been award because

of 1) awaiting funds and 2) to ensure the numbers are correct based on what the county has completed.

Commissioner Gothard asked about the process once the contract is awarded.

County Engineer Knauer advised they will send monthly invoices. Once the contract is signed the contractors will have (6) months to haul all of the rock. It is not likely to be continuous due to the lack of availability of lime rock. It will be difficult for them to haul that much in (6) months due to lack of production.

County Engineer Knauer suggested awarding for 70,000 cubic yards of rock.

In the beginning the cost was around \$82,000.00 - \$84,000.00/\$36.00 per cubic yard.

County Attorney Goodman advised that figures up near \$3,000,000.00.

County Coordinator Corbin reminded the Board they recently purchased equipment.

The consensus of the Board is to put the decision off for another month.

County Engineer Knauer requested approval from the Board to handle the bid packages and the inspections for the (4) pw's at an hourly. They would keep their cost under 8%.

Commissioner Abbott and Kent advised they do not have a problem with

him proceeding.

Commissioner Abbott addressed the Board in reference to the extension for FEMA.

Johnny Evans advised the extension has been approved to August 2017.

Commissioner Abbott spoke on the Boards cash flow. He suggested borrowing money to finish the projects that the federal government has approved/that are on the pw's.

The Board, County Attorney Goodman, Clerk Bell, and County Coordinator Corbin held discussion on funding.

Commissioner Abbott suggested it would be a line of credit in the event it is needed.

The consensus is for County Attorney Goodman and County Administrator Hamilton to work on it.

County Engineer Knauer confirmed with Commissioner Gothard that the contractor is ahead of schedule on Greenhead.

County Attorney Goodman advised the Board that County Engineer Knauer previously presented an assignment agreement with respect to the merger with Dewberry.

He advised the Board that he does not have any issues with the document.

Chairman Bush spoke on the assignment. The document is an assignment

of work from Preble-Rish to Dewberry. Cliff and his partner sold Preble-Rish to Dewberry. The agreement is assigning the work that they performed and the existing agreements with Preble-Rish to Dewberry.

Chairman Bush opened the non-agenda section of the meeting.

There were no comments.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to accept the contractual name change from Preble-Rish to Dewberry.

- XI. COUNTY COORDINATOR – County Coordinator Corbin expressed his appreciation to those he worked with.
- XII. CLERK - Clerk Bell expressed her appreciation to County Coordinator Corbin.
- XIII. DEPUTY CLERK – None
- XIV. COUNTY ATTORNEY – County Attorney Goodman expressed his appreciation to County Coordinator Corbin.
- XV. ADJOURN – **Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to adjourn.**

Deputy Clerk Brantley

Date Board Approved