

DISTRICT 1 Alan T Bush	DISTRICT 2 Charles Kent	DISTRICT 3 Tray Hawkins Chairman	DISTRICT 4 Todd Abbott Vice-Chairman	DISTRICT 5 Steve Joyner
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April 25, 2019

I. Call to order

Chairman Hawkins called to order the regular meeting of the Washington County Board of County Commissioners at 9:00 a.m. on 4/25/2019 at 1331 South Boulevard, Chipley, Florida. Prayer was offered by Johnny Evans, which was followed by the pledge.

Ken Moneghan, FACT presented the board with a plaque honoring them for being a part of the program for 30 years.

II. Attendees

The following were present: Chairman Hawkins, Vice-Chairman Abbott, Commissioners Kent, Joyner, and Abbott along with County Administrator Massey, County Attorney Milton, Fuqua & Milton, Clerk Bell, and Deputy Clerk Brantley. Commissioner Bush was not present.

III. Public Hearing

- Special Exception – Steve Cramer advised that this hearing is for a special exception for the Vatter property located at 5725 Highway 77, Greenhead, which is 5.7 acres. The applicants are Mark and Vonnie Vatter. The request is for one mobile home to be allowed on the property, even though the property is designated for commercial use. The intent for the mobile home is for the applicant's personal residence. The land use category is general commercial. Approval of the special exception would mean residential would be allowed.

All notification requirements were met.

At the neighborhood meeting concerns were expressed in regard to the type of land use on the property and traffic on Hernandez Lane.

Mr. Cramer informed that the driveway connection is only from Highway 77, which would not affect Hernandez Lane.

The planning commission held a public hearing on April 2, 2019 recommending approval with the condition that the special exception is for one unit, and any additional will require an additional special exception.

Staff recommends approval with the above recommended conditions.

- Future Land Use Map Amendment – Steve Cramer advised that this hearing is for a land use change for applicant Joel Wells, 1403 Wells Road, for a property size of 5 acres. The request is to change the land from agriculture/silviculture to low density residential to allow an additional unit on the property on the eastern 2 ½ acres. A map of the location was displayed.

All notification requirements were met.

A neighborhood meeting was held, with no attendees.

The planning commission and staff recommend approval.

- Request to Vacate Segments – Steve Cramer addressed the board/public in reference to a right-of-way vacation from Domingo Hernandez, 2635 Hernandez Lane. The property is south of the Vatter property discussed as item 1. Hernandez Lane is a dirt road that dead ends at his property. Recently the board vacated 2nd and 3rd Street. The request is for the expansion of his property. A map of Greenhead was displayed for review.

All notification requirements were met.

The Vatter's have requested that one half of Hernandez Lane be given to them as part of the vacation request. The property owner to the east has requested that one half of 1st Street be dedicated to him. These requests are reflected in resolution 19-2.

- IV. Adopt the Agenda** – Commissioner Joyner offered a motion, seconded by Commissioner Abbott and carried to approve the agenda minus the first item listed under agenda items.

V. **Adopt the Previous Minutes** – Commissioner Abbott, Commissioner Joyner (**Motion Carried**)

- March 13, 2019 Workshop
- March 21, 2019 Board Meeting

VI. **Non-Agenda** – 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.

1. Candace Blackmon addressed the board regarding the Vernon Park area, expressing concern as the owner of the property about the erosion and the responsibility of maintaining her property on the line that the board gave the public an easement to.

She advised the board that in order to prevent vehicles from driving down it is her intent to put a small fence on each side at the boat ramp/water front.

The direction is for Candace Blackmon to meet with Attorney Milton, County Administrator Massey, and Public Works Director Evans to ensure the proposal is understood.

Candace Blackmon also expressed concern to the board about the litter being left at the park.

2. Margaret Riley advised the board that it is her understanding from the prison that even if the City of Wausau had a van, they would still not be able to get a crew.

She requested the county assist with maintenance when the county crew is in the Wausau area.

Chairman Hawkins advised, yes.

Per Chairman Hawkins a follow up will be provided to Margaret Riley after an upcoming meeting with the prison.

VII. **Agenda Items**

- Special Exception to allow a residential use on a property designated general commercial at 5725 Highway 77 – Steve Cramer, Planning advised the board the staff and planning commission recommend approval. – **Commissioner Abbott, Commissioner Kent (Motion Carried)**
- Future Land Use Map Amendment from agriculture/silviculture to low density residential for 5.0 acres of land at 1403 Wells Road – Steve Cramer, Planning

advised the board staff and the planning commission recommend approval.

Commissioner Abbott, Commissioner Joyner (Motion Carried)

- Request to vacate segments of Hernandez Lane and 1st Street in Greenhead – Steve Cramer, Planning advised the board the recommendation is approval. (*Resolution 19-2*) **Commissioner Abbott, Commissioner Joyner (Motion Carried)**
- Introduction of T.J. Boutwell, Animal Control Officer WCBOCC – Lynne Abel, Public Safety Director introduced T.J. Boutwell who began working with the county March 8, 2019. T.J. Boutwell and Rick Kerr are currently building a pin for livestock at the Emergency Operations Center due to the increase of livestock calls.

Currently T.J. Boutwell isn't certified, however it is the intent for her to be in class in June for certification.

Chairman Hawkins confirmed with Lynne Abel that the calls and cost for livestock has increased since Hurricane Michael suggesting that cost may be captured through the FEMA process.

Kevan Parker confirmed that cost may be captured through the FEMA process.

- Request to replace HVAC computer control panel at EOC outside of the procurement policy – Lynne Abel, Public Safety Director addressed the board. Apparently there wasn't a control panel put in the system at the EOC, which prevents the temperature from being adjusted. The utility bill during the winter ranges from \$2,000.00 - \$2,500.00.

Jeff Massey suggested that a new system would pay for itself.

Lynne Abel addressed the board. They have checked with different vendors and they would have to go through Johnson Controls. Johnson Controls owns the YORK name/the system. Johnson Controls would like to install the control panels. The cost is \$33,858.21.

Using funds that were previously rolled over the remaining balance needed is \$1,400.00, which would be covered by the Emergency Management budget.

County Engineer Knauer advised the board that when the system was installed it was per code and it was inspected. The system has a thermostat control panel.

He requested the opportunity to look at the system before anything is done.

Chairman Hawkins suggested that the unit should be replaced.

He directed Lynne Abel to proceed with the procurement process. If a special meeting is needed to approve it, one will be scheduled.

Commissioner Joyner commented to obtain an estimate to change the entire unit.

- Budget Amendment - Anita Clark addressed the board on behalf of the Board of Directors and the Council on Aging. From October 2018 – December 2018 the agency loss was \$16,565.00 by services that they were unable to provide. A week after the hurricane the freezer went out causing an additional loss of \$707.61. There were continuous problems with the freezer and in January 2019 the freezer was a total loss, which resulted in a loss of \$4,157.20.

A claim was filed with FEMA for reimbursement.

She requested an advance until the funds from FEMA are received.

An insurance policy that the agency has provided \$1,800.00. The county's policy could not be accessed because of the meal policy the agency has.

County Administrator Massey advised that the budget amendment can be managed.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to front the Council on Aging \$4,900.00.

- Roof Repair – Sam Mitchell Public Library – Renae Rountree addressed the board. Five quotes have been obtained to repair the roof at the Sam Mitchell Public Library in Vernon. Suncoast had the best quote of \$60,000.00. The company is located out of town. A & P, Bay County is another option, however the quote is \$6,000.00 more.

The expense which is composed of the deductible, which is 5% of the value of the building can be covered in the library's maintenance budget.

The company in Bay County can begin work the week of May 13.

Commissioner Abbott offered a motion to allow Renae Rountree to negotiate with the company in Panama City; with Jeff Massey's approval and keeping him up to date.

Chairman Hawkins clarified that the motion gives Renae Rountree approval to spend above her spending limit.

Commissioner Kent seconded the motion. The motion carried unanimously.

- LAP Utery Road Sidewalk Supplemental Agreement Execution and Passing of Accompanying Resolution – Karen Shaw, Grants Coordinator advised the board

that one bid was received for Usery Road, which was more than \$16,073.00 above the budgeted amount. The Department of Transportation approved of the one bid being submitted as well as the price increase.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to allow Chairman Hawkins and Clerk Bell to sign the supplemental agreement and to execute the resolution for Usery Road Sidewalk.

- Award Construction of Usery Road Sidewalk Project to GAC Contractors – Karen Shaw, Grants Coordinator

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to award the construction of Usery Road Sidewalk Project to GAC Contractors.

- Award Contract to Melvin Engineering Inc., to perform water and sewer study through the Community Planning Technical Assistance DEO Grant – Karen Shaw, Grants Coordinator advised the board that Melvin Engineering was the only company that responded to the RFQ.

At this time there isn't an official contract to sign.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to award the contract to Melvin Engineering Inc., to perform the water and sewer study through the Community Planning Technical Assistance DEO Grant.

- Foxworth Road Update, Karen Shaw, Grants Coordinator updated the board on the community meeting that was held on March 14 with residents of Foxworth and Hutchinson Lane for their opinion on the improvements of the road. Due to the low attendance of fourteen families out of the sixty-two that were invited attended to the meeting a second letter was sent out on March 28 to complete a survey along with a self-stamped addressed envelope to be submitted back by April 12. Twenty-seven were returned, in which twenty supported the plan and seven were opposed, listing concerns of increased traffic, speeding, and donation of right-of-way.

Commissioner Abbott requested that another meeting should be held.

County Engineer Knauer informed the board that drainage was the main complaint.

Karen Shaw advised that she would schedule another meeting, suggesting that signs would be placed up in the community notifying of the meeting.

- Twin Pond - Karen Shaw informed board that there is one right-of-way signature remaining for Twin Pond. Clarification was made with Attorney Milton that it would be appropriate to inform the land owner that they're the only one remaining.

Break – 10:03 a.m. – 10:21 a.m.

- E-911 State Board – Clint Erickson informed the board that his name has been suggested to the E-911 State Board to fill a recently vacated seat. The request has to be made to the Florida Association of Counties in order to be submitted to the governor. The 911 Coordinator's Association has expressed concern about dual appointment due his appointment as an elected official in another county.
- E-911 Request to purchase Dispatch Furniture – Clint Erickson addressed the board. The current furniture in the dispatch office is around fifteen years old. A grant request will be submitted for 1/3 of the expense to purchase three units of furniture for the dispatch office for \$37,892.00 on state contract.

Currently there is close to \$90,000.00 in contingency. At the rate it is going the amount in contingency at the end of the year will be \$124,000.00 without this purchase. According to the rules and regulations set by the E-911 State Board only 30% x 2 can be rolled over of the money that comes in from the state, which is around \$78,000.00.

Clint Erickson advised the board that he would like to purchase the furniture even if the grant isn't approved.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to approve of applying for the grant and purchasing the furniture for the dispatch center.

- Dirt for VES for Playground Restoration – Tray Hawkins, Chairman requested board approval for the county to obligate 7 – 8 loads of dirt to the playground. The PTO has \$20,000.00 to update the playground.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to give 7 – 8 loads of dirt to the Vernon Elementary School for their playground restoration.

- Sale of County Owned Property – Brandi Lowery, Planning presented the following proposals for sale of county owned property to the board.

1.Parcel #010136009 – George Weekly offered \$800.00 for the property. The assessed value is \$1,800.00.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to counter offer for \$1,800.00 and if accepted proceed with the sale of parcel 010136009.

2.Parcel #0101250021 – James and Kathy Gresslein offered to purchase the property for the assessed value of \$1,800.00. **Commissioner Abbott, Commissioner Joyner (Motion Carried)**

3.Parcel #1911000001 – James and Kathy Gresslein offered to purchase the property for the assessed value of \$1,800.00. **Commissioner Abbott, Commissioner Kent (Motion Carried)**

4.Parcel #0100480018 – Hector and Traci Solis offered to purchase the property for the assessed value of \$1,800.00. **Commissioner Abbott, Commissioner Joyner (Motion Carried)**

5.Parcel #0100480020 – Hector and Traci Solis offered to purchase the property for the assessed value of \$1,800.00. **Commissioner Abbott, Commissioner Joyner (Motion Carried)**

6.0033220707 (3766 Holly Hills Road) – Elnora Russo offered to purchase the parcel for \$3,300.00. The assessed value is \$10,710.00. The building value is \$0.00 and the land value is \$5,000.00, including the extra features it is \$5,710.00.

Commissioner Abbott offered a motion to sale the property for the assessed value of \$5,000.00.

Brandi Lowery made a verbal counter offer of \$5,000.00 to Elnora Russo (located in the audience) per the above motion. Elnora Russo accepted.

Commissioner Kent seconded Commissioner Abbott’s previous motion.

VIII. FEMA Coordinator – Kevan Parker updated the board. The plan continues toward the original plan for the debris to be out by March 15 and the last day to pick up as April 15. \$1.3 million has been hauled. An estimated 172,000 cubic yards of mulch have been taken to Moonseed. Everything has to be done by May 31.

Commissioner Joyner suggested the last day to put out debris should be May 1.

County Administrator Massey advised the board that electronic signs in the community will be used to notify the public about the debris pickup/deadlines.

Kevan Parker informed the board that he is personally addressing situations that contain ineligible items.

Roads that were broken down in zones had to be rearranged, lowering the roads in the zones. They have been submitted, as well as the parks and the buildings.

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

- Crystal Lake Right-of-Way – Johnny Evans went over a display of the Crystal Lake area. A resident has a wooden fence put up on the road. The widest part of it is about 20'. What has been asked for from the resident is the county 50' right-of-way. At this point the resident has been reached out to, however the resident hasn't responded.

Attorney Milton provided history on the area. There was a land swap after the plat of the original plat was done, however it was not approved by the board or finalized. The original dedicated roadway was never abandoned. At some point the resident purchased additional land from an adjoining land owner and moved where the road should have been without ever abandoning the platted roadway. This has caused the road to be shifted down.

Discussion was held on the 50' county right-of-way.

Attorney Milton ensured that the board understood that the 50' affects multiple parcel owners until it ties back in.

Commissioner Joyner offered a motion, seconded by Commissioner Abbott and carried to allow the attorney's and Mr. Massey to approach the land owner with the option of giving up the 50' or a lawsuit will be filed.

Johnny Evans requested board approval to purchase a grapple for the loader that was recently purchased. The cost is \$15,625.00 + \$450.00 (freight).

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried for public works to purchase a grapple for \$16,075.00.

X. COUNTY ENGINEER – Cliff Knauer addressed the board.

- Emergency Watershed Protection Program – County Engineer Knauer informed the board that employees with the Emergency Watershed Protection Program have requested that he provide construction numbers for the work at the site of the ditch on Kirkland Road from Kirkland Road to Highway 90 and the relief bridge on Old Bonifay Road, which he doesn't feel comfortable providing.

Chairman Hawkins directed to issue an RFP.

Kevan Parker advised the board that FEMA needs to be intertwined with the project in the event NRCS doesn't cover the full cost.

County Engineer Knauer suggested to check into bidding out their package on the front end and award the project based on those bids.

- Sunday Road and Brickyard – Comments have been received on both roads, which requested a review of cost estimates. It has been found that the Department of Transportation had funded Brickyard Road, from Highway 277 to Orange Hill Highway prior to included it with the most recent submittal request from the board.

The boards direction is for a letter to be submitted by County Administrator Massey requesting to submit a different road.

If allowed the road that will be submitted will be CR 280.

Bonnet Pond – County Engineer Knauer advised that all comments have been resolved on the Bonnet Pond project and advertising will follow.

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- Electronic Signs – County Administrator Massey advised the board that he is seeking assistance with the community electronic signs to assist with advertising regarding debris.

Commissioner Abbott suggested to contact the state requesting to use some of their signs for debris advertising.

- Property for Dirt – County Administrator Massey updated the board. Property for the purpose of dirt has been identified. Borings will be done on the property.

County Attorney Milton advised the board that a contract needs to be signed before borings are done.

Wendy White advised the board that the property owner sent a signed document of approval for the county to access the property.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to approve of a contract with Catherine Piercy and the Washington County Board of County Commission on a land purchase pending due diligence is completed.

XII. CLERK – Clerk Bell addressed the board.

March Vouchers totaling \$1,916,300.51 – **Commissioner Abbott, Commissioner Kent (Motion Carried)**

XIII. COUNTY ATTORNEY – Attorney Milton addressed the board.

- Request approval to retain services of Nabors, Giblin and Nickerson P.A. Civil Action Case Juan Carlos Gil vs. Washington County – **Commissioner Abbott, Commissioner Kent (Motion Carried)**
- Proposed Resolution to Update the Washington County Parks and Recreation Areas – **Commissioner Abbott, Commissioner Joyner (Motion Carried)**
- Code Enforcement/Animal Control – County Attorney Milton updated the board. Before proceeding with an inter-local agreement with Vernon and Wausau the towns will need to adopt the county code.

An update to the animal control ordinance will be provided to the board next month to update fees and fines associated with livestock.

Commissioner Abbott, Commissioner Kent (Motion Carried)

Minutes submitted by: Risha Brantley, Deputy Clerk

Minutes approved on: _____