

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

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

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 August 22, 2019 at 1331 South Boulevard, Chipley, Florida. The invocation was given by Jeff Massey, which was followed by the pledge.

Commissioner Joyner expressed his gratitude to the community for the support that has been provided during his recent time of absence.

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

II. PUBLIC HEARING

- Small Scale Future Land Use Amendment for property located at 1073 Highway 277 – Katie Wilhelm, Interim Planner addressed the board regarding an application received from the AMVETS Post 7 for the above referenced land use amendment. The property is 3.46 acres. The request is to amend the land use from low density residential to general commercial for the intended use to operate a fraternal lodge/club.

Public notice was given in accordance with the LDC and Florida

Statutes, and a neighborhood information meeting was held on July 31, 2019.

The key concerns were the differences between the real estate and property appraiser's land use classification and the comprehensive land use map. The property has a history of non-conforming land use.

Staff findings are that this is consistent with the allowable uses and density standards of the proposed future land use designation. It is not expected to result in adverse effects to public facilities, natural resources, or public interest. It is consistent with the general intent of the comprehensive plan and the land development code.

On August 6, 2019 the planning commission reviewed the application and requested additional information be provided. The planning commission did not make a motion recommending approval or denial of the application.

Staff recommends approval of the application.

Chairman Hawkins asked for the public comments and there were none.

- Small Scale Future Land Use Amendment for property located at 1515 Hwy. 90 – Katie Wilhelm, Interim Planner addressed the board regarding an application received from Kris Mitchell for property located near Chipley on Kirkland Road. The property size

is 3.00 acres. The request is to amend the future land use from general commercial to low/medium density residential to allow for construction of a multi-family development. The minor development review was approved by the board on July 25.

Public notice was given in accordance with the LDC and Florida Statutes. A neighborhood information meeting was held on August 1, in which no neighbors attended.

On August 6, the planning commission reviewed the application and recommended approval.

Staff recommends approval as well.

Chairman Hawkins asked if there were any comments, and there were none.

- Type V Special Exception for Borrow Pit on Perch Pond Road – Katie Wilhelm, Interim Planner addressed the board regarding a special exception application received from Gene Strickland for four parcels, totaling 277 acres. The applicant is requesting a special exception with the areas designated agriculture/silviculture to allow for mining and mineral extraction.

Public notice was given in accordance with the LDC and Florida Statutes. A neighborhood information meeting was held on July 31. The planning commission meeting was held on August 6. The key concerns expressed were potential impact to the water table and conservation areas.

The site plan adheres to required setbacks of 100' buffer for the wetlands and adjacent properties and the pits are designed to remain 3' above the water table.

The original application requested that the parcels be combined, however the property appraiser advised that the parcels are unable to be combined.

The planning commission held a public hearing on August 6 and recommended approval. Staff recommends approval as well.

Chairman Hawkins questioned if the setbacks would be affected since the parcels could not be combined.

Katie Wilhelm advised that she doesn't believe that will be an issue, but will confirm.

- Text Amendments to the Land Development Code – Katie Wilhelm, Interim Planner addressed the board. Staff has recommended that several sections of the land development code be amended. The sections affected are neighborhood commercial, residential, agriculture/silviculture, designation of special exception type, design standards for off-street parking and loading areas, and notice requirements.

Public notice was given in accordance with the LDC and Florida Statutes.

On June 4, the planning commission held a public hearing and

recommended approval. Staff recommends approval as well.

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

IV. ADOPT PREVIOUS MINUTES

- July 25, 2019 Board Meeting
- August 13, 2019 Workshop

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to approve the board minutes dated 7/25 and 8/13.

Note – A meeting wasn't held August 13. The correct date should be August 14.

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.

- Dana Davis, 3941 Union Hill Road addressed the board for awareness purposes as well as to express the need for repair on the shoulder on Pate Pond Road and Highway 279, in particular north of the corner on Wilderness Road and Highway 270. The edges of the road are crumbling. The high grass also adds to the hazard.

She informed the board that years prior her husband veered off the road and when he came back on his tire was ripped, therefore

receiving injuries that caused him to lose his life instantly.

To this date, the repairs to the road have not been made.

She requested that the board make the repairs.

- Joanne Hasty, 960 Overpass Road, Cottondale addressed the board regarding the franchise fee.

She informed the board that it was her understanding that it was a fee that was charged to WFECA to provide maintenance under their lines and around their poles. According to WFECA, the county has never had this obligation. Citizens pay taxes for road construction and maintenance cost.

The cost of her taxes went down \$31.00 in 2018, however approximately \$240.00 was paid in franchise fees. The fee is based on usage, which is somewhat of a penalty fee.

The board should be transparent regarding taxes or fees.

VI. CONSENT AGENDA

1. Approval for FDOT Off System Bridge Project Agreement: CR 273 over Hard Labor Creek
2. Approval for Local Housing Assistance Plan (LHAP)
3. Approval of Hurricane Housing Recovery Program Funding/Administration Agreements
4. Approval for Usery Road Sidewalk Change Order 1 & Final acceptance to be executed contingent on final federal documents

5. Approval to purchase 1997 E-One – 95’ Aluminum Platform on E-One Hurricane Chassis at the purchase price of \$125,000.00
6. Approval for Animal Control Extension
7. Approval for MOA with The Division of Emergency Management
8. Approval for Value Adjustment Board Appointees Tray Hawkins and Steve Joyner with Gary Hartman as the citizen appointee
9. Approval for contract extension Cooperative Services Agreement for Wildlife Services
10. Approval of Longevity Increase with Retroactive Payment to October 2018
11. Approval of RFP for concrete headwalls, mitered ends, and ditches to be advertised
12. Approval of Ag Center Lease to be signed for 1-year
13. Approval of July vouchers totaling \$1,705,563.42
14. Approval to enter into an Inter-Local Agreement for Code Enforcement for the Town of Wausau

Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to approve the consent agenda.

VII. AGENDA ITEMS

- Presentation to Mr. Ackerman for his years of service as Planning Commissioner – The board recognized Mr. Ackerman for his years of service on the planning commission.

- Presentation to the family of Mr. James ‘Bo’ Ussery for his years of service as Planning Commissioner – The board recognized Mr. Ussery for his years of service on the planning commission.

Commissioner Joyner spoke kindly of Mr. Ussery as well as

thanked his family for accepting the recognition on his behalf.

Mrs. Ussery expressed her appreciation of the recognition.

The meeting was recessed from 9:29 a.m. – 10:00 a.m.

- Small Scale Future Land Use Amendment for property located at 1073 Highway 277 – **Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to approve the land use amendment.**
- Small Scale Future Land Use Amendment for property located at Kirkland Road (1515 Hwy. 90 (Parent Parcel) – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to approve the land use amendment.**
- Type V Special Exception for Borrow Pit on Perch Pond Road – **Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to approve the special exception for the borrow pit.**
- Text Amendments to the Land Development Code – **Commissioner Joyner offered a motion, seconded by Commissioner Bush and carried to approve the text amendments to the land development code.**
- Enterprise Fleet Management Proposal – Jeff Massey, County Administrator informed the board that this item is a follow up from the workshop.

Reed Hoffman, Account Executive addressed the board. The annual savings would be \$23,023.00. The recommendation presented was to replace 17 vehicles, which would save the county \$17,000.00 versus what the county has done historically. The total price for the 17 vehicles is \$79,927.00.

Chairman Hawkins expressed concern about the funds the county has going out regarding Hurricane Michael.

Commissioner Kent suggested the work squad vans be looked at as replacing.

Johnny Evans suggested replacing four inmate vans and around six pickup trucks.

Reed Hoffman informed the board that on average the last 15 years, 1 – 2 vehicles per year have been purchased.

Chairman Hawkins commented that he doesn't mind proceeded on a smaller scale.

County Administrator Massey will bring this item back before the board at later time.

- Lease Agreement for EM Services – Randy Truette, EM Director requested board approval of a 50-year lease for property, which is owned by DOT and located across from the recycling center. The property has a house located on it that has been remodeled, however some maintenance is required.

The majority of the calls for the Wausau EMS crew are located in the Wausau/Orange Hill area and back to Chipley. Sunny Hills is the next largest call area.

The building is located one mile to the T from the city limits of Wausau.

Commissioner Joyner commented that he would like to see the location further south.

Commissioner Joyner offered a motion, seconded by Commissioner Bush and carried to proceed as long as EMS can handle the expense within their budget.

- Grant Agreement Between DEO related to Highway 79 Corridor – Tray Hawkins, Chairman informed the board that the agreement will allow for some of the construction dollars to be used for the construction management company, GSG.

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

- Washington County LOGO – Jeff Massey, County Administrator – **Commissioner Hawkins offered a motion, seconded by Commissioner Abbott and carried to proceed with the updated logo.**
- Three Percent Salary Increase for Staff – Tray Hawkins, Chairman

informed the board the cost for the increase is \$321,241.00. The increases have not occurred in the last three years.

Commissioner Abbott questioned if all the clerk employees were included in the total for the clerk's office.

Clerk Bell commented that is correct. The state budget for the other side was submitted prior to this.

Chairman Hawkins confirmed that the amount would not be included in the budget for next year with Clerk Bell.

Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to proceed with the 3% increase.

- Supplemental Agreement and Resolution for Bonnet Pond Road and Award – Karen Shaw, Grants informed the board that an additional \$384,904.00 has been added to the project. This will cover the low bid as well as the CEI.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to approve the supplemental agreement, resolution, notice of award, and agreement with Roberts and Roberts for Bonnet Pond Road.

- Kent Road – Karen Shaw informed the board that DOT has been notified that they were unable to fulfill the obligation of obtaining adequate right-of-way on Kent Road.

Commissioner Abbott suggested that the funds be deferred to the Alford Road Project, however it was advised that was not an option.

DOT did however approve of an additional \$643,000.00 to be added to the Alford Road Project for paving.

Commissioner Joyner commented that the board works diligently to improve the roads in the county. Regarding the Kent Road Project, it was kicked back because the adequate right-of-way wasn't received.

Karen Shaw advised the board that they will be able to submit for reimbursement for the engineering expenses on Kent Road.

VIII. FEMA COORDINATOR – Kevan Parker informed the board that FEMA has advanced around \$560,000.00 to the state for the old projects.

\$566,000.00 for category B has been obligated for Hurricane Michael recovery.

Chairman Hawkins expressed concern about the turnaround time.

Kevan Parker informed the board that FEMA is putting their money in the state coffers.

The director of DEM intends to meet with some of the smaller counties in September.

Kevan Parker informed the board that the air quality test at the EOC building began today, which will include air quality and damage assessment.

Commissioner Abbott requested an update on the air quality test.

Kevan Parker informed the board that the debris RFP has been updated and re-advertised, which closes around September 3 or 4.

Dr. Dunn acknowledged the board, advising that he was present to observe.

IX. PUBLIC WORKS SUPERVISOR – None

X. COUNTY ENGINEER – Cliff Knauer addressed the board.

- Bonnet Pond Road – The board should send a letter of thanks to Secretary Gainer regarding the additional \$384,000.00 for Bonnet Pond Road.
- Ag Center – Roofing quotes at this point include, Roof Depot for \$580,000.00 in addition to \$25,000.00 for gutters.

The county insurance company compiled a list of areas they believe were damaged by the storm. The report concluded that the total amount of damages was \$66,794.00.

Commissioner Abbott suggested to request another adjuster.

County Administrator Massey suggested to issue bids for the roof and the funds that are already earmarked for the ag center could

be used.

County Engineer Knauer suggested to have the roof covered before addressing issues internally.

Commissioner Abbott commented the building is sinking and isn't salvageable.

Chairman Hawkins advised the board that either they act now or look at finding another location for them.

The future intent is to submit a package to the state/federal government for a storm shelter on the I-10 Corridor on 14 acres that the county is currently trying to secure. The shelter will be large enough to hold evacuee's in one location.

Chairman Hawkins requested that Wendy White contact the League regarding the inspection from the adjuster at the ag center.

Commissioner Kent offered a motion, seconded by Commissioner Bush and carried to issue a RFP for a roof at the ag center.

Chairman Hawkins suggested to seek out putting tarps on the ag center roof, even if it means reaching out to the Army Core to find the thicker tarps.

Kevan Parker advised that they haven't been able to locate any.

- Legislative Priorities – County Engineer Knauer informed the board that County Administrator Massey, Kevan Parker, Karen Shaw, and himself met to identify some potential projects. The projects discussed included River Road, Twin Pond Road (all of the right-of-way has been obtained, except one), Crystal Lake Drive, and the Greenhead Road, which need to be submitted by rank.

The direction is that the commissioners will rank the projects and the information will be transferred to the lobbyist.

County Administrator Massey informed the board that County Engineer Knauer has a presentation for Washington/Hartford Boulevard that ties into Orange Hill. If this piece of road is done, it will be an east/west corridor for evacuation. Money has been identified with the rural infrastructure program with the state, which is separate from legislative.

Funding has already been secured for Buckhorn.

County Engineer Knauer addressed the board. There is one curve that will need to be straightened out. Also it would be good to consider taking the actual connection from Washington Boulevard to Elkam and tying the two in order to have a direct connection from Highway 77 thru. The cost estimate is around \$1,500,000.00, which includes design and inspection at 24' wide, which is what Washington Boulevard was previously done at.

- XI. COUNTY ADMINISTRATOR - None
- XII. CLERK – Clerk Bell thanked the board for the funding for raises.

- XIII. COUNTY ATTORNEY – Attorney Fuqua recommended board approval of the agreement which changed from \$8,000.00 to \$1,000.00, with the other party agreeing to all terms that were set forth the first time regarding the ADA lawsuit.

Commissioner Joyner offered a motion, seconded by Commissioner Abbott and carried to approve the agreement regarding the ADA lawsuit.

Attorney Fuqua advised the board that Ted Everett needs approval to continue to negotiate a proposed MOU regarding an Economic Development Project titled, Project Domino.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to approve of Ted Everett proceeding with the MOU for Project Domino.

- XIV. ADJOURN – *Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to adjourn.*

Deputy Clerk Brantley

Date Board Approved