

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 – Jeff Massey
- C. Pledge

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

II. PUBLIC HEARING

- Request to Amend FLUM designation on property located at Highway 90, Chipley from Agriculture/Silviculture to General Commercial to allow for commercial use on 5.89 acres – Dawn McDonald, Senior Planner addressed the board/public regarding the above referenced FLUM amendment for property owned by Mark Odom. An updated map was presented before the board.

Chairman Hawkins confirmed that the area located to the northwest of the property is the industrial park. The small portion that is outlined in double lines is the railroad track, which is directly behind it (north of it).

Dawn McDonald, Senior Planner advised that all state and local

public noticing requirements were met. A neighborhood information meeting was held on February 13, a Planning Commission meeting was held on March 2 and the Washington County Board of County Commissioners held a meeting in March and tabled the request.

A summary of public input from the three meetings are as follows:

- Impact on property value due to future business'
- Storm water impacts
- Neighborhood Commercial classification would be more appropriate
- A plan for the property should be presented prior to the change, which would allow for more clarity
- Speculative Rezoning is not a direction that the county should take
- County restrictions are not enforced due to lack of funding
- What will be located on a parcel is unknown
- Other property owners are at risk
- A large portion of the property is listed in a flood zone
- A business plan should be submitted prior to the map change
- Commercial uses in the area are intrusive
- The development would be more appropriate for Highway 77 than Highway 90

Staff and the Planning Commission recommended approval.

Public input was received prior to the meeting from the following:

- Bryan Crosby and Stephanie Gainer, 951 Highway 90

- Kenneth and Jahmelia Gainer, 921 Highway 90
- Jennifer Graham, 991 Highway 90
- Willis G. Curtis, 1730 Sorrells Road

To: Washington County Board of County Commissioners

Subj: Parcel 996 Rezoning from Agriculture/Silviculture to General Commercial

The following bullets are a list of land owner concerns with respect to the proposed rezoning of Parcel 996, 5.89 acres, located on Highway 90.

- At the Board meeting on March 19, 2020 not a single commissioner put forth a motion for approval of this request. Commissioner Abbott asked to table the request because he had further questions. This appears to have been a transparent attempt to delay for personal reasons. Unless an overwhelming amount of information has been received from the property owner explaining why his request would not benefit him alone, this request should be denied.
- Mr. Odom's request to have parcel 996 rezoned is purely speculative in nature. He has no plan to develop the property. The rezoning is only of benefit to him because of the potential capital gain through the sale of the property.
- There has been no information presented by Mr. Odom or the Planning Board as to how this rezoning would be beneficial to the city, county, surrounding land owners and the community at large. All surrounding land owners present at the three previous meetings have expressed opposition to the rezoning request.
- Consideration must be given to the degradation in quality of life and loss of real property value that would be suffered by the surrounding land owners if the type of intrusive business is allowed under a general commercial zoning
- Haphazard and speculative rezoning in communities like Washington County promotes sprawl and development of underperforming and poorly maintained businesses.
- Highway 77 and Highway 90 already have too many commercial properties that are vacant and/or in a state of disrepair. There is no need to create another piece of commercial property unless it is requested by the land owner or business person with a coherent and viable plan for the property.

Chairman Hawkins advised that the map shown today identifies that the

adjacent property to the west is commercial and the adjacent property to the northwest is the county industrial park. The property is separated for less than 350' from a major artery of Highway 90 and the CSX Railroad Track. The use for the property seems to be commercial. Business' are looking for property that is shovel ready.

Chairman Hawkins closed the public hearing after no additional comments were received.

III. ADOPT THE AGENDA

Chairman Hawkins added CDC Communication Plan to the agenda

Commissioner Kent offered a motion, seconded by Commissioner Joyner and unanimously carried to approve the agenda with the above referenced addition.

IV. ADOPT PREVIOUS MINUTES

- Special Meeting and Workshop for March 11, 2020
- Board Meeting for March 19, 2020

Commissioner Abbott offered a motion, seconded by Commissioner Kent and unanimously 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 or Commission." The public can attend this virtual meeting by listening to the meeting live by calling 1-415-655-0052 using participation code 831 716 495. The public may submit comments to the Board by sending them in writing to agenda@washingtonfl.com. All comments submitted prior to the start of

the meeting will be sent to all Board Members prior to the meeting.

Chairman Hawkins advised that the only comments received were read during the public hearing.

VI. AGENDA

- Request to Amend FLUM designation on property located at Highway 90, Chipley from Agriculture/Silviculture to General Commercial to allow for commercial uses on 5.89 acres – Dawn McDonald, Senior Planner

Commissioner Bush suggested that controversial items such as this should not be decided on without the public having the option to physically be at the meeting. This item should be tabled until such time.

Chairman Hawkins added that he would like the opportunity to have further discussion with Mr. Crosby and his neighbors. The map shown today may shed a different light on the land use change request.

Commissioner Abbott advised the board that he met with Mr. Crosby. Speaking from a personal experience, he commented that he does not want to dictate what someone can and cannot do on their property.

This item will be tabled until the meeting in May.

Chairman Hawkins advised that he would discuss with legal if an additional public hearing is required.

If it is decided that there will be a change to the public meeting in May, Mr. Crosby and his neighbors will be contacted in order to set aside

discussion times to speak to the commissioners individually.

- Travel Policy Update – Chairman Hawkins addressed the board. The current policy states that any travel under 50 miles is not eligible for reimbursement.

Wendy White, Human Resource informed the board that the update would mean striking business related trips less than 50 miles are not eligible for mileage reimbursement from the policy.

It is the unanimous consensus of the board to update the travel policy as stated above.

- Appoint Replacement for Canvassing Board for Carol F. Rudd for 2020 Elections – **Commissioner Bush offered a motion, seconded by Commissioner Joyner and carried to appoint Commissioner Kent as one of the canvassing board representatives.**

Commissioner Abbott is the other representative.

Chairman Hawkins advised that he would clarify if an alternate is required.

- Department of Revenue – Child Support Program Contract Renewal – Tray Hawkins, Chairman

Commissioner Kent offered a motion, seconded by Commissioner Bush and unanimously carried to approve of a 5-year contract with the Department of Revenue – Child Support Program.

- Proclamation in Honor of the Military Order of the Purple Heart – Chairman Hawkins read the proclamation.

Commissioner Abbott offered a motion, seconded by Commissioner Bush and unanimously carried to approve the Military Order of the Purple Heart Proclamation.

- 2020 Service Agreements with Florida Detroit Diesel – Jeff Massey, County Administrator informed the board that the Communications Committee has submitted a recommendation to continue the generator service contracts with Florida Detroit Diesel at the Mudhill Tower, Dispatch, Administrative Complex and the EOC.

The increase is \$173.93 above last year.

Commissioner Abbott offered a motion, seconded by Commissioner Bush and unanimously carried to approve the 2020 agreements with Florida Detroit Diesel.

- Teen Court Funds – Tray Hawkins, Chairman informed the board that Judge Patterson sent a letter expressing concerns about the organization not meeting requirements and has requested that the funds for the organization be rescinded until it is in compliance.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to rescind budgeted funds to Teen Court.

Commissioner Hawkins requested that any organization that is not

under the board's direct action, should provide an annual review of how the funds are being utilized. This should be included with any budget request submitted.

- Industrial Park Price Per Acre – Chairman Hawkins informed the board that setting a price per acre for the industrial park allows the property to be listed on the Greater Northwest website. Mr. Town has suggested that the price per acre should be \$13,500.00. The price can be adjusted.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and unanimously carried to set the industrial park price per acre at \$13,500.00.

- RFQ Selection for Census – Tray Hawkins, Chairman addressed the board. The cost is \$6,000.00 and will be split between the board and the Washington County School Board.

Commissioner Joyner offered a motion, seconded by Commissioner Abbott and carried to approve of The Goulding Agency executing a public relations campaign designed to attract attention for the 2020 U.S. Census and obtain citizen engagement.

- EDC Communication Connection Plan – Commissioner Hawkins

Wendy White, Human Resource informed the board that Heather Lopez, TDC intends to send out a survey to businesses to inquire about their needs, and profit loss since the beginning of the pandemic.

Chairman Hawkins requested that an option for current contact

information be included on the survey.

Wendy White provided an update regarding COVID-19. The number is lower than the actual because some volunteers have given mask out directly. 2,500 mask have been taken in, heat treated and sent out that were made by volunteers. The fabric was donated by West Point Homes. The elastic was also donated and has been used to assist other states and counties. The mask process takes about 20 minutes. Around 50 gallons of sanitizer has been issued. There has also been assistance with toilet paper, cleaning supplies and gloves.

Packets were also put together and given to businesses in order to assist with the loan process.

Commissioner Bush suggested that the board should acknowledge the volunteers that made the mask.

Chairman Hawkins suggested that they designate the entry hallway as the hall of heroes and list the masked angels on the wall as well as any future heroes. A proclamation will be composed to support the designation at the next board meeting.

- VII. FEMA COORDINATOR – Kevan Parker informed the board that the FEMA process will be slow at this time, however they are working through the legacy projects. There are 14 projects remaining that total \$1.3 million.

Chairman Hawkins requested that the funds be set up to be received by direct deposit instead of checks.

Kevan Parker informed the board that there is around \$2.1 million obligated on Hurricane Michael projects. 23 of the 60 projects have been obligated.

Public Works employees have mainly finished work zone 4.2, which is from State Park Road to Pioneer, Highway 77 to Orange Hill.

Bush Road Bridge and Joyner Road is almost obligated. The Williams Road Bridge has been obligated. County Engineer Knauer needs to be tasked with generating the design for the bridge.

The state has been asked to approve of an alternate project. This would mean that the funds for the damage of \$32,000.00 that was done to the buildings located at the sod farm would be used at public works for a pole barn.

Currently everything is on track.

VIII. MSBU COORDINATOR – Steve Healis spoke during section X.

IX. PUBLIC WORKS SUPERVISOR – None

X. COUNTY ENGINEER

- Sunny Hills Resurfacing – Bids were taken yesterday, which came in significantly over budget. One of the issues expressed was the condition of the roads that were selected. The bid stated that contractors had to broom, grade and clean up the roads before any spot paving/patch could be started. Many of the roads have bare areas.
C.W. Roberts bid \$1,048,040.00 and Roberts and Roberts bid \$928,060.00. C.W. Roberts unit price per ton was \$136.00 on the leveling and \$133.00 on the inch and a half cap. Roberts and Roberts was \$138.00 on everything. There is a significant amount of prep work required before paving can begin.

Roberts and Roberts bid \$2.00 for maintenance of traffic, \$2.00 for the bonds and \$6.00 for mobilization.

C.W. Roberts bid \$88,000.00 for maintenance of traffic, \$5,200.00 for bonds and \$52,000.00 for mobilization.

County Engineer Knauer suggested that MSBU prioritize the roads and the contractor will work the list down until the allotted money is depleted.

Jeff Massey informed the board that Steve Healis is currently working on a road plan.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to award the contract to Roberts and Roberts for \$928,060.00, however it would be reduced to the budget that MSBU has allotted for the project.

Steven Healis addressed the board. The total of the project was around \$704,842.00 with \$658,731.00 from MSBU funds and the board committing \$46,111.18 for mobilization.

MSBU can commit \$780,000.00 from the MSBU road paving budget toward the contract. Using those figures there would be a remaining balance of around \$102,000.00.

Chairman Hawkins updated the board. Last year \$1.4 million was collected from franchise fees. The budget for the first responders and the

sheriff's office increased \$768,000.00 from the time the franchise fees were initiated. The millage has been lowered by $\frac{3}{4}$ of a mil since implementing the franchise fees. \$174,00.00 has been given to EMS from franchise fees.

\$250,000.00 has been moved from the franchise fees to emergency management in order to purchase the product upfront, \$150,000.00 was moved to public works and \$150,000.00 to the administrative budget.

- Church Street and Court Avenue – County Engineer Knauer provided the bid information as follows:

Roberts and Roberts - \$194,430.80 for the base bid, which included everything except replacing the two 36" corrugated metal pipes and headwalls. The alternate price is \$31,927.77.

C.W. Roberts - \$230,939.28 for the base bid. Their alternate bid price was \$44,154.63.

Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to award the road projects to Roberts and Roberts contingent upon requesting that the contractor absorb \$1,500.00 in order to get the project within budget.

Commissioner Hawkins informed the board that he intends to meet with the contractor on site to have them pave Cemetery Avenue. The expense would be split between his maintenance budget and the City of Vernon.

Chairman Hawkins advised County Engineer Knauer that the award is

based on their contingency and as soon as the Department of Transportation approves it things can begin.

County Engineer Knauer informed the board that an advisory should be issued to the public advising that Old Bonifay and Cope Road will be under construction for the next 6-months.

The plans for Buckhorn are complete, which includes a change in alignment tie into Scott Road. There are still some outstanding right-of-ways. Contact information regarding the last mile has been provided to County Administrator Massey and Chairman Hawkins.

XI. COUNTY ADMINISTRATION – Jeff Massey addressed the board.

- MSBU Advisory Committee – District 1 and 2 appointee’s terms expire on April 30, 2020.

Commissioner Kent confirmed that he approves of Andrea Smith continuing on the board.

Brian Godwin is stepping down.

Commissioner Bush recommended Cherry Sherman to fill his district seat.

Commissioner Abbott offered a motion, seconded by Commissioner Kent and unanimously carried for Andrea Smith to continue for another term on the MSBU Advisory Committee and Cherry Sherman would be appointed for the district 1 seat on the board.

- RFP for Emergency Management – County Administrator Massey informed the board that Wheeler Emergency Management’s agreement has been extended twice.

Commissioner Joyner offered a motion, seconded by Commissioner Bush and unanimously carried to issue a RFP for Emergency Services for declared emergencies.

- State of Florida Action Plan – Hurricane Michael – County Administrator Massey informed the board that he has provided a letter to Secretary Lawson outlining issues that are pertinent as they submit their plan back to HUD.

XII. CLERK – Clerk Bell addressed the board.

- Vouchers - \$3,662,065.05

Commissioner Abbott offered a motion, seconded by Commissioner Joyner and unanimously carried to approve the vouchers for March totaling \$3,662,065.05.

XIII. COUNTY ATTORNEY – Attorney Fuqua informed the board that he is currently working with Walton County regarding broadband internet.

Kevan Wheeler informed the board that a legal notice is required to be posted regarding the Joyner Road culvert because it is in a flood plain. Discussion in a public meeting covers this requirement. The notice will also be included on the website.

XIV. ADJOURN – Commissioner Abbott adjourned the meeting.

Deputy Clerk Brantley

Date Board Approved