

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

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

I. PROCLAMATION

- A. Call to Order – Chairman Hawkins
- B. Invocation – Pastor Orr
- C. Pledge – County Administrator Massey
- D. Oath of Office –

Alan T. Bush

Steve Joyner

Tray Hawkins

Chairman Hawkins called a recess from 9:07 a.m. - 9:29 a.m.

- E. Reorganization of the Board – Fuqua and Milton, P.A.

**Commissioner Abbott offered a motion, seconded by
Commissioner Kent, and unanimously carried to reappoint
Commissioner Hawkins as chairman.**

**Commissioner Joyner offered a motion, seconded by
Commissioner Kent, and unanimously carried to reappoint
Commissioner Abbott as vice-chairman.**

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

II. PUBLIC HEARING

- Request to amend the Future Land Use Map category of 5.82 acres from Agriculture/Silviculture to the Low-Density Residential Designation – Dawn McDonald, Senior Planner presented the application submitted by Heather and Luke Rowell for property located on Victory Road. All noticing requirements were met and there were no attendees at the neighborhood meeting. There are no adverse impacts expected. The planning commission recommended approval at their meeting held on November 22. The staff also recommends approval. The Rowell's plan to install a manufactured home.
- Request to amend the Future Land Use Map category of 5.30 acres from Agriculture/Silviculture to Low-Density Residential Designation – Dawn McDonald, Senior Planner presented the application submitted by Christopher and Jennifer Davis for property located on Ebenezer Road. All noticing requirements were met. There were no attendees at the neighborhood meeting. The planning commission recommended approval at their meeting held on November 22. The staff also recommends approval. There are no adverse impacts expected.

Chairman Hawkins closed the public hearing and opened the regular meeting.

Agenda Additions

4-H Funds – Tray Hawkins

Reappointment of Mr. Gay to the Planning Commission – Tray

Hawkins

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

IV. 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.

- David Hammond and Wendell Tharp addressed the board regarding a 911 issue. The impacts of rain have caused concern regarding the possibility of safety vehicles being unable to respond to calls.

Johnny Evans advised that it is not a county easement.

County Attorney Milton advised the board if they start improving private property using public funds there will be issues.

The residents informed the board that they would like to change their 911 address going down the easement instead of going all the way around Gainer and coming up that way. Highway 77 allows for access without issues. Coming from Gainer, the surface of the road can be easily broken.

Chairman Hawkins advised that the way the property should be accessed is a private property issue. Also, it is not a county maintenance issue.

Chairman Hawkins advised that he would make contact with the E-911 Department and the county attorney's regarding this issue.

- Lloyd Collins, 1705 Old Bonifay Road addressed the board regarding impacts to his property due to the build-up of Old Bonifay Road. The impacts from the road have caused an increase in water drainage on his property. This has caused a shift in his house from the front to the back 3 inches and warped the floors.

The engineering group the county used advised that the road was raised a 1 ½" front of his house.

Lloyd Collins requested the county assist him with repairing his house. The cost to stabilize the house is \$23,000.00 to insure it again.

The abundance of water coming from the neighbor's yard to his backyard lifted 57 sheets of commercial tin and washed out a ditch 14" wide and 23" deep across his pole barn and washed out the dirt that would have been used to concrete the back of it. This occurrence has been recorded.

This didn't occur until after the road was put in.

Commissioner Kent advised the board that he and Melvin Engineering and County Engineer Knauer have discussed and viewed this.

A meeting will be scheduled with County Engineer Knauer, Commissioner Kent, County Administrator Massey, and Mr. Collins.

County Administrator Massey will provide an update at the December meeting.

V. ADOPT PREVIOUS MINUTES

- Board Meeting for October 22, 2020
- Special Meeting for October 27, 2020
- Special Meeting for November 13, 2020

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the above referenced minutes.

VI. AGENDA ITEMS

- Request to amend the Future Land Use Map category of 5.82 acres from Agriculture/Silviculture to the Low-Density Residential Designation – Dawn McDonald, Senior Planner – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the land-use change submitted by Heather and Luke Rowell for parcel 00-3356-0000.**
- Request to amend the Future Land Use Map category of 5.30 acres from Agriculture/Silviculture to the Low-Density Residential Designation – Dawn McDonald, Senior Planner – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and**

carried to approve the land-use change submitted by Christopher and Jennifer Davis for parcel 00-4317-0012.

- SHIP Coronavirus Relief Fund Contract with Florida Housing – Karen Shaw, Grants/Special Projects Coordinator – The amendment adds a new section and a definition for a technical bulletin. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the amendment for the SHIP Coronavirus Relief Fund Contract with Florida Housing.**
- Hurricane Housing Recovery Program Additional Funds Approval – Karen Shaw, Grants/Special Projects Coordinator informed the board that Florida Housing approved an additional \$580,000.00. – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the additional funds for \$580,000.00.**
- Rural Infrastructure Grant for Broadband – Karen Shaw, Grants/Special Projects Coordinator – \$1.5 million will be requested from the grant, which is due November 30. - **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve of applying for the broadband grant.**
- Discussion of Maintenance in Pine Bluff – Todd Abbott, Vice-Chairman addressed the board requesting their direction regarding

the maintenance needs of the roads in Pine Bluff.

Attorney Fuqua addressed the board regarding his legal opinion determining if the roads were county roads. The comprehensive plan was reviewed to determine the requirement for the roads for platting a subdivision. If the roads were private, restriction or notations had to be put in each person's deed that documented that the lot being purchased is served by a private road as opposed to a public road. Some of the deeds were reviewed and didn't contain that language. The plat was reviewed and documented that the roads were dedicated for public use. The plat was signed off on by the engineer that said the roads were built to county standards or a bond was posted to build them to county standards. Based on the above factors and the plat that was accepted by the county it has been determined that the roads are public and are subject to county maintenance.

County Engineer Knauer advised that he was involved throughout the process of the sub-division. The issues at Pine Bluff were that the grades on the roadways are steep and wash out. Erosion was evident when the sub-division was constructed. A punch list was provided with items that needed to be addressed before the county would accept the roads. During the re-inspection, washouts remained.

A letter was never written by himself to the county advising to accept the roads.

It is normal to wait a year after construction to accept the roads.

Lots can't be sold until the plat is signed.

Commissioner Bush commented that he recalled them coming before the board and given direction to bring the roads up to standard.

County Engineer Knauer advised that is correct; several times.

There were more drainage issues than the roadways themselves.

Garrett Martin, President of Homeowners Association of Pine Bluff, and Danny Exum, Treasurer addressed the board.

Garrett Martin advised the board they have been provided an estimate of \$74,000.00 from a contractor to pave the road.

Danny Exum advised the board that they could pledge \$25,000.00.

Johnny Evans commented that road resurfacing, culverts, and drainage pipes are needed.

Chairman Hawkins questioned if 428-money could be used on the roads if the county confirmed that they had neglected to maintain the roads.

Kevan Parker confirmed that is correct.

County Engineer Knauer advised that he is willing to meet with

Garrett and assist with a punch list.

County Attorney Milton advised the board there is enough information in the record to support that there is a county accepted plat dedicating those roads.

For record purposes, Chairman Hawkins requested that the board accept the roads from the time of establishment. The county will include the project in the 428 plan.

This item will be listed on the December agenda.

- State Aid to Public Libraries Grant 2020-2021 – Renae Rountree, Library Director – The grant will be paid out in two payments this year instead of one. To prevent any issues due to the temporary closure of Chipley’s location, Vernon has opened its location to 40 hours per week. – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to approve the State Aid to Libraries Grant for 2020 – 2021.**
- Request for approval for \$300 net Holiday Stipend for Employees – Tray Hawkins, Chairman – All constitutional officers will fund the expense except for the sheriff. The total cost is around \$64,000.00.
Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the \$300.00 net stipend to be issued before Thanksgiving.
- Request for Chairman to Sign Memorandum of Agreement for the

Department of Economic Opportunity – Tray Hawkins, Chairman – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the agreement with the Department of Economic Opportunity for Rural Area of Opportunity.**

- 2021 Liaison Appointment – Tray Hawkins, Chairman – Transportation Disadvantage and Indigent Patient Care will be transferred from Commissioner Joyner to Commissioner Abbott. The other liaisons will remain the same. **Commissioner Abbott offered a motion for the above transfer temporarily. The motion was seconded by Commissioner Bush and carried.**
- 2021 Board Meeting Schedule – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the 2021 board meetings schedule.**
- 2021 Holiday Schedule – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the holiday schedule for 2021.**
- 4-H Funds – Commissioner Hawkins suggested the board contribute to the 4-H program. The funds will come from the \$20,000.00 budgeted for the recreation programs. – **Commissioner Kent offered a motion, seconded by Commissioner Abbott, and carried to approve the payment of \$5,000.00 to the 4-H program.**

- John Gay Reappointment – Dawn McDonald, Senior Planner requested approval to reappoint John Gay to the planning commission for an additional term ending September 30, 2023. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to reappoint John Gay to the planning commission.**

The meeting was recessed from 10:42 a.m. – 11:05 a.m.

VII. COUNTY ATTORNEY – Attorney Fuqua addressed the board.

- RFP 2020-006 – Revolving Line of Credit – Proposals were received from Capital City, Regions, and First Federal. The lowest interest rate was Capital City. Terms were included that FEMA funds would be pledged and as they were received they would be paid to Capital City. Regions had the second-best interest rate but their proposal was variable. First Federal offered a revolving line of credit. The bond counsel advised that with a revolving line of credit the IRS views it as separate transactions each time money is borrowed and paid back. This requires separate filings by counsel, which will increase the cost.

It will be requested of Capital City to approve of a 6 million draw down-line of credit, 364 – days, and the FEMA funds will be the general obligation of the county. If they submit the offer, the county should accept; if not the next attractive offer will be addressed.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to proceed with Capital City if they are willing to reach the terms for the needs of Washington County. If not, proceed to negotiations with First Federal based on the second-best interest rate, security non-revolving line of credit, and it has a non-variable interest rate. A special meeting will be held in 2-weeks for the bond closing.

- Buckhorn Boulevard Agreement – Attorney Fuqua updated the board. An agreement has been reached with the landowner. The deed is being held subject to the board’s approval. Along with the deed, there will be construction easements, disposal of a right-of-way fill, and payment of \$42,000.00 +. They will take the fill.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the agreement with the landowner on Buckhorn Boulevard.

The motion regarding the \$300.00 was amended by Commissioner Bush to include employees greater than 60 days of employment permanent and part-time.

VIII. FEMA COORDINATOR – Kevan Parker addressed the board.

Final approval has been received from the state for the debris clean-up of around \$4.8 million. A time extension has been requested, which is done by FEMA in 6-month increments.

Commissioner Abbott requested to be on record commented that

he is tired of waiting.

Kevan Parker asked for permission for Chairman Hawkins to authorize approval for Melvin Engineering task orders. This will assist in expediting the work. Updates can be provided to the commissioners via e-mail.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to authorize Chairman Hawkins to approve the task orders for Melvin Engineering.

Kevan Parker updated the board regarding the ag center. Inspired has provided an estimate for \$19,717.47 for the data cabling at the ag center. The county is currently under contract with Inspired. The request is to approve the quote from Inspired subject to the invoice going back to the insurance company and it will be paid out of and tracked under the Sally account.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to proceed with the quote from Inspired for \$19,717.47 for cabling at the ag center.

Commissioner Bush clarified that the contract gives the flexibility to proceed with Inspired.

Jason Gilmore advised that on a contractual basis a blanket policy is allowed up to \$50,000.00.

Kevan Parker addressed the board regarding the ag center pavilion. Two projects have been combined into one project to allow for one contractor. One bid was for \$192,000.00 and the other was for \$262,000.00. There is a lean-to on the north side that is not covered by FEMA because of its precondition. The cost included in the low bid for it is around \$17,000.00, which would have to come from the \$300,000.000 state grant funds.

Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to proceed with Hall Construction for work on the ag center pavilion for \$191,989.00, which includes the bid alternate.

Kevan informed the board the county has been overpaid \$38,000.00 for the legacy projects. 1831 will be closed out.

The recovery scoping meeting for Hurricane Sally is on December 1.

FEMA has requested a call to schedule for site inspections to be redone on twelve of the road projects that are over \$8 million. A meeting will be held at 9:00 a.m. to establish the plan.

COVID is in the second phase.

The plan for CARES Act has been rewritten, which was submitted on the 13th.

The home buyout program is progressing.

- IX. MSBU ADVISORY COMMITTEE CHAIRMAN – Gary Hartman addressed the board.
- The MSBU Committee is set up to meet quarterly, however, meetings have been held once a month since 2017. A meeting was not held this morning because there one item, which was carried over to the next meeting.
 - Crime watch is continuing to build. They have not asked MSBU for funds.
 - The road project is complete with striping.
 - A meeting with Walton County is being set up regarding the assessments.
 - Monthly finance reports are being received.

X. PUBLIC WORKS SUPERVISOR – None

XI. COUNTY ENGINEER – Cliff Knauer addressed the board.

Updated on Buckhorn Boulevard Paving Project – The plans have been finalized and submitted to DOT. Comments have been made and responses have been sent back. An extension will be required and a schedule has to be included with it.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve to advertise for Buckhorn Boulevard as soon as approval is received from DOT.

The plans are ready for South Boulevard.

Chairman Hawkins advised scheduling a meeting with the school board in mid-December with a reception.

County Engineer Knauer informed the board that the eastern intersection can be submitted as an alternate item and he can proceed with submitting everything to DOT.

Hurricane Michael permitting for zone 3.2 and 3.3 is completed. The total is around 37.4 miles. The Army Core applications are ready to submit.

Culpepper advertising is set to advertise for Wednesday. 60-days for substantial completion and 30-days for final.

Karen Shaw is currently waiting on the notice to proceed from DOT for Alford Road. Some paperwork is being worked on.

Commissioner Abbott requested County Administrator Massey follow up on this.

Williams Road Bridge hydraulic analysis is being worked on, plans are around 60% complete and Geotech has been received. Joyner Road plans are around 90% complete.

XII. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

Sale of County Owned Property – The assessed value is \$1,800.00 per parcel was offered. Letters have been sent to adjacent property owners, and the buyer was provided deed restrictions. Nathan

Hobbs, adjacent property owner submitted a counteroffer of \$1,954.00 for parcel 00000000-01-0135-0004.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve of selling 43 parcels at the assessed value of \$1,800.00 per parcel to Barney Manual and 1 parcel, 00000000-01-0135-0004 to Nathan Hobbs for \$1,954.00.

The 43 parcels purchased by Barney Manual are as follows: 01-0096-0010, 01-0096-0011, 01-0070-0007, 01-0070-0008, 01-0008-0025, 01-0008-0023, 01-0011-0006, 01-0131-0013, 01-0132-0021, 01-0135-0008, 01-0136-0005, 01-0031-0006, 01-0031-0007, 01-0094-0014, 01-0094-0015, 01-0082-0009, 01-0082-0010, 01-0080-0018, 01-0079-0010, 01-0108-0001, 02-0220-0015, 02-0220-0016, 01-0050-0003, 01-0084-0004, 01-0084-0005, 01-0067-0017, 01-0073-0017, 01-0074-0020, 01-0074-0021, 01-0067-0016, 01-0097-0001, 01-0097-0002, 01-0097-0004, 01-0107-0010, 01-0107-0017, 01-0106-0001, 01-0106-0011, 01-0082-0001, 01-0063-0016, 01-0042-0013, 01-0042-0015, 01-0077-0006, and 01-0077-0007.

Janine Thomas has offered to purchase 15 lots in Sunny Hills assessed at \$1,800.00 per parcel. The total is \$27,000.00. Deed restrictions have been provided to the buyer.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approved Janinne Thomas' offer to purchase parcels 01-0042-0010, 01-0042-0008, 01-

0051-0011, 01-0072-0017, 01-0084-0004, 01-0069-0006, 01-0073-0005, 01-0073-0003, 01-0048-0009, 01-0069-0002, 01-0072-0005, 01-0076-0006, 01-0070-0009, 01-0079-0026, and 01-0047-0005 for \$27,000.00.

Dennis Montaque has offered to purchase parcel 01-0108-0001 for the assessed value of \$1,800.00.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to accept Dennis Montaque's offer of \$1,800.00 for parcel 01-0108-0001.

Broadband Draft Agreement – County Administrator Massey requested the board's input.

Chairman Hawkins addressed the board. Sunny Hills has been selected as the first area because it will be the hardest to build out. It is requested of the board to allow County Administrator Massey and himself to work through the office of broadband. The application was submitted to DEO today. If they are willing to approve half of it for Washington County, the board would pledge half of the \$3.4 million from CARES ACT.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve of the board pledging to spend up to ½ of the cost of the internet from the CARES ACT funds.

County Administrator Massey informed the board the truck approved for purchase for \$34,900.00 was a 2-wheel drive instead of a 4-wheel drive. A newer truck with lower miles was purchased in its place for the same amount. The serial number will be updated.

The bid for clearing and grubbing will be advertised this Saturday.

- XIII. CLERK – Clerk Bell addressed the board. Vouchers - \$4,088,905.74 – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the vouchers for October.**
- XIV. ADJOURN – Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to adjourn.

Deputy Clerk

Date Approved