

**WASHINGTON BOARD OF COUNTY COMMISSIONERS
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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The following persons were present: Chairman Hawkins, Vice-Chairman Abbott, Commissioners Bush, Kent, and Joyner (via Polycom) 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.

I. PROCLAMATION

- Call to Order - Chairman Hawkins
- Invocation – Jeff Massey
- Pledge

II. PUBLIC HEARING

- Request to amend the Future Land Use Map (FLUM) designation of the property located on Pecan Shadows Drive, Youngstown, FL from Agriculture/Silviculture to Low-Density Residential – Dawn McDonald, Senior Planner presented an application submitted by Charles Lawson to accommodate a home on 5-acres. The density of agriculture/silviculture is one dwelling unit per 10-acres. The public noticing requirements were met and there were no attendees at the neighborhood meeting. The planning commission recommended approval on February 1. The proposal meets the intent of the comprehensive plan and the land development code, therefore staff recommends approval.

- Request to amend the Future Land Use Map (FLUM) designation of the property located at 1488 Wolf Bay Road, Chipley, FL from Agriculture/Silviculture to Low-Density Residential – Dawn McDonald, Senior Planner presented an application submitted by Amanda Ford regarding 3.40-acres. There is currently one home on the site. The request is to add another home. The public noticing requirements were met. The attendees at the neighborhood meeting were not opposed to the land-use change. The planning commission recommended approval on February 1. There will not be any adverse impacts to traffic, public facilities, or public interest. The request is in line with the general intent of the comp plan and land development code, therefore staff recommends approval.

There is road access from Enfinger to the west and Wolf Bay Road to the south.

Commissioner Bush asked what would be the issue in areas where this is consistently done, not to have any agriculture designation, but only low-density residential for anything under 10-acres.

- Request to amend the Future Land Use Map (FLUM) designation of the property located at Crews Lake Road, Ebro, FL from Agriculture/Silviculture to Low-Density Residential – Dawn McDonald, Senior Planner presented an application from Kathy Mattke. The request is to build a home on 5-acres. The public

noticing requirements were met. There were no neighborhood attendees. The planning commission recommended approval on February 1. The request is consistent with the general intent of the land development code and the comp plan therefore staff recommends approval.

- III. **ADOPT THE AGENDA – Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to adopt the agenda.**
- IV. **ADOPT PREVIOUS MINUTES – Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to adopt the minutes dated January 21, 2021.**
- 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 minutes to speak on the proposition before the board.
- Benita Crittendon requested a list of the roads that the county is working on.

Chairman Hawkins advised that the list is on the county website.

Benita Crittendon suggested that the request for right-of-way on Greenhead Road be picked back up.

Chairman Hawkins advised County Engineer Knauer to bring the right-of-way request back to the forefront.

VI. AGENDA ITEMS

- Request to amend the Future Land Use Map (FLUM) designation of the property located on Pecan Shadows Drive, Youngstown, FL from Agriculture/Silviculture to Low-Density Residential – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the FLUM request submitted by Charles Lawson.**
- Request to amend the Future Land Use Map (FLUM) designation of the property located at 1488 Wolf Bay Road, Chipley, FL from Agriculture/Silviculture to Low-Density Residential – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the application submitted by Amanda Ford.**
- Request to amend the Future Land Use Map (FLUM) designation of the property located at Crews Lake Road, Ebro, FL from Agriculture/Silviculture to Low-Density Residential – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the application submitted by Kathy Mattke.**
- Hurricane Sally Sub-Grant Agreement – Lynne Abel requested approval and execution of the agreement presented to the board for the federally funded public assistance grant that is provided through DEM for debris removal, emergency protective measures, and repair or replacement of damaged facilities directly related to

Hurricane Sally. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the Hurricane Sally Sub-Grant Agreement.**

- Maintenance Agreement with FDOT – Karen Shaw, Grants/Special Projects Coordinator requested approval of the maintenance agreement and resolution for Falling Waters sidewalk. The county will be responsible for the maintenance.

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

- LMS Adoption – Karen Shaw, Grants/Special Projects Coordinator requested approval of the resolution to give the board authority to approve the Washington County Local Mitigation Strategy Plan. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the resolution.**
- Request for issuance of RFP for title work for the HMGP Buy-Out Program – Karen Shaw, Grants/Special Projects Coordinator informed the board the appraisals are currently being done. The RFP is for quotes for title work. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve of the issuance of the RFP.**
- SHIP/HHRP Special Exception – Karen Shaw, Grants/Special Projects Coordinator informed the board that Florida Housing

allows modular homes as replacement homes. There are currently two projects that would fit this need. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the resolution.**

- FDACS Grant Update on Ag Center – Julie Dillard, County Extension Director addressed the board. The grant totaling \$300,000.00 for the Washington County Ag Center has to be expended by June 1. The roof has been replaced, electrical has been updated, networking infrastructure has been done, exterior paint, interior sheetrock, interior paint, and the first round of content replacement has been done. The lighting has been updated to flush mount LEDs inside the building.

The final expenditure is for doors and windows around the west side to the east conference room. The low quote was from Circle City Glass for \$59,997.00. The procurement policy was followed. The deficit will be covered by the ag center budget.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the quote from Circle City Glass for \$59,997.00 for the Washington County Ag Center.

\$27,500.00 was designated for design. The construction budget was a little over \$272,000.00.

Another FDACS grant will be applied for.

- Request for Approval of Seats for MSBU Districts 3, 4, and 5 – Tray Hawkins commented that this item was discussed at the previous meeting. All current members of those seats are willing to continue serving on the board. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the additional seat terms for Districts 3, 4, and 5.**
- Dunford Lake Permit Agreement Update – Tray Hawkins, Chairman addressed the board. The modification of the agreement would increase the fees from \$4.00 to \$25.00 for residents, \$35.00 for non-residents, and \$20.00 per year for veterans. The homeowner's associations would take over collecting the fees. The fees can't be increased without Washington County Board's approval.

Commissioner Bush requested research to be done on the title transfer.

A discussion was held on this item with Commissioner Bush offering a motion to table this item, which was seconded, and carried by Commissioner Abbott.

- Sexual Offender Ordinance – County Attorney Fuqua read the ordinance by title. **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to approve the above-referenced ordinance (2021-01).**

- Highway 79 Corridor Payment – Tray Hawkins, Chairman informed the board that Washington County has issued two payments of \$50,000.00 to the Highway 79 Corridor. This request is due to cash carried forward issues. Holmes County has issued their payment for this year. This payment will come from the hospital funds designated for EDC. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to issue \$50,000.00 to the Highway 79 Corridor from the hospital funds designated for EDC.**

VII. FEMA COORDINATOR – Kevan Parker addressed the board.

Hurricane Michael - \$8 million has been approved and is moving through the process and \$10.4 million for advances.

The consultant requested that everything is included on the PW at once. Breaking this up has made the process easier.

Chairman Hawkins addressed the board. There is a little over \$6 million cash on hand in Hurricane Michael. There is a call scheduled with DEM, Tuesday, February 23 where reconciliation will be done on the \$6 million. The money will be reconciled for the RFR's that they owe or there will be a reconciliation of the check from the RFR and send it back for the RFA that is in the account.

Cash flow will begin increasing weekly by ensuring that RFR's are being put through daily.

Kevan Parker informed the board that permitting is underway. 2.4 and 3.2 road zones are being worked together.

Site inspections of the buildings began this week with public works, EOC, ag center, and pavilion.

Category B is working on being expedited.

The final payment for CARES Act has been received.

The original HMGP budget was around \$5 million. The estimate for the cost of the homes wasn't allowed. The appraisals that have been received are 100% higher than what was in the budget. The state will have to add back to the budget.

This can't be funded upfront.

Chairman Hawkins advised that it needs to be asked, how does the state expect financially constrained counties to fund this.

Kevan Parker requested a motion to give Chairman Hawkins authority to approve to advertise future RFP's as related to the HMGP buyout program. – **Commissioner Abbott offered this motion, seconded by Commissioner Bush, and carried.**

Regarding the legacy projects, the old administrative cost went through if it was under if it was under 30%. If it was over 30% a deep-dive would be done.

Jason Gilmore confirmed that he had received correspondence that Washington County would give back \$86,000.00 for them to proceed with the \$1.6 million.

Commissioner Kent exited the meeting.

Kevan Parker updated the board. The new site that was approved for the Washington-Holmes Vaccination Center has milled asphalt roads, the pad has been built, and the permit should be done today. The pole barn will be 50 x 96.

An expedited PW of \$1.4 million has been done for the first 90-days. \$770,000.00 has been approved. This was in the FEMA final yesterday and should be received next week.

County Attorney Fuqua informed the board that per the FEMA contracts and requirements it has been determined that engineered plans are needed for the roads.

- VIII. MSBU ADVISOR COMMITTEE CHAIRMAN – Gary Hartman addressed the board. Per the ordinance, the MSBU Board will be reorganizing. February 25, at 9:00 a.m. a public hearing will be held regarding the uniform method of collections for MSBU.

County Attorney Milton informed the board that the meeting is to allow the county to use the uniform method of collecting Non-Ad Valorem assessments via resolutions.

Commissioner Bush offered a motion, seconded by Commissioner Joyner, and carried to approve of a special meeting on 2/25 at 9:00 a.m.

- IX. PUBLIC WORKS – Johnny Evans requested approval to purchase three crew cabs for himself, Danny Jackson, and Jeff Massey. Chipola Ford offered a price of \$18,850.00 for the crew cabs, which was lower than the sheriff’s bid. The regular cab cost was \$17,263.00.

Henry Arnold was not interested in providing a quote, and Auto Nation or Hub City didn’t respond.

Commissioner Abbott was not present during the time this motion was made.

Johnny Evans informed the board that the money would be replaced once the items were sold at Mason’s Auction.

The flume at Mudhill should have been done with concrete, however, due to funds, it was set up with pipes. Cinch was the low bidder in the contract for ditch paving. The cost for Cinch to do the concrete flume is around \$64,000.00 for a 1,262’, and 7’ wide concrete flume.

- X. COUNTY ENGINEER – County Engineer Knauer addressed the board.
- Mudhill and Chipley Landfill – The DEP had previously suggested additional pumps and infrastructure be put in at Mudhill Landfill. In turn, it was suggested to them to install additional monitoring

wells. A plan was presented to them for piezometers to monitor groundwater flow and additional testing.

The monitoring of the Mudhill system is important. An inspection report form will be completed on the landfill each week to confirm that everything is operational.

DEP approved the idea.

A 4' wide flume would be wide enough.

Commissioner Abbott requested a recommendation be brought before the board at the meeting next month.

Chipley's landfill has been monitored under a permit for over 25-years. The permit ended in 2014, which is when the last testing was done. DEP will not transmit the restrictive covenants report to Tallahassee until they have a final report from Washington County convincing Tallahassee that it is okay to close the landfill.

Monitoring well number 17 has tested positive for different metals.

A testing company has to be hired to redevelop the wells because the wells haven't been tested in 8-years.

County Attorney Milton advised the board the restrictive covenants were submitted at least 2 – 2 ½ years ago.

County Administrator Massey informed the board if DEP's instructions aren't followed they are going to renew the permit, which would cause the county to be responsible for 25 more years.

County Engineer Knauer advised the board that DEP would like the wells redeveloped, a fresh round of testing, and a report that will convince Tallahassee that it is fine to close the wells.

County Engineer Knauer advised the board that he has a plan for the above request.

County Administrator Massey informed the board the deadline is May.

- Buckhorn Boulevard – Advertising will be next Saturday. There is an agreement with the landowner to deposit some of the excess cut material on their property.
- Brickyard Road- Everything has been completed except for the two additional entrances the school has asked for. The survey crew is currently working on those.

Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to authorize County Engineer Knauer to proceed with issuing the bid once it is ready.

- South Boulevard – The plans are complete. The quality control

review is in the process. The intent is to submit it to DOT next week.

- Sunday Road – Design is approved for 2022, which will be July 1, 2021. Construction is scheduled for 2023. \$1,389,095.00 is obligated for construction.
- CR-280 – The design has been advanced. This will be coming in July 2021.
- John’s Way – Control is set up for the survey.
- Williams Road Bridge – The permit applications will be transmitted to County Administrator Massey this week.
- Joiner Road – The permits are ready.
- SCRAP and SCOP projects are due by March 13. County Engineer Knauer suggested Orange Hill Highway from Pioneer Road to the new pavement for the SCRAP submittal.

Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to submit Orange Hill Road from Pioneer Road to the new pavement for SCRAP and the missing link on CR-284 for SCOP.

- B-SCOP – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to submit Hard Labor Bridge for the B-SCOP.**

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- Courthouse Chiller Pump Replacement – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve to replace the courthouse chiller pump from Daikin for \$32,641.27.**

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried for the approval to purchase two industrial washing machines and two industrial dryers for the Washington County Jail from B & C Technologies for \$24,114.90.

The other two quotes received for the appliances were for \$33,000.00 and \$34,000.00.

Both purchases will come from the land sales account.

- Budget Amendment for Animal Control – CPI increase from Animal Control of West Florida of 1.4% has been received. This would increase the monthly cost by \$67.99. The new fee would be \$4,924.11.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve of a budget amendment for the increase submitted by Animal Control of West Florida by \$67.99 monthly.

- Crystal Lake – All the information from the landowners has been

received to improve the right-of-ways by the boat ramp. The deed has been prepared and the title work is in process.

- Broadband – The plan to have broadband in place is proceeding forward.
- CDBG-CV Grant – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to authorize approval to apply for \$3 million from CDBG-CV Grant for broadband per County Administrator Massey’s recommendation.**
- MSBU – **Additional lighting at Shenandoah for \$2,328.25. – Commission Abbott, Commissioner Bush (Motion Carried)**

XII. CLERK – Lora C. Bell addressed the board.

- January Vouchers totaling \$2,939,406.20 – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the January vouchers for \$2,939,406.20.**

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to authorize the solicitation of bids for the Clayton Road bridge repair that is funded through the FBSCOP.

XIII. COUNTY ATTORNEY – None

XIV. ADJOURN – Commissioner Abbott offered a motion, seconded by Commissioner Hawkins, and carried to adjourn.

Deputy Clerk Brantley

Date Approved