

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

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.

I. PROCLAMATION

- Call to Order - Chairman Hawkins
- Invocation – Johnny Evans
- Pledge

II. PUBLIC HEARING

- Request to amend the Future Land Use Map category of 3.00 acres from Agriculture/Silviculture to the Low-Density Residential Designation – Dawn McDonald, Senior Planner presented an application request submitted by Justin Rhinerson on Douglas Ferry Road. The public noticing requirements were met and there were no attendees at the neighborhood meeting. The planning commission recommended approval on December 7. Staff recommends approval as well.

III. ADOPT THE AGENDA

Agenda Additions – Broadband Discussion and City of Vernon Ordinance (Sexual Offender Prohibitions)

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the agenda as amended.

IV. ADOPT PREVIOUS MINUTES

- Board Meeting for November 19, 2020
- Special Meeting for December 7, 2020

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and 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 of Commissioners. Each individual shall have three minutes to speak on the proposition before the board. – None

VI. AGENDA ITEMS

- Request to amend the Future Land Use Map category of 3.00 acres from Agriculture/Silviculture to the Low-Density Residential Designation – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the above-referenced land-use change.**
- Agreement with Gortemoller Engineering to develop the 79 Corridor Development Guide – Karen Shaw, Grants/Special Projects Coordinator requested approval of the agreement contingent upon the attorney’s review. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the agreement with Gortemoller Engineering contingent upon the attorney’s review.**
- SHIP Special Exception Resolution – Karen Shaw, Grants/Special

Projects Coordinator requested approval of a resolution for two applicants at 120%. One is for rehab and the other is for replacement housing. – **Commissioner Joyner offered a motion, seconded by Commissioner Bush, and carried to approve the special exception resolution for the two applicants.**

Chairman Hawkins requested this item be brought before the board in January to change it permanently.

- Buddy Road over Brock Mill Branch Agreements – Karen Shaw, Grants/Special Projects Coordinator informed the board this will allow work to be done on Buddy Road Bridge. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the above-referenced agreement.**
- LAP Agreement with FDOT and Funding Resolution for sidewalk project along South Boulevard and Kirkland Road – Karen Shaw, Grants/Special Projects Coordinator informed the board the project will continue the sidewalk on South Boulevard at Kate Smith Elementary, Kirkland Road to Brickyard Road. This will connect the schools. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the agreement and funding resolution.**
- Discussion regarding maintenance in Pine Bluff – Cliff Knauer, County Engineer addressed the board. There is base failure covering 593 square yards of pavement. Previous letters sent to the board from himself were related to erosion. Most of the erosion issues have been managed. A cost estimate for road resurfacing is \$102,126.96 at \$125.00 per ton for 12.5 super pave

asphalt and \$100.00 per ton for 9.5 super pave. The resurfacing would be for 15-years longevity.

Garrett Martin advised the board the home owner's association has a little over \$20,000.00.

County Attorney Fuqua didn't express any concern about the recommendation of his previous findings. It is suggested that the funds received from the Pine Bluff Homeowners Association be done as a donation.

Commissioner Joyner advised that he received past input from one of the original developers that the county never accepted the roads.

There isn't a record of the acceptance.

County Attorney Fuqua informed the board that he would review the opinion again and go over it with Commissioner Joyner.

The comprehensive plan at the time the roads were built included if roads are to be privately maintained in the sub-division the deeds have to reflect that. The deeds that were reviewed didn't reflect that. The plat says the roads are dedicated to the public and was signed off on by the engineer.

Chairman Hawkins requested a motion to proceed with this, allowing him to identify funds to cover the \$87,000.00 shortfall for Pine Bluff.

Commissioner Abbott offered the above motion for discussion. Commissioner Bush seconded the motion.

Commissioner Abbott asked if funding from the flood could be used for Pine Bluff.

Kevan Parker advised that the damage was before Hurricane Sally.

Commissioner Bush commented that the erosion is better than years past.

The chairman of the homeowner's association reduced the contribution amount from \$20,000.00 to \$15,000.00. It is requested that the \$5,000.000 be acknowledged as funds that were collected to do work on the right-of-way and stabilize the shoulders.

The previous motion carried 4 to 1, with Commissioner Joyner in opposition.

- Discussion regarding Parks – Todd Abbott, Vice-Chairman requested a committee to compile a list of things that need to be repaired at the county parks.

Chairman Hawkins suggested that a surveillance system should be purchased.

County Administrator Massey advised that he is working on this.

The animal control assistant will e-mail Johnny Evans and George Swauger repairs that are needed at the parks.

The board commended public works employees on the quality of work they are doing.

Chairman Hawkins advised Commissioner Abbott that a meeting will be held with animal control and public works regarding the committee. He suggested at the January meeting each commissioner contact or appoint someone to serve on a parks and recreation committee.

- Abandonment of Maintenance for 4575 Miller's Ferry Road – Tray Hawkins, Chairman informed the board the road/driveway was deeded to Washington County. The resident does not live here. When he visits he requests that the public works department maintain the driveway behind his gate.

County Attorney Milton addressed the board. There is a warranty deed from Sharon K. Lane to Washington County, Florida. The legal description is for a strip of land 50' x 750'. The property appraiser is showing the parcel as Washington County and T. Keister. A title search has not been done. The county owns an interest in the property. The county doesn't grade private driveways. It is suggested for the county to abandon their interest.

Johnny Evans advised the board that the county doesn't have a key to the gate.

County Attorney Milton advised that the parcel number ends in 00-5337-0002.

Chairman Hawkins suggested that a quitclaim deed be done and that no further litigation can come from this transaction.

County Attorney Milton advised the board they will do some research regarding the title before the next meeting.

Chairman Hawkins suggested if the quitclaim deed option isn't accepted the property will be abandoned.

Chairman Hawkins called a recess from 9:52 a.m. – 10:06 a.m.

- Broadband – Tray Hawkins, Chairman addressed the board regarding the Rural Infrastructure Grant. The grant will be processed in February. Washington County has requested a 50% funded grant.

Karen Shaw addressed the board. The county typically does the match at the back end. It has been asked if the work is done at the front end if it can be considered the match. Anything normally done outside of an agreement doesn't count.

Chairman Hawkins informed the board that there are time constraints for the contractor to order the equipment.

Assurance or a motion is requested from the board to proceed with applying \$1.5 million from the CARES Act fund for the 50% obligation from the county of the DEO grant contingent upon approval the county can have their money upfront.

Commissioner Bush offered a motion, seconded by Commissioner Abbott for discussion to commit or obligate as needed up to \$1.5 million from the CARES Act funds for broadband contingent upon DEO allowing the county to spend their money on the upfront side instead of the backside of the Rural Infrastructure Grant.

County Attorney Fuqua advised not to sign the agreement with the contractor until there is assurance the money will be reimbursed.

The board held a discussion ultimately agreeing to table the motion.

- Sexual Offender Vernon Ordinance/Residency – Rebecca Finch addressed the board. A sexual offender purchased a piece of property in February 2018 within 1,000' of a park, which is against two statutes. The Department of Correction has been contacted and commented that Hicks Landing is not a park because it doesn't have playground equipment.

Surrounding cities in Washington County have passed an ordinance extending the distance out to 2,500'.

She requested Washington County pass a similar ordinance.

Commissioner Bush suggested the definition of a park should be on the ordinance.

County Attorney Fuqua advised that the ordinance that lists the parks will be referenced and the definition will be included.

This will be addressed at the January meeting.

VII. FEMA COORDINATOR – Kevan Parker updated the board.

- Clearing and Grubbing RFB – Three bids were received which are as follows:
 1. Pate Construction - \$7.48 for regular excavation and \$8.48 per cubic yard for clearing and grubbing
 2. Collins Land Services, Inc. - \$25.00 for regular excavation and \$15.00 for clearing and grubbing
 3. Gulf Coast Utility Contractors, LLC - \$75.00 for regular excavation and \$75.00 for clearing and grubbing

The committee recommended awarding to the low bidder, Pate Construction for \$7.48 for regular excavation and \$8.48 for clearing and grubbing.

Commissioner Bush offered the above motion, seconded by Commissioner Kent, and carried.

- Hazard Mitigation Resolution – The resolution will confirm that the chairman has the authority to sign hazard mitigation grant

applications.

Commissioner Bush offered a motion, seconded by Commissioner Joyner, and carried to approve the above-referenced resolution.

- CARES Act – The 1st responder funding was used to cover the CARES Act funding. There are 6 more weeks of the final audit with the state. The funds should be received in January.
- HMGP – The grant application process is close to approval on the buy-outs. Five to Six contracts will be issued this month for a demolition/clean-up contractor, an asbestos contractor for surveying, and a contractor for demolition/removal of asbestos and/or lead paint. They would like one appraiser and one closing agent to be used.
- Hurricane Sally – The damage inspections are being put together and the site inspections will begin the new year.
- Hurricane Michael – Funds are not foreseen to be removed from the 428 projects.

Five to six roads will be done in a road zone. February – March is the potential paving schedule.

- Line of Credit – The line of credit was closed on Friday.

VIII. MSBU ADVISOR COMMITTEE CHAIRMAN – Gary Hartman informed the

board that a meeting was not held this month. The meetings will resume in January.

IX. PUBLIC WORKS SUPERVISOR – None

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to appoint Commissioner Hawkins to the Florida Association of Counties Trust for the director.

X. COUNTY ENGINEER – Cliff Knauer addressed the board.

- Mud Hill Landfill – A remediation system is currently in place at the landfill. The 5-year technical report was recently submitted to DEP. They have requested a plan to better treat the system by the end of the year.

The data shows that when the wells are running, the capture and treatment rates are good. The data also shows when the wells are not running there is impacts to adjacent properties.

The DEP suggested installing additional wells or producing a better plan to keep the system running.

The suggestion is to submit an argument to DEP that better controls will be put in place to ensure the systems are being inspected, maintained, and up and running. Seven additional piezometers are planned to be installed. A quote from Magnum Geo-Tech to install the piezometers is \$3,500.00.

Commissioner Joyner offered a motion, seconded by

**Commissioner Kent, and carried to approve the quote from
Magnum Geo-Tech for \$3,500.00.**

- Hartford Boulevard – The survey is complete and the preliminary alignment has been completed. Certain lot owners will have to be contacted regarding the alignment. The lots are valued at \$1,000.00.

The consensus of the board is for County Engineer Knauer to proceed in contacting the landowners.

- Culpepper Boat Ramp – The boat ramp is out for bid.
- Williams Road Bridge – The piling design is complete. The dredge and fill permit application will be e-mailed to County Administrator Massey.
- Joiner Road – The culverts are complete and a municipal retrofit exemption request has been submitted to Water Management District.
- John's Way – A proposal has been compiled for the timber bridge on John's Way. This will be presented to the board at the meeting in January.
- South Boulevard – The plans are almost complete. Drainage concerns are currently being looked at.

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- Sale of County Owned Property – Jeremy Donaldson has submitted an offer for the assessed value of \$8,000.00 for parcel number 00000000-00-3322-0670 located in Payne Lakes Phase II

Subdivision. The parcel size is .979 acres.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the sale of parcel 00000000-00-3322-0670 to Jeremy Donaldson for \$8,000.00.

Karen Shaw addressed the board regarding the Rural Infrastructure Grant. They don't care how the \$1.5 million is spent. The grant funds have to be documented. The contractor must be established as a dealer with the Department of Revenue as a communications provider.

Commissioner Bush withdrew his previous motion regarding broadband.

Commissioner Bush offered a motion, seconded by Commissioner Hawkins, and carried to enter into a contract with Wildstar to build the county rural broadband system contingent upon the company being registered as a communications provider with the Department of Revenue.

XII. CLERK

- November Vouchers totaling \$2,785,305.95 – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the vouchers for November.**

XIII. COUNTY ATTORNEY – Attorney Fuqua addressed the board.

- Extension of Lipford real estate contract closing date – **Commissioner Abbott offered a motion, seconded by**

Commissioner Joyner, and carried to extend the Lipford contract for an additional 12-months.

- Buckhorn Road – All documents are complete and have been sent for recording.
- Sheriff's Tower – The land where the sheriff's tower is going is being given from the ex-Moody Estate. They don't want to use it for the broadband system if someone is going to make a profit from it.

Chairman Hawkins advised not to proceed.

XIV. ADJOURN – Commissioner Kent offered a motion to adjourn.

Date Approved

Deputy Clerk Brantley