

BOARD OF COUNTY COMMISSIONERS

Washington County, Florida

1331 South Boulevard, Chipley, Florida 32428

DISTRICT 1  
Alan T 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 – Jeff Massey

II. PUBLIC HEARINGS – *This item followed the non-agenda section.*

III. ADOPT THE AGENDA – Agenda Addition – Borrow Pit – Chairman Hawkins

**Commissioner Kent offered a motion, seconded by Commissioner Bush and carried to adopt the agenda.**

IV. ADOPT PREVIOUS MINUTES – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to adopt the minutes dated 12/13/18, and 1/16/19.**

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 Commission.” Each individual shall have three (3) minutes to speak on the proposition before the Board.

- 1. James Karlo, Childress Lane, Rolling Pines Sub-division, which is parallel to Rolling Pines Road. Childress Lane has been underwater since November, steadily increasing. There is no available outlet.

A path has been cut to a neighbor’s property (where they park) to reach Ratcliff Circle to exit toward Rolling Pines Road, which is now starting to flood. They have been unable to access their home for over a week.

He requested the board contact the state/federal government to address the drainage situation.

The wells are now contaminated.

Chairman Hawkins advised that the board is working toward the Emergency Watershed Protection Program as well as other avenues.

Commissioner Joyner advised that the issues are covering the panhandle.

2. Scott Hobbs addressed the board in reference to the increasing flooding issues on Rolling Pines Road. Milled asphalt is being brought in as a temporary solution. A long-term solution would be for landowners on the backside to be contacted to request their assistance with a back way outlet. There is vacant land at the end of Kelly Road, off of Ratcliff that may be an option. There is also property located on the high side of Childress.

Chairman Hawkins advised that mill is hard to obtain at this point. The Public Works Department has been traveling to Destin to purchase it.

County Administrator Massey confirmed with Scott Hobbs that he has been allowing access through his property, commenting that cooperation is needed from landowners.

Scott Hobbs advised they will be boxed in; they are still going through Rolling Pines.

3. Gail Karlo advised the board that Childress Lane is completely gone. She expressed concern about health issues and emergency personnel being unable to access the area. She also expressed concern about security in the area, being that some residents are unable to access their home.

Chairman Hawkins advised that he would request the sheriff's office increase patrol for temporary purposes.

Chairman Hawkins advised Lieutenant Standland that in the event the sheriff's office needs additional funds from the commission to cover the cost of the additional patrol to contact them.

4. Joshua Carlton advised the board that he and his mother live on Wages Pond, which is off of Deadening. They are also flooded and the water is continuing to rise. His mother had to evacuate, however, his home is currently dry. They can get in and out but the intersection of Wages Pond and Deadening is impassable. He requested to be put on the agenda to offer a solution. He represents Envirbase, which uses recycled tires for road repair and drainage.

Chairman Hawkins requested Joshua Carlton work with County Administrator Massey.

5. John West (Mike), 5186 Pine Ridge Drive, located in the Pine Lake Estates, which is off of Rolling Pines. At the end of the road, there is a cul de sac; part of Pine Ridge Drive is completely underwater. He requested material be put on the road to prevent the road from becoming impassable. Emergency vehicles would not be able to access the area.

Johnny Evans advised they are currently working on the area today.

John West updated the board. The coop is currently in the area to address the pad-mounted transformers that were almost flooded.

6. Jerrilyn Johnson, 5196 Pine Ridge Drive informed the board that they do not have an inlet or outlet due to the flooding.

7. Orren Shumaker addressed the board on behalf of his nephew that lives on Haley Drive. The problem isn't only 866 Haley Drive. It affects the entire community. The top of the culvert is 18' – 24' inches above the level of the drainage canal banks. The drainage facilities cannot reach full capacity until the adjacent land is flooded. The drainage is inadequate. With the situation the adjacent land floods, Joseph Drive is a water control. The entire drainage system should be evaluated. Health issues are a concern. Seepage from septic tanks can be caused by flooding and cause contamination of wells and the aquifer.

Chairman Hawkins advised Mr. Shumaker that the board seeks to address Haley Drive through the Emergency Water Protection Act.

County Engineer Knauer advised the board that he intends to cover this during his section.

8. Nancy Haralson, Pine Lake Estates located at the cul de sac requested the board elevate the issues that they have heard thus far. She suggested asking neighboring landowners for access to their property for an inlet and outlet. Contamination is occurring because septic systems are underwater.

She advised the board that her home is located in flood zone X; no flood insurance is required.

She also expressed thanks to County Administrator Massey for requesting that the public works department bring sandbags to the location.

Chairman Hawkins advised that the county cannot access private property, without proper permission. Also, a pumping system will not work.

County Attorney Fuqua advised that there is a state program to clear Econfina Creek and Chipola River but it is a process that will take time.

9. James Zediker, 5215 Pine Ridge Drive addressed the board. The lack of forest is going to cause flooding until drainage systems are installed. He requested a pump operation similar to the one located on Hwy. 77 be installed. The water can be moved over the road to the stormwater retention pond up the hill, which is permitted by Mr. Cox.

He also requested the county issue a letter to the Florida Department of Transportation for a permit for a minor bridge construction permit #62-312.809.

10. Ann Zediker asked the board who should they contact beyond the Board of County Commissioners.

Chairman Hawkins advised that he would have a list of contacts compiled and loaded on the county website.

Ann Zediker informed the board that the residents on Pine Ridge Drive are facing being without electricity if the transformers blow, which is now sticking out of the water.

Econfina Creek is a beaver dam and they are in that pond, which has occurred from that. Once the creek is cleaned that will assist all of Washington County. It needs to be cleared to Deerpoint Lake.

Help is needed north of Hwy. 20.

She requested immediate action from the board.

11. Donell Feudley, 2205 Rolling Pines Road addressed the board. His home has been flooded for a while and will end up being a complete loss. He questioned why the property was sold in the 1970s if the county had a flood map.

Chairman Hawkins advised that it is his understanding that the local health department would not issue permits, but someone above them was contacted to get permits for septic tanks pushed through. There are nonconforming lots all over.

Donell Feudley requested the board provide updates to the community.

12. Charles Brown advised the board they are here seeking the board's help. The home they recently purchased is flooded, which is in flood zone X. He requested the board explore the retention pond at Mr. Cox's. There is also a smaller pond that is beside the roadway on Pine Ridge Drive.

Pictures were provided to the board.

13. Shawn Tharpe, 866 Haley Drive addressed the board on property that he purchased a year prior. The issues affecting his property do not have anything to do with the hurricane. His home isn't in a flood zone.

Pictures were shown to the board by Mr. Tharpe of his property.

How often does the county clean and maintain the storm/drain-off system?

Chairman Hawkins advised that it is cleaned when needed. If the county has the right-of-way to it.

Commissioner Abbott suggested that County Engineer Knauer should speak on this subject.

Chairman Hawkins advised that Haley Drive would be addressed with the County Engineer.

Shawn Tharpe advised the board the subdivision was developed in the '80s.

Chairman Hawkins asked when was the first platted subdivision? When was the comp plan changed?

Steve Cramer estimated the 70's.

Shawn Tharpe requested help with his situation.

14. Christopher Markell, Rolling Pines asked the board if the water can be pumped and moved out by truck?

15. Don Fendley, 2201 Rolling Pines Road addressed the board. Due to the flooding, they have relocated across the road from their home place in a travel trailer. There is a small pond across from where he previously lived in which flooding has recently taken over. The pond isn't far from the edge of the road. At night the area isn't very visible and there aren't many barricades remaining in the area.

Chairman Hawkins advised that they would put more barricades out today so that at night they will be flashing, marking the road out.

Commissioner Bush suggested putting up a delineator post instead of barricades.

Johnny Evans addressed the board. Lights are not required to be put on the barricades as long as they have reflective on them and they do. State standard barricades are used.

Chairman Hawkins requested something with blinking lights be put up.

16. Dr. David Taing, 5187 Pine Ridge Drive provided the board with a picture of the flooding near his home. Federal Express will not deliver to his home. First responders will have a hard time accessing the area. The residents in the area need help.

17. Pam Carlton, Wages Pond Road addressed the board about Dog Road 24, advising that is the only inlet and outlet for them. She requested the board grade the road.

County Administrator Massey updated the board. Public works, along with Water Management have observed the road. If anything is done to the road it would tear it up. Therefore, it was determined to leave the road as it is. Also, the equipment can't fit in the location.

18. Christine Terry, Grassy Pond Road addressed the board to make them aware that Grassy Pond is also an issue of concern.

19. Stacey Finley, 2205 Rolling Pines Road, asked the board where does it stop? When do they just stop because they feel as if there isn't any help?

Chairman Hawkins advised not to give up.

Stacey Finley addressed the board. There are many senior citizens in that neighborhood and Piney Ridge that is unable to move.

She requested help.

Chairman Hawkins called a recess. 10:17 a.m. – 10:35 a.m.

### *Public Hearings*

1. Application from Bobby Padgett for a Future Land Use Map amendment from Agriculture/Silviculture to General Commercial for 2500 square feet of land on the south side of I-10, ¼ mile west of Foxworth Road – Steve Cramer, Planner addressed the board. The



applicant has requested the land-use change to general-purpose to allow commercial/industrial land use to put a billboard on his property.

Letters were sent to the adjacent property owners, proper notification was done, and a neighborhood meeting was held with no public attendance.

Commercial is compatible with the surrounding land uses. The planning commission conducted a hearing on November 8, 2018, and recommended approval.

2. Application from Gabriel Berry for a Future Land Use Map amendment from Agriculture/Silviculture to General Commercial for 3.4 acres of land at 2152 State Road 77 – Steve Cramer, Planner addressed the board. The purpose of the land-use change is to allow increased commercial or office use on the new parcel.

Letters were sent to adjacent property owners, proper notification was done, and a neighborhood meeting was held on 12/18 with no public attendance.

The planning commission held a meeting on 1/8, voting in denial based on spot zoning and leap-frog development.

Chairman Hawkins suggested that he would like to see the commercial overlay extended to Clayton Road, South. The City of Chipley has installed a well south of the referenced property; which commercial water can feed off of going north.

Commissioners Bush and Kent commented that they thought the area was already commercial.

3. Application from Kelly Brock for a Future Land Use Map amendment from Low-Density Residential to Medium Density Residential for 1.0 acre of land at 900 Nearing Hills Road – Steve Cramer addressed the board. The purpose of the land use request is to add a second dwelling on the property.

Letters were sent to adjacent property owners, proper notification was done, and a neighborhood meeting was held 12/27 with no public attendance.

The planning commission considered the application on 1/8 and voted to deny. The basis was to establish unwanted precedence of medium density property south of Brickyard Road.

Chairman Hawkins asked if the comprehensive plan included criteria that when the City of Chipley extends their water and sewer lines it would be mandatory for the property owner to connect to them?

Steve Cramer advised that would be a requirement for new development.

Commissioner Bush addressed the board. Since it is adjacent to Brickyard, he would support the land-use change. There are many other uses immediately adjacent to Brickyard.

If it were within the Nearing Hills community changing the land use would be a disservice to them.

Commissioner Abbott agreed, advising the board that he had spoken with the adjacent property owners to ensure they didn't have any issue with the land-use change.

Commissioner Bush expressed pleasure in the way that Steve Cramer presents the applications.

VI. **CONSENT AGENDA – Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the consent agenda.**

1. Approval for the chairman to sign a letter of support for the Miss Washington County Pageant for participation in the Peanut Festival
2. Approval for the chairman to sign the Medical Examiner Contract

3. Approval to accept an offer of \$1,800.00 from James and Kathy Gesslein for County Owned Parcel #02-0268-0010 and to direct the county attorney to prepare a deed transferring ownership
4. Approval to make an application for State Grant for GIS verification and updates. The updates would include street centerlines, address points, MSAG, ALI, and ANI verifications
5. Approval for Chairman Hawkins to sign the 2019-2020 contract for 911 dispatch equipment located at the sheriff's office
6. Approval for Chairman Hawkins to submit a letter regarding the disparity of gas prices between counties to voice concerns regarding this issue
7. December vouchers totaling \$1,576,709.39

VII. AGENDA ITEMS

1. Application from Bobby Padgett for a FLUM amendment from Agriculture/Silviculture to General Commercial for 2500 square feet of land on the south side of I-10, ¼ mile west of Foxworth Road – Steve Cramer, Planner

**Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to approve the FLUM amendment submitted by Bobby Padgett.**

2. Application from Gabriel Berry for a FLUM amendment from Agriculture/Silviculture to General Commercial for 3.4 acres of land at 2152 State Road 77 – Steve Cramer, Planner

**Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to approve the FLUM amendment submitted by Gabriel Berry.**

3. Application from Kelly Brock for a FLUM amendment from Low-Density Residential to Medium Density Residential for 1.0 acre of land at 900 Nearing Hills Road – Steve Cramer, Planner

**Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to approve the FLUM amendment submitted by Kelly Brock.**

Chairman Hawkins requested the parcel numbers be utilized instead of the applicant's name to ensure that there isn't the appearance of the board making decisions by name.

4. Truck Purchase – Rick Kerr, Fire Coordinator requested approval to purchase a truck from the Geneva Fire Department, Alabama for \$35,000.00. He requested \$40,000.00 be pulled from the public safety fund to purchase the truck and install needed equipment on the truck as well as lettering. The truck will be stationed at Sunny Hills.

Chairman Hawkins clarified that the truck will be titled in Washington County's name.

Chairman Hawkins also clarified that the loan would be repaid by Sunny Hills over the next seven years.

Commissioner Abbott questioned the life expectancy of the truck.

Rick Kerr suggested 15 – 20 years.

**Commissioner Abbott offered a motion, seconded by Commissioner Joyner and carried to purchase the truck from Geneva Fire Department by using funds from the public safety fund, contingent on the Sunny Hills Fire Department paying equal payments over seven years.**

Rick Kerr requested approval to send the truck located in Caryville to the auction due to maintenance issues.

County Administrator Massey addressed the board. The current truck in Sunny Hills will be moved to Caryville.

**Commissioner Bush offered a motion, seconded by Commissioner Kent and carried that the funds received from the sale of the Caryville truck at the auction will be transferred to Sunny Hills Fire Department.**

Rick Kerr advised the board Washington County has the title to the truck in Caryville.

5. Borrow Pit – Chairman Hawkins

County Administrator Massey updated the board. They have looked at the property adjacent to Moonseed. Other locations will be looked at that are adjacent to borrow pits.

Chairman Hawkins advised that he has some location suggestions that he will provide after the meeting.

He would like to confirm that County Administrator Massey and Johnny Evans have the ability to negotiate on some properties to bring back before the board.

Commissioner Joyner suggested that one is needed on each side of the county. Dirt is out all over the county.

VIII. FEMA COORDINATOR – Not Present

County Administrator Massey updated the board. An estimated 850,000 yards of material have been removed from the roads. There are meetings held every Monday with Crowder, Gulf, and Whit for updates.

Debris in the ditches and stump removal remain an issue. A plan has been requested. There have also been issues with cut trucks dropping debris in the ditches without a plan.

Commissioner Kent added that the cut trucks are dropping in yards and places other than the right-of-way.

Commissioner Abbott expressed concern about the way the cut trucks are cutting and leaving debris behind for days after it is cut.

County Administrator Massey advised the board a new crew has been brought in and they are being watched to see if some of the previous areas of concern improve.

IX. PUBLIC WORKS SUPERVISOR – Johnny Evans addressed the board.

1. Beavers – Ten beavers have been caught. The locations were two on Beaver Street, two on Odom, one at the EOC, one on Crews Lake, two on Union Hill, one on Bell Community, and one on Armstrong Mill.

County Administrator Massey advised that they are off of Duncan Community.

2. Equipment Lease – Johnny Evans addressed the board. They have selected a CAT grader and loader, and John Deere wheeled excavator to purchase for an estimated lease total for 12 months of \$126,000.00. The transfer request is for \$130,000.00 to be moved into transportation rentals and leases.

County Administrator Massey advised the board the transportation cash on hand is \$3,400,000.00, which is where the funds can be pulled from.

Johnny Evans updated the board. Currently, mill and barricades are being put out on Pine Ridge. Following that they will be going to Rolling Pines.

Commissioner Joyner requested that the area be monitored daily.

Johnny Evans confirmed that it is being done.

**Commissioner Joyner offered a motion, seconded by Commissioner Kent, and carried to transfer \$130,000.00 from the transportation fund to the equipment lease and rentals line item.**

**Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to approve of the purchases of a CAT grader and loader, and a John Deere wheeled excavator.**

Commissioner Joyner confirmed that the exactor would be equipped with a quick attach and be able to run a mulching head.

Johnny Evans confirmed that is correct in addition to other attachments.

X. COUNTY ENGINEER – Cliff Knauer updated the board.

DOT has approved an additional \$25,807.00 for Obie Street.

County Engineer Knauer requested the approval below, advising that the amount matches what DOT has funded.

**Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to award the Obie Street project to the low bidder, Roberts and Roberts for \$109,587.25.**

County Engineer Knauer updated the board. Cope Road will be advertised next week.

DEP permits have been received for Culpepper Landing, however, the Army Core issued a Request for Additional Information. The Request for Additional Information requested that a section of the retaining wall adjacent to Holmes Creek be removed from the project. The requested section has been removed, which will reduce cost. The information has been

resubmitted to the Army Core as well as DEP to ensure the permits match. The permits should be received in the next 2 – 3 weeks.

The landing needs to be closed while the project is being done.

Commissioner Bush requested the area be fenced in with construction fence once the work begins.

Chairman Hawkins advised \$15,000.00 from Nestle will be applied to the project.

County Engineer Knauer addressed the board about the board's request to survey Foxworth Road from Joyner Road to Clayton Road, which is an estimated 3.4 miles. He suggested surveying 80' wide, roughly 40' each side of the centerline for the 3.4 miles for a cost of \$32,500.00.

Right-of-way is going to be a critical component.

Commissioner Joyner suggested the perception on the right-of-way be checked before the money is spent on the survey.

The board agreed to schedule a public meeting to discuss right-of-way.

County Engineer Knauer clarified that the legislative projects include Twin Pond, Greenhead Road, and the missing link (284/River Road).

Sunday Road will be turned in for a SCOP project.

Brickyard Road, from 277 to Orange Hill Hwy. will be submitted for a SCRAP project.



County Engineer Knauer addressed the board on the EWP projects. A plan is required to be submitted on how the situation will be addressed. A location map and a description of the project are due by February 7.

County Engineer Knauer suggested the board submit Haley Drive for the EWP program. Under that program, a survey would be done from Brickyard past Allison Road. A fiscally constrained county can be funded up to 90%.

The application for the Orange Hill Yard Debris is estimated to be submitted on January 25.

Williams Road for the 319 Grant was denied.

County Engineer Knauer submitted the board a resolution for the amendment on the Obie Street contract.

**Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to approve the resolution to add the additional monies to the Obie Street contract.**

XI. COUNTY ADMINISTRATOR –

1. Probation and Parole Lease – The previous price per square foot was \$12.56. The recommendation is to submit a price of \$15.28 per square foot to probation and parole for their next contract extension.

The board agreed.

County Administrator Massey advised the board the Hurricane Michael expenses almost total \$1,000,000.00. Damage to county buildings is still coming in.

There has been an issue obtaining bids and quotes to fall in line with purchasing the policy. There is an emergency clause in the county policy.

County Attorney Fuqua suggested the board make a motion to continue to act under section 5.11 of the procurement policy for emergency purposes and revisit this at every meeting to allow Jeff Massey to obtain quotes instead of obtaining bids.

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

- XII. CLERK – Clerk Bell updated the board. The Clerk’s Office has partnered with Legal Services. There will be someone on-site every other Thursday, beginning next week in the lobby.

Commissioner Bush addressed the board. Vernon High School has put together a tennis team and they intend to use the county park at Bonnet Pond. He requested County Administrator Massey look at any items that may be maintenance issues and have them fixed.

The expense should be taken from his and Commissioner Hawkins district funds.

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

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Deputy Clerk

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Date Approved

