

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

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| 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 Tray Hawkins

Vice-Chairman Todd Abbott

Commissioner Charles Kent

Commissioner Alan T. Bush

Commissioner Steve Joyner

Also present were County Administrator Jeff Massey, County Attorney Fuqua, Fuqua & Milton, P.A., Clerk of Court, Lora C. Bell, and Deputy Clerk Risha Brantley.

I. PROCLAMATION

A. Call to Order – Chairman Hawkins

B. Invocation/Pledge – Johnny Evans

C. Reorganization of the Board—Fuqua and Milton, P. A.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried for Tray Hawkins to remain as chairman.

Commissioner Joyner offered a motion, seconded by Commissioner Kent, and carried for Todd Abbott to remain as vice-chairman.

II. PUBLIC HEARING

- Request to amend the Future Land Use Map (FLUM) category assigned to a 1.5-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Bethel Road, Bonifay, FL —Dawn McDonald, Senior Planner – The application was submitted by Weshinsky. The public noticing requirements were met. There was a citizen request for the historic live oak tree located on the property to remain untouched, which will be noted.
- Request to amend the FLUM category assigned to a 1.00-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Steward Lake Road, Chipley, FL —Dawn McDonald, Senior Planner – The application was submitted by Chiodo. The public noticing requirements were met. The planning commission and staff recommended approval.

For information purposes, to be buildable or to install a manufactured home or new home on these sites, the properties are less than 10-acres in size, and agriculture/silviculture requires one dwelling unit per 10-acres. This will allow the property owners to build.

There were no further comments, therefore the two public hearings were closed.

- Request to amend the FLUM category assigned to a 6-acre parcel from Agriculture/Silviculture to General Commercial for property located at 2855 Pate Pond Road, Caryville, FL - Dawn McDonald, Senior Planner addressed the board. There is an existing self-storage on the property, which is included in a general commercial use category, however, the applicant would like to expand general commercial along the roadway on Pate Pond Road.

- Attorney Fuqua addressed the agenda verbiage as agriculture/silviculture to
- Summary Minutes Prepared by Risha Brantley, Deputy Clerk

low-density residential. Chairman Hawkins clarified with Dawn McDonald that it was an error, but it was advertised correctly. The planning commission and staff recommended approval.

- Adoption of the Comprehensive Plan and Land Development Code: First Hearing – Angela Bradley, Emerald Coast Planning Council addressed the board. This is the adoption for the first hearing of the comprehensive plan and the land development code. There will be one more in December. The comprehensive plan is named Vision 2035, which is a guide for growth services and development. The intent was to create a user-friendly tool for everyone. The full documents are available on www.ecrc.org/vision2035.

Chairman Hawkins commented that Washington County is one of four counties that has its strategic plan available on the website.

A lot of public outreaches have been done while working on the updated plan. A data analysis, goals objectives policies, tracking table, call-out boxes, goals, and policies were included. The findings were that the proposed amendments met the statutory requirements of FL Statute 163.3177. The proposed development is not expected to result in any adverse effects to public facilities, or natural resources for the public interest. The proposed amendments are consistent with the general intent of the comp plan and the land development code.

Since the last meeting with the board, the comp plan has been sent to the Department of Economic Opportunity. There it is additionally reviewed by DOT, DEP, and others, where comments are given. A go-ahead was received with minor comments. Per ordinance 2019-12 allowances of commercial uses

within residential land use categories were removed, the policies were updated to allow home occupational licenses in residential and land use categories, a policy was deleted permitting neighborhood commercial uses within residential land uses, and those were renumbered.

Some additional updates are as follows:

- Policy D1/1B doesn't meet the county engineers' stormwater standards. If there is something further needed from the county engineers' standards, that language will be put in there.
- Conservation – The buffer language and setback language are being clarified.
- Access easement and cross access easement definitions have been added.
- Clarification for Single Family Residential has been clarified for one parcel or lot instead of just property
- Density and gross density and single-family dwelling
- Definition of commercial, general commercial, and neighborhood commercial
- Home-based business definition language has been incorporated
- Condemnation relief was included (this was passed by the legislature)

Today a recommendation of adoption of the first hearing of the comprehensive plan and the land development code is requested. The second hearing is scheduled for December 16.

III. ADOPT THE AGENDA

Agenda Additions – Industrial Park Property Discussion (17) – Commissioner Hawkins

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to adopt the agenda.

IV. ADOPT PREVIOUS MINUTES

- Board Meeting for October 21, 2021
- Special Board Meeting for November 8, 2021

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

- 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.” Everyone shall have three (3) minutes to speak on the proposition before the Board. Before the time a meeting has been called to order, should an individual or group wish to address an item which is on the agenda for consideration, the individual or group may obtain, from the Commission Secretary or Clerk, a public comment form and may write on the form their name and the agenda matter which they wish to address. The completed form(s) shall be returned to the Commission Secretary/Clerk who shall provide the form(s) to the Chairperson. Should a particular group wish to address an item, they shall nominate a spokesperson to voice their ideas, comments, and concerns. In the event, an individual wish to speak on an item and has not signed up in advance, those who have signed shall be given priority and those who have not signed up may be allowed to speak at the sole discretion of the Board Chair.

- Audrey Johns addressed the board regarding the buyout program update.

Mr. Johns was directed to speak with Karen Shaw for an update.

- Rich Smelcer, Blue Lake Pastor addressed the board in opposition to the alcohol ballot.
- Ted Spangleberg addressed the board in opposition to the alcohol ballot.
- Steve Keter, Owens Community expressed concern about the speed limit being lowered after the road is paved.

Chairman Hawkins advised that the roads are engineered, and signs will be posted appropriately.

VI. AGENDA ITEMS

1. Request to amend the Future Land Use Map (FLUM) category assigned to a 1.5-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Bethel Road, Bonifay, FL – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the land use list on Bethel Road.** Ordinance 2021 - 33

2. Request to amend the FLUM category assigned to a 1.00-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Steward Lake Road, Chipley, FL – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the land-use change on Steward Lake Road.** Ordinance 2021 – 34
3. Request to amend the FLUM category assigned to a 6-acre parcel from Agriculture/Silviculture to General Commercial for property located at 2855 Pate Pond Road, Caryville, FL – **Commissioner Kent offered a motion, seconded by Commissioner Joyner, and carried to approve the FLUM amendment.** Ordinance 2021 – 35
4. Request for approval of the 2022 Planning Commission Meeting Schedule – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the 2022 Planning Meeting Schedule.**
5. Adoption of the Comprehensive Plan and Land Development Code: First Hearing – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the first hearing for the adoption of the comp plan and the land development code.**
6. Alcohol Election—Brandon Lovering, Advance Washington County brought forth the certified petition letter from Carol Rudd, Supervisor of Elections for the Washington County alcohol initiative. It is requested of the board that the vote be via mail-out ballot and commence on December 27 and end 30-days after that date, which will be January 26.

Chairman Hawkins confirmed with Carol Rudd, Supervisor of Elections that she didn't have any objections to any of this and that it was done according to statute/ordinance.

Carol Rudd, Supervisor of Elections confirmed the dates.

Attorney Fuqua confirmed with Carol Rudd, Supervisor of Elections that the petitions have been certified.

Carol Rudd, Supervisor of Elections verified that is correct.

Commissioner Bush offered a motion to approve the mail-in alcohol ballot as previously requested by Advance Washington County and set the dates as approved by Washington County Supervisor of Elections, seconded by Commissioner Hawkins for discussion.

Mr. Spangleburg addressed the board regarding education that is needed about economic development and what types of jobs Washington County would like to have. He suggested that there should be an in-person vote.

Chairman Hawkins confirmed with Carol Rudd that the election must be done within 60-days.

Carol Rudd, Supervisor of Elections confirmed that is correct. It backs up and starts from the time that the petition process began.

James Brooks addressed the board in opposition to the alcohol election. There is currently inadequate infrastructure and inadequate law enforcement agencies. Taxpayers fund these organizations, and it is requested that the board discontinue funding them.

The motion carried unanimously.

7. Appointee to Canvassing Board for Special Election – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to leave the canvassing board as is, which is Commissioner Hawkins and Commissioner Abbott.**

8. Request for Appointment of Kim Patterson to TDC Board, Seat # 6 - Heather Lopez, Director of Tourism requested Kim Patterson be appointed to Seat# 6 for the TDC Board. She is the administrative assistant for Falling Waters State Park. She will be sitting in a bed tax seat. The current park manager lives in Jackson County, which disqualifies them from filling the position. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to accept the recommendation for Kim Patterson for TDC Seat #6.**

9. CEI Bid Tabulation for South Boulevard/Kirkland Road Sidewalk Project – Sarah Hand, Grants/Procurement Specialist informed the board the ranking committee recommended the top-ranking firm Melvin Engineering to perform CEI services for South Boulevard/Kirkland Road Sidewalk Project contingent upon man-hour estimates. – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to accept the recommendation of the ranking committee.**

10. Request to Approve Resolution No. 2021-33 for Line of Credit Renewal - Tray Hawkins, Chairman – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to renew the line of credit.**

11. Inmate Medical Insurance 2021-2022 - Tray Hawkins, Chairman – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and**

carried to approve the renewal of the inmate medical insurance policy for 2021 – 2022.

Commissioner Bush confirmed that the annual cost is \$34,759.00.

12. Ambulance Ventilator Purchase - Tray Hawkins, Chairman addressed the board. The ambulances are unavailable where they are normally purchased. They will be purchased from two different companies. It is with a savings of around \$60,000.00. Randy Truette requested approval to use \$22,000.00 of the \$60,000.00 that was appropriated for the ambulances, for the purchase of ventilators. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve of Randy Truette’s request for the purchase of ambulance ventilators.**
13. Request Chairman to Sign Resolution for Access 67 – Tray Hawkins, Chairman this resolution would give support in the leverage for DEO to get the agreements to the county level. – **Commissioner Bush offered a motion, seconded by Commissioner Joyner, and carried to approve the resolution.**
14. 2022 Liaison Appointment—Tray Hawkins, Chairman – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried for the 2022 liaison appointments to remain the same.**

Commissioner Bush advised that the Choctawhatchee Bay Estuary Coalition needs to be added. Commissioner Bush is the appointee and Commissioner Hawkins is the alternate.

15. 2022 Board Schedule—Tray Hawkins, Chairman – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the 2022**

Board Schedule.

16. 2022 Holiday Schedule —Tray Hawkins, Chairman – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the 2022 Holiday Schedule.**

17. Industrial Park Property Discussion – Chairman Hawkins requested Ted Everett discuss with the board members the industrial park and the threshold on what is available for job creation. The board should give clear directions on how to proceed with capital outlay.

VII. FEMA COORDINATOR – Lucas Mayo addressed the board.

- ITB 2021-17 Award Request: Carter Circle, Old Mill Road, Jessie Way, Shackelford Road, Houston Road East, and Farrell Nelson Road – It is recommended to reject the bid due to there being a single bid and readvertise in January. **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to reject the bid for ITB 2021 – 17 and readvertise January 2022.**

- FEMA Projects Update

Roads – There are three groups in construction, which is 20 roads. Another three groups will begin in December and January, which is 19 roads.

Hurricane Michael - \$800,000 is in process in state finance, \$1.5 million in validation in state finance, and over \$30 million has been received to date, with most of that being reimbursed.

Approval is requested to advertise for a pole barn for public works which has been approved by the state and FEMA. This was located at the old park office and will have the same function of storing equipment. – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to advertise the building of a pole barn at public works that have been approved by FEMA to be moved from the old industrial park.**

Hurricane Sally – Over \$900,000.00 has been received. There has been a hold-up with appeals. The state recently agreed and sent the appeals through to FEMA on Friday. FEMA has 90-days to make a decision.

2014 Storm (4138) - \$100,000.00 remains to be received.

HMGP Mitigation Program – A package is being prepared to send to the state for demolition extension for homes that remain underwater.

Chairman Hawkins advised that doesn't hold the reimbursement funds up.

Chairman Hawkins called a recess from 10:15 a.m. – 10:25 a.m.

VIII. MSBU ADVISORY COMMITTEE CHAIRMAN - None

IX. PUBLIC WORKS SUPERVISOR

- Paving Request for Brickyard Road 277 to Orange Hill – County Engineer Knauer has provided some estimates which are as follows:
 - 1 ½ inch cap - \$340,736.00
 - 2-inch cap - \$455,552.00
 - 100-pound leveling and 165-pound cap to fix the crown in the road - \$547,242.00

County Engineer Knauer updated the board. Some areas have base failure and the best way to address those are to saw cut the areas and install a new base. There isn't a lot of crown left on it which is causing water to gather on the edges.

- Pipe Schedule – The pipe has been ordered however there have been issues having it transported.
- Emergency Repair on Clayton Road – The contractor intends to wait until they are in Sunny Hills doing paving. The works should be done before Christmas.

X. COUNTY ENGINEER – Cliff Knauer addressed the board

- Sunny Hills – The leveling is complete, the cap will begin on Monday, and the project should be complete by Christmas.
- Sunday Road – The survey and geotechnical is complete, and the design is 20% – 25% complete.
- Brickyard Road – A request has been submitted to DOT for additional funding. The school board voted to approve the two turn lanes at the two driveways and the third alternate, which will be the bus loop, they decided they would like to hold off on that because they are looking at an expansion of the school in that area. They will be paying for that directly. DOT considers that a sequence 2 portion of the contract. The county and the school board need to decide how the payment request will be done.
- Chipley Landfill – Additional sampling will be done on three wells, which will be wells 13, 14, and 16.
- Hartford Boulevard Spring Ridge Right of Way – Spring Ridge has proposed exchanging 10 properties owned by the county in exchange for the lots that the county needs to straighten out Hartford Boulevard.

Commissioner Joyner offered a motion, seconded by Commissioner Abbott, and carried to approve of the land swap from Washington County to Spring Ridge for the straightening of the curve on Hartford Boulevard.

The information will be forwarded to the county attorney to assist with the swap.

- Buckhorn Boulevard – It is under construction. There will be some delays as a result of AT&T not making their moves when they should have.

Scott Bell, a new landowner on Buckhorn Boulevard would like the alignment of the road moved 15' away from his property. The recorded easement was signed before the purchase of his property. Four curves would have to be added to the road to change the alignment.

The board advised proceeding with the current alignment to prevent turning the road into a safety issue.

- Ratcliff Circle – It is about 6 ½' deep and 2,300' across. There are 4 affected properties. To fill all of Ratcliff Circle to get people in and out it would take about 2,400 bales.

Does the board want to try Spring Pond, Wages Pond, Deadening, or another shorter pilot project?

There are 100 tires per bale.

Josh Carlton informed the board that the steel bands are the costly part of the project. The cost per bale is around \$200.00, which is just building it.

Chairman Hawkins advised Josh Carlton to come before the board with an actual cost per bale, work with DEP, and find a small test spot that is not in the buyout program. This should be worked through with County Administrator Massey.

Spike Road – The area appears to be lower than the areas north of Highway 20. Does the board want someone, such as Jeff Brown to investigate the issue?

It was commented that Water Management is working on the issue with Bay County.

County Administrator Massey is going to reach out to Water Management and Bay County.

Chairman Hawkins advised to set up a meeting early next week.

Chairman Hawkins advised the board to plan to have SCOP projects to DOT by the end of February.

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- Ashley Montaque-Drummond – 08-0521-0005 – Sunny Hills – Assessed Value \$2,000.00 – Offer \$2,000.00 – Approximately .263 Acres – No Opposition to sale – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the county-owned property sale.**

XII. CLERK

- October Vouchers Totaling \$6,305,661.00 – This item is for information purposes only.

XIII. COUNTY ATTORNEY

- Letter for the Supervisor of Elections – Chairman Hawkins read the letter on file. – **Commissioner Bush offered a motion, seconded by Commissioner Hawkins, and carried to approve the delivery of the letter for the election by ballot regarding alcohol as approved during the meeting on 11/23/2021.**

XIV. ADJOURN