

WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS
February 17, 2022, 9:00 a.m., Commission Board Room
1331 South Blvd., Chipley, FL 32428

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

I. PROCLAMATION

- A. Call to Order – Chairman Hawkins
- B. Invocation – Johnny Evans
- C. Pledge

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.

II. ADOPT THE AGENDA – Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to adopt the agenda.

III. ADOPT PREVIOUS MINUTES

- Board Meeting for January 25, 2022 – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to adopt the minutes for 1/25/2022.**

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.” 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

Summary Minutes Prepared by Risha Brantley

2/17/2022

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.

Washington County Board has agreed to allow speaking on items that are not on the agenda, which is greater freedom which is mandated by the Florida Statute. – Attorney Fuqua

Chairman Hawkins spoke regarding Crystal Lake. A discussion has been held with FWC requesting them to flag the structures that are in the water for public safety. It will be requested of the Public Works Department to put a sign up to use extreme caution, due to the structures in the water. It is not the board's pleasure to close any boat ramp. It will cause precedence if the board begins closures due to high water.

Dick Alt expressed concern about boats with ballast tanks that are used for surfing. They cause wakes 3/3.5' high. The normal ski boat doesn't cause this. In the last five months, he has removed debris from the water that has floated across the lake, which included railroad ties, and lumber pieces. People that have structures under the water are not taking care of them. Safety is a concern. Eliminating the ballast tank boats would help the issue.

Keygen Pigott expressed concern about the water not only being high but has encroached on personal property. The public doesn't carry the same responsibilities for the property as the residents that live there. The Florida Boater Safety website advises that individuals are responsible for any damage that is created by wakes.

Chairman Hawkins advised contacting FWC regarding the wakes. The signage mentioned prior in the meeting signage should include language to be mindful of

your wake.

V. **AGENDA ITEMS**

1. Request for HHRP Special Exception Resolution - Karen Shaw, Grants Coordinator requested board approval for the above-referenced resolution. The resolution request is to allow for one manufactured home to be purchased as a replacement home under the HHRP Program. The reason is due to the 4-person family and the increase in budget cost and budget parameters. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the resolution.**
2. SCOP, SCRAP, CIGP, B-SCOP Applications - Karen Shaw, Grants Coordinator addressed the board regarding the applications listed above. Allowed for submittal is 2- SCOP, 1-SCRAP, and 1-CIGP. Resolutions are needed to attach with the applications. The SCOP Projects are Greenhead and Twin Pond, SCRAP Project is Clayton Road, and the CIGP Project is Strickland Road.

Chairman Hawkins informed that Karen Shaw used information from the engineer's score of the roads.

Commissioner Abbott expressed concern about the CIGP being a matching grant.

Karen Shaw commented that the last cost estimate was \$1.6 million.

Chairman Hawkins advised that discussion has begun held with the state regarding other funding sources. The interchange, Highway 20/Highway 79 that will be submitted for the CIGP Grant is the most dangerous intersection in the county. Traffic will be taken from that.

A grant doesn't have to be accepted just because it is awarded.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the road application submissions and resolutions.

Benita Crittenden suggested that once the Greenhead Road is referred to DOT if there is any public hearing/meetings someone from the county should attend.

Chairman Hawkins suggested that citizens can lobby their representative and senator for the additional \$50 million that has been removed from SCRAP and SCOP to be put back in this year's budget.

Benita Crittenden addressed the board. More accountabilities should be put on Florida Water Management regarding their activity on Greenhead Road and how it has affected its condition. Water Management has log trucks and dog hunting traffic on Greenhead Road. There is not a high residential population on Greenhead Road.

The motion on the floor carried unanimously.

3. Buckhorn Boulevard Change Order - Karen Shaw, Grants Coordinator requested approval of a change order for Buckhorn caused by utility issues, holidays, and weather. The change order will add 58-days. - **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the change order for Buckhorn Boulevard.**

Chairman Hawkins reminded that the Hartford Boulevard project needs to be remembered when funding comes up.

4. Project M & M - Ted Everett, Washington County Chamber of Commerce Executive Director addressed the board regarding an option that has been

submitted to them individually from project M&M. Project M&M has stated that they would like to enact confidentiality, which is approved by the state. This is the same option that was presented over a 1 ½ year ago that they didn't go through with. They will give the county \$25,000.00 for the first 6-months if they decide to decline on taking the option into a sales contract during the first 6-months the money will be refunded. The second 6-months they will deposit \$15,000.00 and if they do decide that they will not exercise the option, the county will keep that. In the third 6-months, they will pay \$20,000.00 if they back out of the option and don't make it a sales contract on the last day of the option agreement the county will keep the \$35,000.00 for keeping it off the market for 18-months.

On page 5, under commissions, there is an agreement between the company and Mr. Hartman, who is with Elite Realty. That commission is paid by the company, not the county.

The 15-acres will not affect the railroad spur.

Jeff Massey advised that it is northeast of the barn.

Commissioner Bush questioned the language included about the responsibility of the survey.

Ted Everett advised that M&M is responsible for the survey for the 15-acres.

A buildable map should be done in 2-weeks.

Commissioner Bush addressed the board. The way he reads the agreement, the board will provide the survey within the initial option period. It is listed under Article 5.

County Attorney Fuqua advised Ted Everett to clarify the language. He suggested that a section should be added that they will be responsible for surveying the parcel that they are interested in.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to proceed with the option offer.

James Brooks asked what is Project M&M and who is currently speaking.

Ted Everett, Washington County Chamber EDC informed that Project M&M is a company that has asked for confidentiality because they don't want to alert competitors, which is standard and honored by the state.

The motion on the table carried unanimously.

Ted Everett requested that the board recognize Jim Town with a resolution that would rename the stretch of road from Highway 79, from Pipkin Road to Douglas Ferry Road, the Jim Town Highway in memorial of his passing and what he has done for the county. County Attorney Fuqua would prepare the resolution and if approved it would be passed on to the state for approval.

5. Broadband Update – Henry Martin, Wild Star Networks, Director of Marketing Development updated the board.

Chairman Hawkins requested clarification of the following question. Would there not be any operations in Washington County until the operation was completed in Walton County?

Henry Martin advised that is not correct.

A tower has been delivered to Daniels Lake Road and a building permit has

been filed for. Digging should begin on that next week. Confirmation is being sought from legal to make sure everything is as it should be to proceed to use the water towers in Wausau and Chipley.

There are several other sites where the geo sample has started. This involves soil samples to make sure it will be adequate to pour the concrete.

Chairman Hawkins confirmed that there are MOU's with all the municipalities. There is a current discussion with the City of Wausau now to get infrastructure on their water tower.

Henry Martin advised that they are confirming if an additional agreement is needed beyond the MOU that is in place with the City of Wausau. Fiber has to be run in Wausau and an MOU is needed.

Margaret Riley is checking with legal regarding a paragraph about a lease agreement.

Receiving the computer chips needed is a challenge now, as well as base nodes, and workforce.

Jeff Massey informed the board that they are looking at tying Spring Pond, Quail Hollow, and behind Orange Hill Fire Department together. Wild Star has already ordered the geotechnical work on all those sites.

Chairman Hawkins confirmed with Henry Martin that Unity Fiber is waiting to run their fiber.

6. Canvassing Board Representative and Alternate – Tray Hawkins, Chairman – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to appoint Tray Hawkins, Canvassing Board Representative,**

and Alan Bush, Alternate.

7. Funding Source Wayside Park - Tray Hawkins, Chairman informed the board that he agreed in a previous meeting to cover the cost of the clearing and grubbing, pressure washing, and painting at the Wayside Park out of his maintenance budget.

Commissioner Bush offered a motion, seconded by Commissioner Abbott and carried for the rock at Wayside Park to come from the Public Works Budget.

Johnny Evans confirmed that it is around four loads.

8. Sheriff Vehicle Budget Request - Tray Hawkins, Chairman informed the board this is for clarification purposes. \$98,769.50 remained in their 2020 -2021 budget for vehicles. The auditors have requested a letter from the board that they approve of the funds remaining in the sheriff's budget for 2021 - 2022 to purchase the vehicles.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to authorize the approval of the letter from the board as requested above.

VI. **FEMA COORDINATOR** - Kevan Parker addressed the board.

- ITB 2022-05 Installation of Generators at Critical Facilities – Annex, Sheriff's Office, Wausau, Mudhill, and the Health Department - Hazard Mitigation – The low bidder Zabatt left out submittals in their proposal and removed work that was specified in the contract. The committee suggested moving to the lowest responsive bidder, which is GAC. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to accept the lowest responsive bidder, which is GAC for \$596,641.00.**

- ITB 2022-01, 02, 03, 04: Carter Circle, Houston Road East, Ferrell Nelson Road, Jessie Way – The first bid was rejected in November because it was too high. The project was rebid, which was due Tuesday and there were no bids received. The county procurement policy allows for the county administrator to negotiate with companies and bring a selection back before the board. The information will be provided to the state to seek approval from FEMA to negotiate.

Chairman Hawkins suggested going back to the original contractors and see if they could be utilized to fill in culverts where the asphalt will have to be replaced.

Commissioner Bush confirmed that both contractors that are working would be negotiated with.

Kevan Parker informed the board that the first contractor was GAC and the other was C.W. Roberts.

- ITB 2021 - 04 – Change Order – Request to approve a change order to add 42-days due to rain. - **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the change order.**
- Hazard Mitigation Buyout Program – There are six homes that title searches have been received for this week.

Getting the contracts signed with DEO on the cost-share for 25% is currently being worked on.

Demolition should begin on Friday on houses located on Peach Street. These will be the first houses to be demoed.

Every 90-days an extension is requested for the homes that remain underwater.

- Saferooms – Sheriff’s Office, EMS, EOC – The task order has been done for Melvin Engineering to do the design. The measurements and surveys have been started.
- Legacy – The last of the Legacy Funds have been received. Chairman Hawkins has signed 2 of 3 of the close-out documents.
- Road Bids – The current roads that are out for bid in 1.1 are Pipkin Road, Lubella Lane, Cooks Mill Road, Bess Nook, Lee, Brackin, and Cutoff. All the roads are in Washington County.

VII. **MSBU ADVISORY COMMITTEE CHAIRMAN** – None

VIII. **PUBLIC WORKS SUPERVISOR** – None

IX. **COUNTY ENGINEER**

- South Boulevard Construction Grant Agreement – **Commissioner Kent offered a motion, seconded by Commissioner Joyner, and carried to approve the agreement.**
- Brickyard Road – The preconstruction conference is next Wednesday. Both contractors will likely be working at the same time.

The board expressed concern about the construction not affecting moving traffic out to Highway 90.

- Sunday Road – Plans are around 90% complete. There is a cross-drain when you turn off Orange Hill Highway. If it is extended permits will be required. The second option is to put up a guardrail and extend and rebuild the headwalls where they are now. It will be a little narrow through the section. Miscellaneous asphalt will be done on the guardrail.

Johnny Evans advised that the narrow section would not affect his maintenance in that area.

The consensus of the board was to proceed with the second option.

- Buckhorn Boulevard – Roberts and Roberts are progressing well. AT&T is working on a section in front of the church.
- Davidson Road – The cost estimate for the project is being worked on. Wetlands will be included in the timeframe.

Commissioner Abbott suggested offering an employee from DEP a county office.

Chairman Hawkins informed the board that Holmes County is replacing the bridge on Thomas Drive, which is their equivalent to Davidson Road on the north.

- Culpepper Landing – Hall Construction is 30-days out from completing their framing with the boardwalks. The water level at Holmes Creek has made things difficult for them. It is going down 1 ½' per day but it still hasn't gone down to the point where they can set their push-slabs. The majority of the ramp is push-slabs.

It may be requested for public works to do the improvements from the end of the work that Mr. Hall is doing to the top of the boat ramp. There will be some work the county needs to do to tie the elevations in.

Once the loading docks are in place that will be a good time for the county to come in.

- Sunny Hills Paving – The leveling is complete as well as much of the overlay. There are about 5-days of work remaining.

Chairman Hawkins called a recess. 10:08 a.m. – 10:27 a.m.

X. **COUNTY ADMINISTRATOR** – Jeff Massey addressed the board.

Summary Minutes Prepared by Risha Brantley

- Inmate Medical Bill \$12,681.56 (Corbin) – The bill was negotiated from \$19,510.56.

Note – The correct amount is \$12,681.85.

Commissioner Abbott expressed concern about the cost of inmate medical invoices. All options need to be looked at regarding the best cost.

County Administrator Massey informed the board there is an agreement with the Northwest Florida Community Hospital and the county is currently working with Jackson Hospital. Northwest Florida Community Hospital charges Medicare rates.

- Inmate Medical Bill \$27,388.92 (Rhoden) – The original bill was \$76,504.40.

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

- Return of Adjacent Property to Helipad – The property was sold in error. It is requested to approve to buy back the property at the same price in addition to taxes of \$121.94.

Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to approve the above request from County Administrator Massey.

- Sale of County Owned Property
 1. James and Kathy Gesslein – 00-3374-0135 – Dunford Circle – Sunny Hills – No Opposition - Assessed Value \$4,000.00; Offer \$4,020.00 – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to accept the offer for the property listed above.**

2. Deltona Corporation – The corporation has expressed interest in purchasing 202 parcels in Sunny Hills for \$545,532.00 which is 40% over the assessed value.

Chairman Hawkins confirmed that notices have been mailed to adjacent property owners before the discussion began.

County Administrator Massey addressed the board regarding the land swap with Spring Ridge in Sunny Hills to straighten Hartford Boulevard. Two parcels need to be fixed and one of those is a Deltona parcel. It may be an option to swap the lot with Deltona.

Commissioner Abbott requested an updated county-owned property list.

County Attorney Fuqua suggested that the motion should be to allow County Administrator Massey to sell up to 202 lots and give him the authority to swap lots.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve of County Administrator Massey selling up to 202 lots to Deltona Corporation.

Commissioner Kent offered a motion, seconded by Commissioner Abbott, and carried to swap lots with any landowner to facilitate the straightening of Hartford Boulevard.

County Administrator Massey addressed the board. 10 lots were previously approved to swap. It has been discovered that 2/3 more need to be swapped.

County Attorney Fuqua informed the board that the other lots aren't owned by Spring Ridge.

- Code Enforcement Position Discussion – County Administrator Massey suggested updating the current pay scale from 104 to 105. The person would be more like a department head and duties would be increased.

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve to update the code enforcement pay scale from 104 to 105, which will include the Pay Plan options and changes.

XI. **CLERK**

- January Vouchers Totaling \$4,276,962.05 – Informational Item.

XII. **COUNTY ATTORNEY**

- Endo Health Solutions Opioid Litigation – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the opioid litigation settlement with Endo Health Solutions.**

ADJOURN - Commissioner Abbott offered a motion to adjourn.