

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 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 & Milton, P.A., Clerk of Court, Lora C. Bell, Deputy Clerk Risha Brantley, and Finance Director Johnnie Pettis.

I. PROCLAMATION

- Call to Order - Chairman Hawkins
- Invocation – Danny Jackson
- Pledge

Sheriff Crews expressed his thanks to the county staff that assisted with items that needed to be done to prepare for the third annual rodeo, which is a fundraiser for the sheriff's office. The funds from the event will be pushed out in the county for the annual toy drive. Not limited to but specifically named were Mr. Massey and Johnny Evans. The sponsors in Washington County have made the event what it is.

Sheriff Crews presented the Washington County Board of Commissioners with a plaque for partnering with them regarding the rodeo and the property that was used for the event.

II. PUBLIC HEARING

- Request to amend the Future Land use Map (FLUM) category on a 4.71-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located at 3000 Woodymarion Drive, Chipley – Dawn McDonald, Senior Planner – The public noticing requirements were met, there was no opposition to the application, and the planning commission recommended approval of the application.
- Request to amend the Future Land Use Map (FLUM) category on a 1.93-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located at 2835 Dauphin Road, Bonifay – Dawn McDonald, Senior Planner – The public noticing requirements were met, concern was expressed regarding additional units affecting the water quality of the nearby pond, but there was no opposition to the amendment. The planning commission recommended approval of the application.
- Request to amend the Future Land Use Map (FLUM) category on a 3.89-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located at Fanning Branch Road, Vernon – Dawn McDonald, Senior Planner – The public noticing requirements were met, there was no opposition to the application, and the planning commission recommended approval.

- Request to amend the Future Land Use Map (FLUM) category on a 1.20-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Holmes Valley Road, Vernon, FL – Dawn McDonald, Senior Planner – The public noticing requirements were met, most of the area is residential, and the planning commission recommended approval.

The reason for these cases is that agriculture/silviculture requires one dwelling per 10-acres, however, these parcels are less than 10-acres in size. Low density allows one dwelling for 5-acres to a maximum of one dwelling for 1-acre.

Allen Christy, Rolling Pines questioned if flood plains are checked during the approval procedure.

Dawn McDonald addressed the board. In the planning stages, the best available data is looked at. The FEMA maps on Northwest Florida Water Management District website are used. If the property is in the x-zone the applicant is encouraged to avoid those areas, which is included in the staff report. An elevation certificate may be required to build. The county engineer would have to be contacted. A wetland requires an additional setback of 30'.

Chairman Hawkins clarified that at this time the land use is only being changed. The additional concerns are included during the building permit phase.

- Nancy Harrelson asked how neighbors were notified.

Dawn McDonald informed the citizen that the public noticing that is required by state law and county code is to post signage on the front of the property. Depending on the frontage, more than one sign may be required. Newspaper ads are required to run in the paper twice, and letters are mailed regarding the proposal to all properties within 500’.

Washington County requires a neighborhood meeting at least 2-weeks in advance of the planning commission meeting.

Chairman Hawkins clarified that the signage is not required by state statute but something additional that the county has implemented.

- James Brooks questioned how often are the flood plains updated?

Dawn McDonald commented that the maps were last updated in 2011. The maps are updated in coordination with the county.

- Simone Sheffield requested information regarding the location of the Northwest Florida Management Cooperation Group and a status update on them as well as holding ponds not being in the proper location.

Chairman Hawkins advised Simone Sheffield that County Administrator Massey will meet with him aside from the meeting.

- Eva Hemphill addressed the board regarding the issue in Sunny Hills.

Chairman Hawkins advised that the floor is now open specifically for the four public hearings. This item will be heard under the non-agenda audience section.

- Request to amend the Future Land Use Map (FLUM) category on a 40-acre parcel from Low-Density Residential to Agriculture/Silviculture for property located at 1776 Sorrells, Road, Chipley, FL – Dawn McDonald, Senior Planner addressed the board. The public noticing requirements were met, the neighborhood information meeting was held on July 15. Four neighbors were opposed to the proposed amendment because of the potential of commercial uses being developed on the property. The issues ranged from noise, traffic, and the road being able to accommodate commercial traffic.

The county planning staff recommended denial at the planning commission meeting on August 2. Discussion and a decision were scheduled for September 15, however, at that time a decision was made for an outside planning agency to provide a staff report regarding the case. The Emerald Coast Regional Council provided a planning report on September 1. They didn't make a recommendation; however, their findings included the uses on the site were not allowable with the current future land use designation and the proposed future land use category.

The applicant also provided a planning report from their planning consultant on September 13, which showed that the proposed amendment was consistent with Washington County. The planning commission recommended denial at their meeting on September 13. The Washington County Board of Commissioners was scheduled to act on the amendment; however, it was postponed until today.

County Attorney Fuqua confirmed with Dawn McDonald that a subsequent submission was received by the applicant to move the fabrication business to another location. The fabrication was moved away from the area.

Dawn McDonald agreed with Attorney Fuqua, that was the information that was provided to them. They also retained the Ecommerce Vehicle Parts, which would be agriculture/silviculture.

Chairman Hawkins asked with that business being moved, are the other two businesses' in compliance with the current land use plan of agriculture.

Dawn McDonald addressed the board. The land use category, low-density residential in the code does not allow commercial uses. Those were removed in August 2019. To add commercial uses similar to what the applicant is requesting, agriculture/silviculture would allow up to 5,000 S/F of neighborhood commercial use.

Vehicle parts and service and repair would require a special exception to be allowed. Per the meeting in March with the applicant, minimal storage is needed, so there shouldn't be any warehousing. Selling vehicle parts is an allowable use within the agriculture/silviculture under the neighborhood commercial component.

County Attorney Fuqua addressed the board. The applicant has now provided information that he has changed the address of the fabrication business. When the information was sent on 3/9, other information was provided after that time as to how the building was initially contracted for and then the subsequent change.

- Requests for the board to deny the land-use change were heard from the following: Chris Kneiss, Michael Kowitz, Willis Curtis, Judge Allen Register, Lydia Kneiss, and Holly Kneiss,

Some of the concerns included: Noise level increase, traffic, change causing safety concerns for children, rules should be consistent for everyone, opposed to a business in the residential area, and maintaining the peaceful area.

Chairman Hawkins commented that they received a letter that the fabrication shop had changed addresses and would no longer be operated out of that facility.

Chairman Hawkins asked if the business remains low-density residential if the eCommerce business is a non-allowable use.

Dawn McDonald, Senior Planner commented that is correct. They implement through the land development code, and those commercial uses were removed from the land development code in August 2019.

Greta Bruner, Washington County Code Enforcement addressed the board. As of this morning, 777 Hutchinson Road was listed for Zero End Racing, eCommerce, Ground Zero Fabrication is listed as inactive, and All-American Tuning and Fabrication has been moved to a different address in Washington County.

There are inconsistencies in the land development code. Under LDR, it is stated that neighborhood commercial 2,500 S/F or less is under intensity.

Chairman Hawkins confirmed that 2,500 S/F or less would be allowable. How large is the building?

Greta Bruner advised that the building is 6,000 S/F, with a 1,000 S/F addition.

Michael Kowitz asked the board if he could begin working on cars at his house again if it is under 2,500 S/F.

Chairman Hawkins advised Michael Kowitz to speak with Dawn

McDonald, Jane Dellwo, and/or Greta Bruner.

Chairman Hawkins called a recess from 9:50 a.m. – 10:00 a.m.

Keith Clark spoke in support of Mark Odom and advised that he would have him as a neighbor. He maintains property owned by Mr. Odom on Mayhall Lane.

Mark Odom, applicant spoke. On May 19, 2020, a contract was entered into to build the building. To establish the timeline, the contractor was given direction to erect the building around June. On June 17, before anything was done, documentation was received from the planning office for approval for a new residential dwelling, and barn, which must meet all required setbacks and keep out of the flood zone.

Chairman Hawkins clarified with Dawn McDonald that he understands that the applicant has permission to build a barn, but this does not refute him from any permits or anything else required.

Mark Odom confirmed that it does not.

The septic tank and driveway application were done over the summer.

Pre-engineered metal building, built to engineered specs was displayed on a document and signed on August 16, 2020. The

Washington County Building Official was advised that the ag barn was to be built to engineered specs due to the engineering being behind. Once the engineering comes in, a permit will be pulled because this is going to be the home of Mainstreet Property Service. It is currently residing on Mayhall Lane at the other homestead property. The blueprints submitted included the office with the bathroom and the shower. 48-hours after it was submitted the 911 address was verified. An application for a land-use change at this time wasn't done. Permission to put up an ag barn was given for a low-density residential property, and a building with a septic tank and it disclosed three employees in an office by the county building office.

Commissioner Bush commented that it was checked residential.

Mark Odom advised county staff did that because the land is low-density residential. When the ag barn was put up, ag was checked for that barn.

This was turned in during August and issued in December. It was asked of the applicant by staff to sign an ag affidavit at that time. Under the context of that, there was no issue signing that because the Washington County Building Office knew the engineer was running behind.

In that time, zero-end racing began.

Chairman Hawkins questioned if on the affidavit, did it state that

there would be no business out of the building.

Mark Odom, advised, not that he knows of.

Chairman Hawkins read from the affidavit: standing structures will not be used for either temporary, permanent living, or camping quarters for any public assembly or meeting including a place to conduct any business transactions.

The affidavit is on record. The building hasn't been inspected by the county building official.

Can a certificate of occupancy be issued for any employee use with a raised seal engineered stamp/someone's other than Washington Counties?

County Attorney Fuqua advised that he doesn't feel that they can direct the county's building official to issue a certificate of occupancy when he didn't inspect it. As a county, it can be agreed upon that the building will be accepted with the certification from a private engineer.

The intended use of the property is 40-acres. The barn is on .75-acres. The 39.25-acres will consist of an agriculture pond, pine trees, and possibly some pastureland.

Chairman Hawkins asked the applicant if there will be any fabrication on any vehicle not owned by him. Will all the

fabrication equipment be at the new location? What is the timeframe? Are you going to have any personal employees at the Hutchinson location?

Mark Odom advised, yes because his employees work on his vehicles as well, but it will not be for business purposes. The additional part is the office part. The new location must be built. It is unsure if it will be moved. It may be decided to be purchased again. The fabrication equipment is a c & c router, which is used by his wife. Brackets are made with the c & c plasma cutter. It is for personal use. There will be employees at the Hutchinson location that will do grounds maintenance, bush hogging, welding, and personal items done by personal employees. There will be work on personal race cars.

Chairman Hawkins closed the public hearing and opened the regular meeting.

III. ADOPT THE AGENDA –

- Additions –
23. Greenhead Fire Parking Lot – Jeff Massey
 24. Pine Bluff – Commissioner Abbott

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to adopt the agenda with the additions.

IV. ADOPT PREVIOUS MINUTES

- Board Meeting for September 9, 2021
- Tentative Budget Hearing for September 16, 2021
- Special Board meeting for September 16, 2021

- Emergency Board Meeting for September 23, 2021
- Final Budget Hearing for September 28, 2021
- Emergency Board Meeting for September 28, 2021

Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve 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 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 shall obtain, from the Commission Secretary or Clerk, a public comment form and shall 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 would like 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 speak at the sole discretion of the Board Chair.
- Pam Hobbs, Ratcliff Circle, addressed the board regarding the flooding in Rolling Pines, Wages, and Sunny Hills areas. Other

issues addressed included waiving the millage rate, land can't be purchased by FEMA because it is historical, code enforcement requesting cleanup, dead trees along Rolling Pines, septic water, financial stress, and the roadways need to be addressed. What determines what homes are bought out first? Would you consider those who have mortgages?

Chairman Hawkins addressed the tax issue. Letters have been sent out, taxes have been waived, and they will be taken off during the buyout program.

County Administrator Massey addressed the historical issue. There are two separate programs. If there is a structure that is of a certain age, it falls into a different category with FEMA. The original buyout things move forward. The approval has been received for the historical, so it is all going to happen.

Greta Bruner, Code Enforcement addressed the code enforcement concern. The code enforcement cases in the buyout program have been closed.

Chairman Hawkins advised that they intend to reach out to the power company regarding the trees.

Chairman Hawkins addressed the financially stressed comment. Some of the homeowners aren't in the buyout program. The county is currently working with neighboring counties to open additional HMGP Buyout Programs to work with the federal

officials to add additional homes.

Kevan Parker addressed the buyout order. Displacement was looked at as well as other items.

Audience members spoke out and advised that their taxes haven't been waived.

Chairman Hawkins advised that will be investigated.

- Pam Hobbs suggested that those with mortgages should be moved up on the buyout list.
- James Roberts, 2277 Childers Lane addressed the road regarding flooding.
- Scott Hobbs informed the board that communication is needed regarding the flooding and buyout program. Chairman Hawkins confirmed with Karen Shaw that they would schedule a meeting at the Sand Hills Baptist Church for additional discussion.

Chairman Hawkins requested to invite Nicole from Congressman Dunn's office, Ciara from Congressman Scott's office, Mary Ann Bowers from Senator Rubio's office, someone from the state office, and someone from the federal office to join the meeting as well.

- Terry Smith, 2303 Ratcliff Circle suggested to the board that a roadway put in/dammed by James Spikes in the 1980's has been

brought to the attention of the state after Hurricane Michael. The structure doesn't have an owner. It is a structure that is built across Cedar Creek, a natural waterway. It flows north because it is dammed to the south. This could assist the flooding.

- Eva Hemphill addressed the board regarding flooding in Sunny Hills. It is affected the values of the homes in Sunny Hills.

Shenandoah Drive needs to be changed to Shenandoah Boulevard.

The turning lane has been removed, which is a danger. The five lights at the Highway 77 construction are out.

- Josh Carlton, Wages Pond addressed the board regarding a system that he has that could bring a significant amount of relief regarding the flooding, which is used tires in bales.

Chairman Hawkins advised County Administrator Massey to work with County Engineer Knauer on the above.

- Steven Dell, Ratcliff Circle informed the board that he missed the buyout program.

Chairman Hawkins commented that they are working on a new HMGP Buyout Program.

- Nancy Harrelson suggested the board trade some of their land for

the flooded land. She advised that she didn't sign up for the buyout.

Chairman Hawkins called a recess from 11:38 a.m. – 11:56 a.m.

VI. AGENDA

1. Moisture Barrier on Brick around Hospital – Chairman Hawkins advised that the board needs to take in consideration that Washington County is the note holder on the hospital. The brick and the moisture barrier on the brick have become inadequate to make it whole. To fix the moisture barrier the cost is around \$250,000.00. Funds from the American Rescue Act can be used. Would the board consider splitting the cost with the hospital for \$125,000.00?

Commissioner Abbott questioned if the hospital had been evaluated, if engineer reports were documenting the damage, has the leaking roof had been repaired, and has the walls had been checked for mold and mildew.

Michael Kozar addressed the board. The vapor barrier has deteriorated due to the age of the building. A forensic building engineer has looked at the building and a hygienist has tested the air quality. Six rooms on the third floor have had to be closed. The roofs on the first and second floors have not been replaced.

A building forensic engineer has been out to the location to review a multitude of issues. The request today will allow the closed rooms to be able to be opened. Air handlers are looking at the building today.

Chairman Hawkins informed the board that he and county staff are working with the hospital to try to secure funds with the state legislature to bring the building back 100% for continuous care in Washington County.

Commissioner Abbott commented that he would like to ensure that the decision that is made is an educated one.

Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to share the cost of \$250,000.00, with \$125,000.00 coming from the American Rescue Act Funds to repair the moisture barrier at the local hospital.

Commissioner Abbott requested a set of evaluations be shared with a member of the board.

2. Castor Contract Discussion – Richard Henna, USDA discussed a shared contract with Jackson and Washington County. The current agreement is \$9,800.00 for 5-weeks. There are different options available.

The board directed County Administrator Massey to reach out to Jackson and Holmes County to see what their needs are and come back before the board in November.

3. Request to amend the Future Land Use Map (FLUM) category on a 4.71-acre parcel from Agriculture/Silviculture to Low-Density

Residential for property located at 3000 Woodymarion Drive, Chipley

4. Request to amend the Future Land Use Map (FLUM) category on a 1.93-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located at 2835 Dauphin Road, Bonifay

5. Request to amend the Future Land Use Map (FLUM) category on a 3.89-acre parcel from Agriculture/Silviculture to Low-Density Residential for property located on Fanning Branch Road, Vernon

6. Request to amend the Future Land Use Map (FLUM) category on a 1.20-acre parcel from Agriculture/Silviculture to Low-Density Residential for a property on Holmes Valley Road

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the FLUM changes listed as 3, 4, 5, and 6.

7. Request to submit to transmit to DEO – Large Scale Amendment – Future Land Use Map (FLUM) Category on a 40-acre parcel from Low-Density Residential to Agriculture/Silviculture for property located at 1776 Sorrels Road, Chipley –

Commissioner Abbott offered a motion to transmit the above. The motion failed for lack of a second.

8. Request for approval of the final Strategic Economic Plan – Dawn McDonald, Senior Planner addressed the board. This was approved by

the Economic Development Committee on September 24. Board approval is required as part of the grant. – **Commissioner Bush offered a motion, seconded by Commissioner Hawkins, and carried to approve the Strategic Economic Plan.**

Mark Odom, Planning and Zone Member addressed the board. There are 2,500 corporations in Washington County. Looking at 600 of them, less than 5 of them were inactive. If the land use is not corrected, every business that contributes to this county will be in direct violation and enmity with the county code enforcement office. Bill Maphis owns a nursery on Orange Hill Highway, the land use is low-density residential, Randy Peel has a fabrication business at his home address, and Harlon's Welding Shop. A decision needs to be made if Washington County is going to be seen as the anti-business of Florida or will it be done correctly. Everyone wants controlled development. The existing ordinance and code that is in place were a copy and paste from Walton, Madison, and Leon County. Pine Bluff has been a subdivision for 20-years; however, it is still showing agriculture-silviculture.

Attorney Fuqua advised the board, that at this time they are voting on the strategic plan.

The motion carried.

9. Reappointment of Tracy Andrews to Seat# 2 for TDC Board
10. Reappointment of David Rich to Seat# 5 for TDC Board

11. Reappointment of Chris Ellis to Seat# 8 for TDC Board

Commissioner Kent offered a motion, seconded by Commissioner Joyner, and carried to approve the above reappointments for TDC seats 2, 5, and 8.

12. Resignation of Carol West from Seat# 3 – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to accept the resignation of Carol West.**

13. Appointment of Billy Parks to Seat# 3 for TDC Board – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the appointment.**

14. 2021 Small Quantity Hazardous Waste Generators Report and SQG Contract – Karen Shaw, Grants Coordinator/Special Projects requested the board adopt the report and execute the 2021 – 2022 agreement with ECRC to continue doing the report. – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the generator report and 2021 – 2022 agreement with ECRC.**

15. Single Bid Acceptance Resolution – Karen Shaw, Grants Coordinator/Special Projects addressed the board. The request is for the HHRP Replacement Home Rehabilitation Program. Approval is requested from the board to accept a single bid. There have been issues obtaining bids for certain replacement homes. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to approve the resolution to accept the single bid.**

16. SHIP Annual Report Closeout for FY 2018/2019 – Karen Shaw, Grants Coordinator/Special Projects requested approval to certify the report and close the year out. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the SHIP Annual Report for 2018/2019.**

17. FEMA Agreement for HMGP Project for Critical Facilities Generator – Karen Shaw, Grants Coordinator/Special Projects – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the agreement.**

18. Resolution Approving a Manufactured Home for one SHIP Client as a Replacement Home – Karen Shaw, Grants Coordinator/Special Projects addressed the board. The LHAP doesn't allow manufactured homes, however, the state allows manufactured homes. This is a one-time request for a family of six. – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the resolution for the manufactured home.**

19. Grant Award Acceptance for Washington County Fire Department – Savannah Lollie, EM/Fire Services Administrative Assistant – Washington County Fire Department/Sunny Hills applied for a grant for five self-contained breathing apparatuses' totaling \$39,489.70. It is a 100% reimbursable grant through Florida Fire Fighter Assistance Grant Program. The request is to approve the agreement and approve to use the public safety funds to make the purchase. – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to**

approve the above request presented by Savannah Lollie.

Chairman Hawkins thanked Savannah Lollie for the recent role she has taken on.

20. Annual Plan for Service for Library FY 2021 – 2022 – Renae Rountree, Library Director – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to approve the 2021 – 2022 Annual Library Plan.**

Renae Rountree informed the board that they have been ranked #2 and will be awarded \$33,000.00 from the American Rescue Act.

21. Attorney Contract Discussion – Todd Abbott, Vice-Chairman addressed the board. The current attorney contract ends in November 2021. Commissioner Abbott offered a motion to re-bid the contract to check for cost savings and see what other options are available. The motion failed for a lack of a second.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush, and carried to continue the contract with Fuqua & Milton, PA.

22. Interlocal Agreement for Medical Examiner Services for FY 2022- Tray Hawkins, Chairman – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the medical examiner's agreement.**

23. Request for approval for \$1000 net Stipend for Essential Workers – Tray Hawkins, Chairman requested the commissioners consider a net stipend for \$1,000.00 per employee that was employed before June 8, 2021, and anyone that was employed after that a \$500.00 net stipend to be paid from the American Rescue Act Funds. The estimated total cost is \$260,000.00 and the payout date is November 10. – **Commissioner Joyner offered a motion, seconded by Commissioner Bush, and carried to support the stipend request from Commissioner Hawkins.**

24. Pine Bluff – Commissioner Abbott addressed the board regarding some requests for improvements for erosion and pothole improvements in Pine Bluff. Has Pine Bluff been accepted yet?

Chairman Hawkins advised county staff to go in and look at the spot referenced that needs to be patched. If there is some sediment, look at getting that cleaned out. Please keep in mind that the public works department is understaffed.

Chairman Hawkins advised for this to be revisited at the end of the 428 monies.

25. MOU Opioid Litigation – **Commissioner Kent offered a motion, seconded by Commissioner Bush, and carried to approve the Proposal Memorandum of Understanding with Perry & Young.**

26. Waste Management - Jeff Massey, County Administrator informed the board it is time to renew the Waste Management contract. As part

of an agreement moving forward at the recycling center, there is a 50' trailer that hauls garbage to Springhill. Mr. Bell has worked out to have a 30-yard roll-off there picked up twice per month with no fees. An addendum to the current contract will be done that will include the following: the franchisee will provide one 30-yard roll-off container to Washington County Recycling Center that will be dumped twice per month at no charge. Each dump after the twice per month limit will be at a rate of \$490 per haul and \$45 at the landfill.

Commissioner Bush offered a motion, seconded by Commissioner Kent and, carried to approve the Waste Management contract.

Ronnie Bell suggested updating the governmental list.

VII. FEMA COORDINATOR – Kevan Parker addressed the board.

- ITB 2021-11: Clark Lane East, Clark Lane West, Lisa Lane, Suggs Road North, Walnut Circle, Pine Forest Road, and Mayhaw Lane - The selection committee recommended awarding the contract to the low bidder C. W. Roberts at \$1,601,741.75. – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to award the bid as suggested by the selection committee.**
- ITB 2021 – 12: Alton Lane, Rolan Road, Suggs Road South, and Harmon Road – The selection committee recommends awarding the contract to the low bidder C.W. Roberts at \$2,359,669.46. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to award the bid as**

suggested by the selection committee.

- ITB 2021 – 13: Building Demolition, Slab Removal, and Site Improvements - Acquisition & Demolition of Flood Prone Structures – Chairman Hawkins refrained from voting due to the conflict of his brother-in-law bidding on the project. The selection committee recommended awarding the contract to the low bidder Arrow Construction Company from Marianna at \$214,395.35. – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried 4 – 0 with Commissioner Hawkins abstaining from voting, to award the bid as suggested by the selection committee.**
- ITB 2021 – 14: Asbestos and Lead Paint Testing – Acquisition & Demolition of Flood Prone Structures – The low bidder was Nova Engineering at \$36,060.00. – **Commissioner Bush offered a motion, seconded by Commissioner Abbott, and carried to award to the low bidder Nova Engineering.** It was clarified among the board that if the low bidder didn't bid the old way, or he holds his price and he does it the old way, then he is out and the other bid is in.
- ITB 2021 – 15: Hazardous Material Abatement – Acquisition & Demolition of Flood Prone Structures – There were no bids received on this.
- HMGP Appeal Process Update – HMGP Buy-Out letters are being sent out. The applicants have been notified that this is a step-by-step process. November made 2-years that the process started. There is a 90-day timeframe to have the house demolished and

the lot cleared. Extensions have already been requested because they are underwater.

- Approval for HMGP Generators RFP – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to issue the RFP for HMGP Generators for the annex, health department, administrative building, sheriff’s office, City of Wausau (town, water, and town hall), and old Mud Hill Tower.**
- HMGP Safe Room Projects – Kevan Parker informed the board this is a two-phase project. The first phase is for the engineering, design, etc.; that will be worked and more information will be obtained and that will be put out/RFP if the board approves. – **Commissioner Joyner offered a motion, seconded by Commissioner Kent, and carried issue the RFP for the HMGP Safe Room Projects.**
- Information/Approval of Road Project: Carter Circle, Old Mill Road, Jessie Way, Shackelford Road, Houston Road East, Farrell Nelson Road – **Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to issue a bid for the above-referenced roads.**
- FEMA Projects Update – There continues to be an issue with determination memos on Hurricane Sally projects asking unrealistic questions.

At one point, there was public works equipment at the sod farm. The barns were damaged during Hurricane Michael. \$36,000.00 -

\$38,000.00 was requested to be moved from the sod farm to public works for a pole barn. – **Commissioner Bush offered a motion, seconded by Commissioner Kent, and carried to issue a bid to build the pole barn at public works once it is approved.**

Hurricane Sally: \$881,000 is in the process, \$95,000 has been approved, and \$285,000 has been validated.

Hurricane Michael: \$29 million funding completed, \$26 million approved, \$2.7 million in the validation process, and asphalt will start on Tuesday. Some of the roads now will require a DEP permit. For example, Foxworth Road, Duncan Community, and Jon Knox.

160 roads have been touched/getting them ready for construction, 63 projects are under construction, 48 are under design/survey, 30 roads are complete, 8 projects with drainage and right-of-way issues are out there. Worley Road culvert has moved out of EHP.

VIII. MSBU ADVISORY COMMITTEE CHAIRMAN –

- Places are being found where people are illegally dumping

IX. PUBLIC WORKS – Danny Jackson addressed the board.

- Singer Road Discussion – There is work that needs to be done on the road, which is split between ownership by Bay and Washington County. Maybe it could be a combined counties

project.

Chairman Hawkins suggested a local funding initiative this year.

X. COUNTY ENGINEER – Cliff Knauer addressed the board.

- Request for Approval to Close Culpepper Landing – The contractor requested to advertise to close Culpepper Landing and allow him to start work on November 8. Closure signs were requested (which have already been put up) and barricades.

- Guard Rails – The bid was put back out with an escalation clause, no charge for plans, and the county to direct purchase the material and there were no bidders.

One contractor suggested that a specific project should be bid out. The issue is the metal prices are good for 10-days.

Chairman Hawkins suggested that Danny Jackson compile a list and put together a scope of work.

County Engineer Knauer informed the board that he would update Mr. Cleckly.

- Brickyard Road – Anderson Colombia bid \$1,324,507.24, Roberts and Roberts bid \$1,384,761.20. Anderson Columbia turned in old bid schedule, which was incorrect. If all their pricing was added up with the correct bid schedule, they would have been significantly more than Roberts and Roberts. They should be disqualified for turning in the wrong bid schedule. The contractors were told in advance that the basis of the award was

the base bid. An addendum was issued that changed some of those quantities. They acknowledged the addendum but turned in the wrong bid schedule.

Attorney Milton advised they would have to be disqualified.

Commissioner Kent offered a motion, seconded by Commissioner Bush, and carried to reject Anderson Columbia's bid based on the attorney's recommendation due to the addendum being acknowledged but the incorrect multipliers being used, awarding the project to Roberts and Roberts for \$1,384,761.20 contingent on the Department of Transportation matching the grant and what alternates the Washington County School Board chooses.

Joiner Road – American Sand was the only bidder at \$334,142.00. They didn't accompany their bid with any of the federal procurement forms that were in the bid package, therefore the bid can't be accepted. – **Commissioner Kent offered a motion, seconded by Commissioner Bush, and carried to reject all bids on the Joiner Road project.**

County Engineer Knauer suggested that public works assist with the project. The culverts that are there are not rusted out. There is some settlement between the pipes. There are at least another 15-years with the pipes. The asphalt could be cut with a saw, dug out about halfway down the pipe, backfilled with some select sand and lime rock. Roberts and Roberts will be paving Buckhorn next

week. A price request could be obtained from them to pave over the top of it. – **Commissioner Abbott offered a motion, seconded by Commissioner Bush, and carried to proceed with County Engineer Knauer’s suggestion.**

- Sunny Hills Paving – The notice to proceed is ready, the contract has been awarded, the bonds have been received, and C.W. Roberts would like to begin the first week of November.
- Crystal Lake – Permitting packages are being worked on to get the drainage that goes to the lake permitted to Water Management District.
- Stainless Steel Straps – Josh Carlton’s idea to use a bundle of tires to build a road up is not a bad idea.
- Chipley Landfill – Well 13, 14, and 16 have to be resampled. Once that is done, a letter has to be submitted to Alex, State Professional Geologist who indicated that once it is submitted to him, it will be sent to Tallahassee for final approval. All the other issues that were brought up in the DEP response were handled in the site visit yesterday.

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- Sale of County Owned Property – Trey Davis – 00-5395-0065 – Blue Lake Trailer Park – Assessed Value \$4,200.00 – Offer \$4,201.00 - .902 Acres, James and Kathy Gesslein – 17-1189-0011 – Assessed Value \$5,514.00 – Offer \$5,514.00, Wanda

Raney – Assessed Value \$2,000.00 – Offered \$2,001.00 –
**Commissioner Abbott offered a motion, seconded by
Commissioner Joyner, and carried to approve the sale of the
properties listed above.**

- Kevin Crystal – 9 Lots Initial Offer - Assessed Value \$2,000.00 - Offer \$2,000.00 per parcel – 1 counteroffer from Kurt Reinmiller of \$2,810.00 for parcel 07-0418-0034
**Commissioner Abbott offered a motion, seconded by
Commissioner Bush, and carried to sale 8 lots listed as 07-0418-0036, 07-0418-0042, 07-0418-0047, 07-0423-0005, 07-0423-0006, 07-0423-0008, 07-0426-0002, and 07-0426-0003 totaling \$16,000.00 and 07-0418-0034 to Kurt Reinmiller for \$2,810.00.**
- Employee Ag Center – The employee would be housed at the ag center and would work directly under maintenance. The employee would assist with cleaning, mowing, and inspecting the community centers after they are rented.

Commissioner Abbott suggested that the county employee should clean the county facilities and a fee should be included in the rental fee for it.

County Administrator Massey suggested increasing county rental fees as follows:

Community Center \$160.00 - \$225.00

Ag Center \$300.00 - \$500.00

Commissioner Abbott offered a motion, seconded by

Commissioner Bush, and carried to approve the position of maintenance assistance at \$26,900.00 annually and adjust the community center rent to \$225.00 and the ag center rent to \$500.00.

Chairman Hawkins informed the board that Michael Birge will be pressure washing the two pavilions at the park and the additional picnic area that is left taking it down to the concrete for \$300.00. The community has reached out and would like to have a community day event and paint the park in Vernon.

- Legislative Requests – The items submitted should be shelf-ready. The suggestions are the hospital, Crystal Lake, Hartford, and possibly Singer Road (reach out to Bay County).

XII. CLERK

- September Vouchers Totaling \$6,716,988.34

XIII. COUNTY ATTORNEY

- Request and Scheduling of a Shade Meeting
A shade meeting will be held on November 23 at 8:30 a.m.

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