

## WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS

Location: Commission Board Room

1331 South Blvd., Chipley, FL 32428

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT
Alan T Bush	David Pettis, Jr.	Tray Hawkins	Wesley Griffin	David Corbin

## 1. PROCLAMATION

- 1.1 Call to Order – Chairman Pettis
- 1.2 Invocation – Pastor Mike Orr
- 1.3 Pledge

Present – Commissioners Bush, Pettis, Hawkins, Griffin, and Corbin. Also attending – Deputy Clerk Brantley, Clerk of Court, Lora Bell, County Administrator, Jeff Massey, and Fuqua & Milton, P.A.

## 2. PUBLIC HEARING

- 2.1 Cotton Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner presented the amendment request, which is for 4.5 acres. The request is to change the land use category from agriculture/silviculture to commercial/general along Hwy. 79 to allow for commercial uses. The public notice requirements were met and there was no opposition to the land use amendment. The planning staff recommended approval as well as the planning commission on May 6 by 6 – 0. The request is before the board for final determination.
- 2.2 Powell (Chipley) Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner presented the amendment request, which is for 18.21 acres. The applicants are buying the property owned by Ms. Rudd. The request is to change the land use category from residential-low to commercial-general to allow for commercial uses. The public notice requirements were met and there was no opposition to the land use amendment. The planning staff recommended approval as well as the planning commission on May 6 by 4 – 2. The vote was not unanimous because two of the planning commissioners had concerns regarding safety/traffic entering and departing from the site. The applicant is proposing a lay-down site for temporary storage of electrical poles. The request is before the board for final determination.

Benita Crittendon requested clarification on landmarks in the area.

Chairman Pettis responded. It looks like one parcel to the north of Blocker Church Road on the same side of the road. The main Highway is 77.

Benita Crittendon suggested the board keep in mind there are a lot of residential areas in the area. The area is beginning to look like a highway-frontage industrial site.

Jason Powell, the applicant told the board the location will be a temporary laydown yard for Florida Power and Light for infrastructure improvements in Washington County. The laydown yard will be found on the back side of the property where the poles will be in and out. The contract is for 3 years.

At this point, it is not known what they intend to do with the old transformers. There are transformers stored on-site in Bonifay. There are protocols for spills. There have not been any problems with spills, however, there are protocols for spills.

- 2.3 Grantham Verizon Tower Special Exception and Major Development Review Application – Dawn McDonald, Senior Planner presented the special exception for a proposed telecommunications transmission tower for property found at 1834 Worley Road. The total of the two parcels is 11.8 acres. The access is through the adjacent parcel, next to Worley Road. The public notice requirements were met. There was no attendance at the neighborhood information meeting. Stormwater has not been received but is thought to have deminimis impacts. Neighbors opposed to the tower attended the planning commission meeting and expressed concern about the location of the tower being too close to their properties, its effect on property values, and the potential health concerns for humans and wildlife.

The planning commission tabled the proposal at the April 1 meeting to gain consensus and to see if there was a chance for the tower to be moved further away from the adjacent property owners, within the parcels. The concern was brought before the authorized representative, Mr. Timmons who would transfer it to the property owners.

At the May 6 meeting, it was found out that the property owner would not like to move the tower. There were attendees at the meeting for both sides. After discussion and more information provided by the authorized representative, the planning commission recommended approval. The final determination is before the board today.

Ronnie Maddox, who is the closest landowner to the tower addressed the board. The neighbors that have expressed approval are landowners, not homeowners. The fall zone of the tower was also expressed as a concern. The tower is 160 feet and is offset where it would fall on this property. The request was made at the planning meeting to shift the tower back toward Mr. Grantham's property. The concern expressed is not in opposition to the tower.

Harold Timmons, Tower Engineer, and Professionals on behalf of the Towers, LLC. (structure owner) and Verizon Wireless (user of the structure), requested approval of the request as recommended by staff and the planning commission. The tower's design is self collapsable. If there is a failure it is designed to fall within 75 feet of its present location. The tower is offset from Mr. Maddox's property by 100 feet, which would be 25 added feet before reaching his property line. The tower itself is 395 feet from the closest edge of the residential structure on the map.

Dawn McDonald, Senior Planner said there are no setbacks specifically for transmission towers.

Mickey Nowell, a nearby landowner expressed the need for cell tower service.

Jeremy Grantham, the landowner of the potential tower site expressed support for the tower for better cell service, however, he does not know why the specific location for the tower was proposed.

- 2.4 Powell (Vernon) Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner presented the amendment request, which is for approximately 40 acres and is found at the intersection of Bruner Dairy Road and Hwy. 277. The site will be used as a temporary laydown site for power poles. The request is to change from agriculture/silviculture to general/commercial. The public notice requirements were met, and the neighborhood information meeting was held on May 18, with two attendees who expressed concern about the truck traffic, school bus traffic, safety issues, environmental issues, and noise. The county planning staff recommended approval due to the location and the proposed use met the criteria for general commercial. At the planning meeting on May 6, the planning committee voted to deny the request 3 - 2. The denial was based on traffic and safety issues.

The driveway is proposed for the northern part of the property. Seven of the 40 acres would be used for the laydown yard. There is a limitation due to the wetland and flood plain to the south. The location would be up to FDOT.

Commissioner Hawkins questioned if the state would require a turn lane in the future.

Per Jason Powell, no.

Troy Cunningham, neighboring property owner, informed the board per Jeff Hines, FDOT, that if the property is changed to commercial, a traffic study would be required. Regarding leapfrogging, per the map, it occurs

many times. Environmental issues are a concern as well.

Larry Zezula said hazmat pits can be created to hold anything that may leak fluids. The telephone poles can be stacked in shipping containers. If anything is spilled it will roll down toward the creek.

Veronica Jones, a neighboring property owner expressed safety concerns. 20 school buses travel the road. Results from the Florida Department of Transportation's 2022 traffic study showed 2900 vehicles per day that traveled the road. The request before the board is to table the request.

Jason Powell addressed the board as the one that is proposing the change. The Greenhead/Chipley site property being bought is contingent upon this. The Vernon property has already been bought. The planning office was contacted before the purchase and asked about requirements for the land to be used as a laydown yard and he was told nothing. FDOT said that a turn lane was not needed on the property. Weekday traffic was not bad. Construction activities being done in the yard currently are from 6 a.m. – 4 p.m., Monday – Thursday. The site work is for 3 years +/- . The company that is leasing the property must put up a construction notification. The major traffic on the highway is during the weekend not during the week. FDOT has indicated that once the permit is applied for it will be approved.

John Gay, Washington County Planning and Zoning Chairman addressed the board. When the vote was taken two members were not present. The property is on a curve, and it is in a 60-mph speed zone. Hauling a 60-foot utility pole through the area is dangerous. The second issue is the wetlands. The landowner has started clearing the property. How would it be known if they were encroaching on the wetlands? The wetlands are not thought to have been found and marked. It is going to contaminate the property and eventually affect Holmes Creek. The Department of Environmental Protection should be contacted about the wetlands.

Wayne Powell, the property owner, told the board that he counted traffic twice while on the road. One count was four cars, and the next count was six cars. It is understood that traffic is heavy on the weekends. The crew works Monday – Thursday. Florida Power and Light needs the laydown yards for good access to the poles for infrastructure in the county. Florida Power and Light has a yard in Chipley that can be visited. They do not tolerate spills of this nature. Once the work is done the intent is for the property to be changed back to agriculture.

3. ADOPT THE AGENDA – Adjustments – 7.9 – Resolution for Bureau of EMS Awards, Agenda Item 12.3 will be moved to 7.10, which is the closing of Pioneer Road for the 5k Run, 12.1 will be removed and addressed at a future date,

Workshop Date to discuss Fire Services will be included under the County Administrator, and the Recognition of the 4-H will be moved ahead of public participation.

Commissioner Griffin offered a motion, seconded by Commissioner Corbin, and unanimously carried to adopt the agenda.

#### 7.1 Sure Shots Recognition – Nick Dillard

- Jaxson Fussell – 1<sup>st</sup> place Trap, Skeet, and Sporting as well as the HOA for the intermediate division.
- Sam Aase – 2<sup>nd</sup> place Trap, and Skeet, and 2<sup>nd</sup> place HOA.
- Will Barber – 3<sup>rd</sup> place in Skeet, 4<sup>th</sup> place in Sporting, and 4<sup>th</sup> place in HOA.
- Logan Smith – 2<sup>nd</sup> place in Sporting and 5<sup>th</sup> place in HOA.
- Drew Fleener – 1<sup>st</sup> place in Skeet, 3<sup>rd</sup> place in Sporting, and 1<sup>st</sup> place in HOA.
- Izabel Henderson – 2<sup>nd</sup> place in Trap, and 4<sup>th</sup> place in HOA.
- Westyn Haddock – 4<sup>th</sup> place in Skeet.
- The Senior and Intermediate Teams also placed.

Amanda Mauldin recognized the Chick Chain 4-H Club

- Marley Robinson – 1<sup>st</sup> Place Overall in the Jr. Skill-a-Thon.
- Stephanie Robinson – Orpington Breed Winner for the District, and the Overall Grand Champion for all Breeds.
- Emma Weeks – 3<sup>rd</sup> place in the Senior Division of Avian Adventures and 1<sup>st</sup> place in showmanship in that division.

#### 4. ADOPT PREVIOUS MINUTES

- 4.1 Board Workshop for April 11, 2024
- 4.2 Regular Board Meeting for April 18, 2024

Commissioner Hawkins offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the above-listed minutes.

Recess 10:06 – 10:18

#### 5. NON-AGENDA AUDIENCE/PUBLIC PARTICIPATION - 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.”

- The Washington County Board of County Commissioners has expanded this provision to allow members of the community to speak on a topic which is not currently before the Board/Agenda. To do so the community members should, prior to the start of the meeting, sign the public participation form provided at the door of the commission room, and shall state their name and the topic on which they wish to speak. During the Non-Agenda Audience portion of the meeting, the individual shall be given up to three (3) minutes to speak.
- Each individual shall have three (3) minutes to speak about a proposition before

the Board. Prior to 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 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 wishes to speak on an item and has not signed up in advance, those who have signed shall be given priority.

- Any public comment before the board shall be directed to the Chairperson of the Board. It is not a question-and-answer period. Public comments concerning individual employees (other than those hired directly by the Board (County Administrator/County Attorney) shall not be entertained. Any comment, pros, or cons, regarding a county employee who does not report directly to the Board shall be addressed to the Human Relations Department or the County Administrator.
- Ronnie Maddox addressed the board not in opposition to the tower but to let the board know that the Granthams were offered to move at the second planning commission meeting. Noise is also a concern of the cell tower placement.

## 6. CONSENT AGENDA

- 6.1 Approval of Renewal of Circle P DBA Legendary Lawn and Maintenance Contract with the addition of the Wausau and Vernon EMS Stations (correction from April meeting/motion lacked second before vote)
- 6.2 Approval of Appointment of Alan T. Bush to Canvassing Board in place of Deidra Pettis
- 6.3 Approval of Purchase of Truck for Animal Control Services and Transfer of Existing Animal Control Truck to Public Works
- 6.4 Approval of Increase of E-911 Budget by \$100,000.00
- 6.5 Approval of Transfer of \$90,000.00 from E-911 Budget to General Budget
- 6.6 Approval of Sunny Hills Community Center to come under the Management of the Washington County Public Library
- 6.7 Approval to Host the Washington County School Feeding Program at Campbell Park
- 6.8 Approval of Purchase of Playground Equipment for Wilder Park through Playmore Recreational Products & Services Totaling \$67,479.12
- 6.9 Approval to Draft MSBU Rate Resolution and Approval to Schedule Public Hearing Related to MSBU Assessment
- 6.10 Approval to Close Out South Boulevard Project and Approval for County Administrator to Sign Close Out Documents
- 6.11 Approval to Award North Florida Construction for Drainage Component for Ag Center Improvements Totaling \$165,954.00
- 6.12 Approval for Melvin Engineering to Look at the entire Gutter System and Storage Option for Deployable Flood Panel Barrier System for the Ag Center
- 6.13 Approval of Task Order for Grading Plan at St. Joseph Park
- 6.14 Approval to Transfer \$25,000.00 from Transportation to the General Fund

Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to approve the consent agenda.

## 7. AGENDA ITEMS

- 7.1 Sure Shots Recognition – Nick Dillard – This was addressed earlier in the meeting.
- 7.2 Blazing Hooves 4-H Club Recognition
- 7.3 Cotton Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner – Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to accept the recommendation of the planning commission for the Cotton Small Scale FLUM Amendment. *Ordinance 2024 - 6*
- 7.4 Powell (Chipley) Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner – Commissioner Hawkins offered a motion, seconded by Commissioner Bush, and unanimously carried to approve the FLUM amendment for Powell. *Ordinance 2024 - 5*
- 7.5 Grantham Verizon Tower Special Exception and Major Development Review Application – Dawn McDonald, Senior Planner – Commissioner Griffin offered a motion, seconded by Commissioner Hawkins to accept the recommendation of the planning board.

Harold Timmons addressed concerns about the location of the tower on the property. They typically like to use existing barriers. Property owners usually do not want them in the middle of their property, which is the reason for putting it on the side and using as little land as possible. The existing trees are part of the 30-foot no-clearing buffer that they provided. Maintenance routines are normally once per quarter; however, emergencies would be addressed at once. The concern about the location of the tower that was brought up at the planning commission was transferred to the property owner, who said the location was best for him. The tower lease area is 100 x 100, and 50 x 50 will be fenced. The access road will be 18 feet wide, which is within a 30-foot ingress/egress utility easement. The tower is 100 – feet, and the lease area would be 50 – feet from the property line. There is a 75-foot fall radius, which leaves 25 feet before it reaches the property line. The outer side of the fence is 50 feet from the property line.

Commissioner Hawkins confirmed that from D. to the property line is 100 – feet.

Ronnie Maddox suggested to the board that the tower would affect his property value and went on to say the landowner wants the tower out of sight, out of mind making it closer to his property. The request before the board is to table this item.

Commissioner Hawkins asked Jeremy Grantham, the property owner, if he would consider moving it further 100 feet to the east. That would give

150 feet to the east of Ronnie Maddox's property.

All parties involved agreed for the tower to be moved 60 feet.

John Gay, Planning Commission Chairman told the board the planning commission looked at the distances and it met the setbacks. At the April meeting, the commission tabled the issue asking both parties to see if they could agree on it being moved. The planning commission tried to satisfy both parties and asked for it to be moved 200 feet. At the May meeting, they were told the landowner would not move it. The planning commission approved it because it met all the other requirements/setbacks. The meeting today has shown conflicting statements versus what was said at the planning commission meeting about the relocation of the tower on the property.

Commissioner Griffin amended his motion to approve the move of the tower 60 feet to the east. Commissioner Hawkins confirmed that from the land design that is listed the center point of the tower would be moved 60 feet. Commissioner Hawkins seconded the motion, which was carried 4 to 1, with Commissioner Bush opposed.

- 7.6 Powell (Vernon) Small Scale Future Land Use Map Amendment – Dawn McDonald, Senior Planner – Commissioner Bush offered a motion to approve the amendment.

Chairman Pettis clarified with Commissioner Bush that his motion is opposed to the recommendation of the planning commission.

Commissioner Hawkins seconded the motion for discussion because he would like further information on the property. Since it was mentioned that a traffic study would be needed to put a driveway in, he informed the board that he would like to contact Jeff Hines, FDOT to find out what FDOT standard of a driveway is concerning a traffic study and if the wetlands stretch to the road's edge. If they do not, would FDOT require a clear zone for the curve? The request before the board is to table this amendment for further research.

Commissioner Corbin said that he favors tabling the amendment to do more research.

Commissioner Hawkins said the amendment can be discussed in the next workshop.

Commissioner Bush withdrew his motion.

Commissioner Hawkins offered a motion to table the amendment request for Powell (Vernon) and discuss it at the next workshop. Commissioner Bush seconded the motion.

John Gay, Planning Commissioner Chairman expressed concern about the land currently being cleared and asked if the WCBOCC could ask them to stop.

County Attorney Fuqua said they cannot stop them from clearing their property.

Jason Powell said the only concern that the Department of Environmental Protection will have about wetlands is they cannot fill the wetlands in. If they do something wrong, it is on them. The clearing was not occurring this morning because some equipment needed to be repaired.

Wendy White said the date for the workshop discussion is June 17 at 6 p.m.

The board voted unanimously to table the land use amendment for Powell (Vernon) to be discussed at the workshop listed above.

- 7.7 Vehicle Purchase for Ag Center/Extension Office – Mark Mauldin, Extension Director told the board that he has received a state quote price of \$34,995.00 for an Explorer for the Ag Center. The price was better than the price on the sheriff's state contract. The ag center budget can contribute \$26,000.00. \$9,000.00 is requested from the board to complete the purchase.

County Administrator Massey said \$9,000.00 can be transferred from cash carried forward.

Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to approve the purchase of an Explorer for the Ag Center for \$34,995.00, with \$9,000.00 being transferred from cash carried forward to cover the purchase.

- 7.8 Request for Approval of Task Order for Culpepper Landing – Candace Thames, Grants requested approval of a task order for Culpepper Landing floating dock for \$10,000.00.

Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to approve the task order for Culpepper Landing.

- 7.9 Resolution for Bureau of EMS Awards – David Pettis, Chairman said EMS receives state grant funding from tag sales, however, it will no longer be able to accrue beyond a year, resulting in an annual draw. The resolution is to allow them to request the \$12,500.00, which will be used to purchase equipment. A match is not required.

Commissioner Griffin offered a motion, seconded by Commissioner Corbin, and unanimously carried to approve the resolution to support the request for the EMS funds mentioned above.

- 7.10 Closure Request of Pioneer Run for 5 K Run – Candace Thames, Grants presented a request from the Wausau Community Development Club to close off a part of Pioneer Road, east of Hwy. 77 to Gainer Road in July 2024 from 7 a.m. – 9 a.m. for the Possum Trot 5 K Run as part of the Development Club Fun Day Events.

Commissioner Hawkins offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the closure of a portion of Pioneer Road as requested above.

Recess 11:03 a.m. – 11:10 a.m.

8. FEMA COORDINATOR – None
9. MSBU ADVISORY COMMITTEE UPDATE – Gary Hartman updated the board. Per the ordinance the MSBU Board reorganized at the last meeting. Scott Parrish was reelected as the chairperson and Betty Lee Weekley was reelected as the vice-chairperson. The next meeting is August 8.
10. PUBLIC WORKS DIRECTOR – None
11. ENGINEERING PROJECT UPDATE – None
12. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.
- 12.1 Fire Services – This item will be discussed at the beginning of the next workshop on June 16 at 6 p.m. County Administrator Massey informed the board that he would contact all chiefs. Commissioner Hawkins asked that the City Clerks be notified as well.
- 12.2 Building Department Discussion – Mike Gerald, Licensed Building Code Administrator told the board that he has worked with the current building official since February 2019, however, the current building official intends to retire. His offer before the board is to take over the building official responsibilities alongside Steve Wright, a licensed contractor and licensed building inspector would take over the inspections on the south end of the county, which is what he has been doing. The offer would include him receiving Dana's salary, Steve receiving his pay, and increasing the inspections to \$10.00. There should not be a major shift in the budget. Washington County's permit fees are low, which needs to be looked at. Holmes County is currently paying their building official \$105,000.00 annually, which includes a vehicle, phone service and a 4-day work week.

Commissioner Hawkins clarified that Mike Gerald's offer is to receive the current building official's salary of around \$80,000.00 divided by 12 monthly no matter the number of inspections.

Mike Gerald confirmed that was correct. Payment for inspections would be in addition to the salary. Most of the cost for the \$75.00 inspection

would be to pay Mr. Wright, which is the same thing that is being done now. The figures are negotiable, and they are willing to keep the position(s) until the board finds someone.

Chairman Pettis asked if included in the \$6,500.00 is the plan review and site inspection?

Mike Gerald said that has been listed as an added cost, but this can be negotiated.

Commissioner Corbin clarified that whoever does inspections would collect those fees.

Commissioner Hawkins said it is costing the county 75% for the inspection fees and \$75.00 for the inspections no matter who does it.

Chairman Pettis asked if the current building official is being paid salary \$75.00 for each inspection, and 75% of plan reviews.

Commissioner Hawkins said no. What is being paid for that position is FRS, health insurance, a truck, phone, Medicare, and social security. There is also leave time.

County Administrator Massey suggested they continue to advertise for a building inspector even though they have already tried three times. The most seamless option should be selected for the next 6 months.

Commissioner Griffin said that he would like to keep the building department in the county instead of outsourcing. Mike Gerald could work with County Administrator Massey giving him a trial run for 6 months while continuing to advertise.

Mike Gerald told the board that what he has provided is a memorandum of understanding to adjust under the current one. If the board selects the choice to go with a third party, an RFP may have to be put out.

County Attorney Fuqua said not for this function.

Mike Gerald said the situation right now is an emergency. What he has presented before the board is not a contract. He has currently been working with Washington County for 5 years. This option gives the board additional time.

County Administrator Massey suggested that they leave themselves options to see what works best for the county. They should continue advertising for a building official. Either of the options before them is good. They need to ensure there is not a lapse on June 1.

Commissioner Hawkins addressed County Administrator Massey. Mr. Creel's offer was 60% to contractual services and 40% to the building department. Can the building department manage that way and there be sufficient income to cover the staff?

County Administrator Massey said the cost for the staff could be covered with 40%, however, it would be tight.

Commissioner Hawkins said Mr. Gerald's proposal is the current building official's salary, which does not include insurance and leave time. Could the building department function with the proposal that Mr. Gerald has presented?

County Administrator Massey said that he believes so. Certain things connected to the salary package would not be paid. The request to increase the inspections from \$65.00 to \$75.00 is reasonable. If the second half of the year's revenues are like the first half with the increase of \$75.00, the cost should go up \$20,000.00 annually, which is less than other things that are being done in addition to salary.

Commissioner Hawkins said the number is skewed because \$65.00 is not for every inspection that leaves Washington County at this time. \$65.00 is paid for the inspections that Mr. Gerald does. \$65.00 does not accrue from Mr. Whipple's.

Commissioner Bush said the building department should pay for itself without supplement.

Commissioner Hawkins said that 45 – 50 inspections multiplied by 75 would give the amount for a loaded salary. Vacation time for Mr. Whipple should be considered, which means that he is not doing inspections at that time.

Aaron Dudley, Human Resources said the current building inspectors' total package with taxes, retirement, and insurance is \$120,000.00. That does not include the fuel of \$7,000.00 that was budgeted, and the phone, which was budgeted of \$1,000.00. This does not include vacation pay.

Commissioner Corbin said going with Mr. Gerald's proposal would mean the same services. Mr. Creel's package offered more, and it included a 5-day turnaround for most completed applications.

Mike Gerald said his turnaround would be 1 – 2 days. Nothing will change and the transition should be seamless.

Becky Haupt, permit tech with the building department addressed the board. Mike Gerald handles the southern end of the county, which gives a bigger picture of doing inspections. Dana Whipple handles the northern, therefore, he is in the office more, allowing him to look at plans.

Some contractors contact the inspector to set up their inspections, which should stop. The inspector does not know his schedule for the following day. The inspections need to be streamlined and the contractor's daily needs should be met. Some of the contractors have questioned changes to the inspection process.

Keith Armondi, Armondi Roofing said their process is to replace any shingles they remove the same day. In some cases, EPCI would like for the deck to be looked at before they can continue, which slows time. They currently take pictures. If it ends up not being okay, there will be an issue. The company cannot take that responsibility. They do not have the manpower to wait for a mid-roof inspection. The current process works well. Several other contractors feel the same way.

Bo Creel addressed the board. The company's standard procedure is they require pictures of re-nailing, decking, and the installation of the underlayer. They also ask for an affidavit from the contractor to confirm that re-nailing has been done. They do what they can to help the contractor move forward.

Troy Cunningham, Teddy Bear Construction told the board that the current building inspector and the contractual building inspector are personable. Things have worked smoothly and should remain the same.

Benita Crittendon said that she understands the immediate issue. What has not been mentioned is long-term. Even though the county attorney says that it does not have to be bid out does not mean that it should not be bid out. A private company should not be handed a silver platter under the term of emergency. There needs to be a 60/90-day temporary fix and during that time an advertisement for an in-house position should be done or a proposal should be ready to put out.

Commissioner Griffin suggested moving forward with Mike Gerald's option for 6 months. That gives them added time to reach out to other contractors or issue a proposal.

Commissioner Corbin agreed except the term would be 3 months.

Commissioner Hawkins suggested proceeding with a month-to-month contract and reviewing it in 90 days. During this time County Administrator Massey would continue advertising.

Chairman Pettis said that he likes the idea of selecting Mike Gerald and went on to say that it would be more seamless. The position should be advertised twice in-house. If an applicant has not responded that can be considered, they may need to move forward going out for an RFP. Does 90 days give enough time to advertise, see how it will work, and start deciding on the transition?

Commissioner Hawkins said some local contractors can work under a provisional license. He went on to ask Mike Gerald if he would be willing to have someone work under his license to allow them to train for the future.

Mike Gerald's responded that would be a future determination.

In response to Commissioner Hawkins's questioning, Bo Creel said per statute the building department fees can only be used for the building department, however, general fund revenues can be used to supplement the department.

Commissioner Bush questioned if the advertised salary should be increased.

Wendy White, Human Resources said that would help. Washington County is not competitive with neighboring counties. It has increased this year, but it remains under the market standard.

Chairman Pettis clarified the consensus of the board is for Washington County to have its own inspector. If that does not work, they need a backup plan specified at a specific point. The salary may need to be raised.

Commissioner Bush offered a motion to enter a memorandum of understanding with Michael Gerald Enterprises to provide the needed building inspection services at the proposed rates with the goal being within 3 months the county will have a clearer defined direction. Commissioner Hawkins seconded the motion.

Per discussion, Wendy White told the board that 60 days gives them enough time to advertise twice and interview.

Mike Gerald's committed on record to work in the position for 90 days to give the board added time.

In clarification of the motion, Chairman Pettis asked at what time would the RFP be put out.

Commissioner Bush said that he did not address that in his motion. It should be a goal for staff to have something before the board within 60 days. The motion is to have a memorandum of understanding in place with his company to get them to the next point.

The motion carried unanimously.

- 13.1 April Vouchers Totaling \$1,763,047.18
- 14. COUNTY ATTORNEY – None

Commissioner Pettis gave a reminder of the live stream on the county website.

A phone call is scheduled with FEMA tomorrow. Once there is information, there will be an update.

- 15. ADJOURN