



MINUTES  
WASHINGTON COUNTY BOARD OF COMMISSIONERS  
**Thursday, April 17, 2025, 9:00 AM, Commission Board Room**  
**1331 South Blvd., Chipley, FL 32428**

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Ashlynn Marquez	David Pettis Jr., Chairman	Joey Brock	Wesley Griffin	David Corbin Vice-Chairman

**1. PROCLAMATION**

1.1 Call to Order - Chairman Pettis

Present - Commissioners Marquez, Pettis, Brock, Griffin, and Corbin. Also, in attendance - County Administrator Massey, Clerk of Court, Lora C. Bell, Finance Director, Johnnie Pettis, and Fuqua & Milton, P.A., Clay Milton.

1.2 Invocation

Justin Taylor, Washington County Sheriff's Office Outreach Coordinator

1.3 Pledge

**2. ADOPT THE AGENDA**

Additions

- 7.5 - Community Project Funding Grant
- 14.2 - Legendary Lawn Contract Extension - County Administrator Massey
- 14.3 - 14th Judicial Circuit Courthouse Agreement - County Administrator Massey

Motion to adopt the agenda as amended.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

### **3. PUBLIC HEARING**

- 3.1 Seay Road Abandonment for a Portion of Mayhaw Lane- Dawn McDonald, Senior Planner, presented a proposal to close a portion of Seay Road, which is within their property. The purpose of the request is to make the roadway a private driveway and to eliminate county maintenance. The public noticing requirements were met. A neighborhood meeting was not required. The planning commission is not required to hear these cases; therefore, they come straight to the board.

Motion to approve the resolution to approve the road abandonment listed as item 3.1.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

- 3.2 Mihalak Special Exception Request- Dawn McDonald, Senior Planner

The residents would like to add a unit to their 31.4-acre property. Conservation land use does not allow development; therefore, board approval is needed. The public noticing requirements were met, and there has not been any opposition. The planning commission recommended approval at their meeting on April 7.

Motion to approve the special exception for Mihalak.

*Moved by:* Wesley Griffin

*Seconded by:* David Corbin

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

3.3 Dollar General/Teramore Development-LLC, Variance  
Request, Dawn McDonald, Senior Planner

The Dollar General Store at Corbin Road is under construction. They have requested a variance regarding the landscape buffer. The request is to allow a type A (10-foot-wide buffer) to be around the northern and eastern portion of the properties. A relocation of the buffering does not affect the stormwater. The public noticing requirements were met. Several of the neighbors are opposed to the store. A concern about bright lighting from the store has been addressed with light shields. The planning commission recommended approval of the proposal.

Per code fencing is not required for retention ponds. The liability and safety issue belongs to the property owner. Various DEP requirements are included based on certain factors when the ponds are permitted.

Priscilla Brown, a citizen, spoke on this item.

John Gay, Planning Commission Chairman, requested that the board approve to waive the two-year waiting period regarding the lot split. Currently there are five acres that is general commercial. Board approval could be given to allow them to split the lot with the condition that they put it back into agriculture/silviculture.

Waiving the period for reapplication of the lot split (Dollar General) will be listed as agenda item 7.6.

Motion to approve the special exception for the Dollar General/Teramore Development-LLC.

*Moved by:* Ashlynn Marquez

*Seconded by:* David Corbin

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

#### **4. ADOPT PREVIOUS MINUTES**

- 4.1 Regular Board Meeting for March 15, 2025  
Approve March 15, 2025, Minutes

*Moved by:* Ashlynn Marquez

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

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

- Priscilla Brown, New Hope, spoke.

#### **6. CONSENT AGENDA**

Motion to approve the consent agenda.

*Moved by:* Wesley Griffin

*Seconded by:* Ashlynn Marquez

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

- 6.1 Approval to Accept the Fire Assistance Grant Award of  
\$4,781.50 and Purchase of Gear Extractor and Dryer
- 6.2 Approval of D0303 Washington County Feasibility Study Grant
- 6.3 Approval of Voluntarily Opt-In for DOGE Review

- 6.4 Approval of the Roberts & Roberts Award for the Sunny Hills Paving Project of \$754,932
- 6.5 Approval of the Preliminary Rate Resolution for Sunny Hills
- 6.6 Approval to purchase a 2025 Ford F-450 for \$69,482 from Cash Carry Forward
- 6.7 Approval to Purchase 2025 Rolls Rite Gooseneck Trailer for \$25,150 from Cash Carry Forward
- 6.8 Approval to Purchase 2025 Kubota Tractor Totaling \$36,424 with 50% from Cash Carry Forward and 50% from Parks and Recreation
- 6.9 Approval of Surplus 2016 Trailer from Public Works, VIN # 1R9PD2525GM356306

## 7. AGENDA ITEMS

- 7.1 Presentation of Fair Housing Proclamation - Ariane Johnson, CPAR's 2025 President  
Motion to approve the Fair Housing Proclamation.

*Moved by:* Wesley Griffin

*Seconded by:* David Corbin

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

- 7.2 Creek Nation Monument Discussion- Heather Lopez, TDC Director presented a request by the Creek Nation of Oklahoma to place a monument honoring Holmes Town, which is a historic made American village that was found in Vernon. A resolution could be created that would include requirements for future historical monuments significant to Washington County. A place has been selected at the county annex for monuments.

Approval of the monument and the resolution will be addressed at the next meeting.

7.3 D0239 Washington County Project Update - David Melvin,  
Melvin Engineering

Updates

- Project Gantry - Request approval to close out Rural Infrastructure Grant.
- CDBG Grant \$3.4M- If Exceler Building Solutions fails to create 100 jobs, the county must repay the CDBG funds that have been spent. The county can go after the company for the money. EDA does not have a clawback on its funding, however, CDBG does. The county should request a Surety from the company before proceeding. The grants are for rail spurs, water, and sewer types of things. It is the responsibility of the company to construct the building.

The board's consensus is to authorize moving forward with discussions regarding Surety.

County Administrator Massey told the board there are structures on the property that will need to be addressed, which will be associated with a cost.

Motion to approve the close out of RIF Grant (D0239) and submit paperwork to the state.

*Moved by:* Wesley Griffin

*Seconded by:* David Corbin

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

7.4 Request for Approval to assist City of Vernon with .7 mile on  
Church Street - Joey Brock,

Commissioner Brock informed the board that the City of Vernon has reached out to him for the county to assist with Church Street.

County Attorney Milton informed the board that they had received a request/demand letter from Kerry Adkison regarding the county maintaining Ebro's city park by using inmate labor.

Discussion regarding Church Street - Concern was expressed about the number of roads that public works currently must maintain. Approval of this sets a precedent. If the board would like to do things such as this with the cities, a budget should be set up.

Motion to mill and mix in .7 of a mile of Church Street for the City of Vernon.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** Wesley Griffin and Joey Brock

**Nay** David Corbin, David Pettis Jr., and Ashlynn Marquez

**Denied 2-3**

7.5 Application for Community Project Funding from the Office of Neal Dunn - Jane Dellwo, Administrative Assistant

Request for approval to apply for funding for the Sunny Hills Infrastructure Project.

Motion to reapply for the funding for the Sunny Hills Infrastructure Project.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr., Ashlynn Marquez, and Joey Brock

7.6 .Waive the Two-Year Reapply Period of Lot Split for Dollar General

The company made the request previously, which was denied. If it is approved today, the board would be setting aside the policy to waive the two years to allow them to reapply.

Motion to waive the two-year waiting period to reapply for the lot split listed as item 7.6.

*Moved by:* David Corbin

*Seconded by:* Ashlynn Marquez

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

**8. FEMA COORDINATOR**

Mason Garrett updated the board.

- The appeal has been submitted and was sent to everyone.
- \$2.7M continues with a pending status. \$900,000.00 follows it.

**9. BUILDING OFFICIAL**

9.1 .Permit Extension Fee Discussion, Charles Vannatter, Building Official

Permit Fee Extension - When a written extension request is submitted, it will be evaluated. The proposal to add a fee is supported by the Florida Building Code 105.4.1.4. The fee would be \$35.00. If the permit is not extended, the applicant will have to go through the permit process again.

Motion to add a permit extension fee.

*Moved by:* Ashlynn Marquez

*Seconded by:* David Corbin



**Aye** Ashlynn Marquez  
**Nay** David Corbin, Wesley Griffin, David Pettis Jr.,  
and Joey Brock

**Denied 1-4**

## **10. MSBU ADVISORY COMMITTEE UPDATE**

- 10.1 Sweet Bay Mowing Discussion, Scott Parrish, MSBU Coordinator, requested approval to renew the Sunny Hills annual mowing contract. The MSBU Committee voted unanimously to renew the contract with the addition of a \$2,500.00 increase for trash pickup during the winter. The service was provided last year and was taken out of the budget.

There was discussion about Sweet Bay's billing being spread over a year.

Motion to waive the procurement policy to extend the contract, amend the contract to add \$2,500.00 for trash pickup, and extend the contract for a year.

*Moved by:* David Corbin  
*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

- 10.2 MSBU Committee  
Approval is requested to approve Tray Donavon as MSBU Committee member for seat 5.  
Motion to approve the Tray Donavon for the MSBU seat 5.

*Moved by:* Wesley Griffin  
*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

10.3 MSBU Update

Gary Hartman informed the board that at the next MSBU meeting, the committee will vote on assisting Deltona with the payment for the dumpsters by the golf course.

**11. PUBLIC WORKS DIRECTOR**

Trey Barbee requested the removal of item 12.1. A V-8 is needed instead of a V-6. Approval is requested to purchase a 2025 Ford Explorer for \$38,972.00. \$25,972.00 will come from public works cash carried forward, and the rest will be covered by the EOC budget.

Motion to approve the purchase of a 2025 Ford Explorer to be funded as mentioned above.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

**12. PARKS UPDATE**

12.1 This item was cancelled. Request for approval to purchase a 2024 Chevrolet Express Passenger Van (V8) in the Amount of \$43,650.10, with 50% from Cash Carry Forward and 50% from Parks and Recreation

**13. ENGINEERING PROJECTS UPDATE**

**14. COUNTY ADMINISTRATOR**

14.1 Sales of County-Owned Property, Jeff Massey, County Administrator

Offer for parcel number 00-3374-0095 at Dunford Circle for \$5,200.00. With the addition of the 20% administration fee, the total cost is \$6,240.00. The assessed value is \$5,125.00. Adjacent property owners were notified, resulting in no response.

Motion to approve to sell parcel 00-3374-0095.

*Moved by:* Wesley Griffin

*Seconded by:* Ashlynn Marquez

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

Sales of County-Owned Property, Jeff Massey, County Administrator

Offer for the following parcels located in Sunny Hills:

- 02-0222-0013
- 09-0546-0002
- 17-1189-0003

The assessed value for three properties is \$16,267.00. The potential buyer offered \$18,000.00. With the addition of the administrative fee, the total price is \$21,600.00. Letters were sent to adjacent property owners, resulting in no response.

Motion to sell parcels 02-0222-0013, 09-0546-0002, and 17-1189-0003 for \$21,600.00.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

14.2 Legendary Contract

Motion to set aside the procurement policy and extend  
Legendary's contract for one year.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

14.3 14th Judicial Circuit

Approval to renew the agreement with the 14th judicial circuit  
in the event the courthouse is rendered unusable, there are  
alternate places for the police to meet, which are the sheriff's  
office meeting room or the county annex meeting room.

Motion to approve the renewal of the agreement with the  
14th Judicial Circuit.

*Moved by:* Wesley Griffin

*Seconded by:* Joey Brock

**Aye** David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

14.4 Grants Update

County Administrator Massey updated the board regarding  
the vacant grants position. North Florida Engineering will be  
assisting with current projects. After their review, they will  
present a task order for services. Jane Dellwo is currently  
assisting with grants.

Concern was expressed about employees being compensated  
when additional work is assigned to them.

**15. CLERK**

15.1 Clerk Bell - March Vouchers Totaling \$3,331,456.66

Approval of the March Vouchers.

Motion to approve March vouchers.

*Moved by:* David Corbin

*Seconded by:* Wesley Griffin

**Aye**

David Corbin, Wesley Griffin, David Pettis Jr.,  
Ashlynn Marquez, and Joey Brock

**Carried 5-0**

## **16. COUNTY ATTORNEY**

## **17. OTHER BUSINESS**

- The Tri-County Airport's open house is scheduled for 4/24 from 5:30 p.m. - 7:30 p.m.
- Update from Meeting with Neal Dunn's Office - They have met with the acting FEMA administrator to discuss the issues that multiple counties have encountered with FEMA clawbacks/Hurricane Michael.

Congressman Dunn is working on legislation to prevent this type of clawbacks from FEMA once projects are approved.

## **18. ADJOURN**

*Moved by:* Ashlynn Marquez

*Seconded by:* Wesley Griffin

Summary of Minutes Prepared by Risha Brantley