

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
SPECIAL MEETING  
FRANKLIN COUNTY COURTHOUSE ANNEX  
JANUARY 22, 2008  
9:00 AM**

**MINUTES**

**Commissioners Present:** Noah Lockley Jr. – Chairman, Russell Crofton, Cheryl Sanders, Bevin Putnal

**Commissioners Absent:** Joseph Parrish – Vice Chairman (representing the County in Washington D.C.)

**Others Present:** Alan Pierce – Director of Administrative Services, Michael Shuler – County Attorney, Michael Morón – Board Secretary

**Call to Order (9:00 AM)**

Chairman Lockley called the Special Meeting to order at 9:00 AM

Commissioner Sanders stated that based on the results of the Lanark Village Water and Sewer District (LVWSD) meeting that was held last night, she recommends that this Board call an Emergency Meeting after the Special Meeting.

**Motion by Sanders, seconded by Crofton, to hold an emergency meeting regarding the LVWSD transfer of assets and liabilities to the City of Carrabelle; Motion carried 4-0.**

**Discussion - Alligator Point Beach Renourishment Project (9:02 AM)**

Mr. Pierce discussed the reason for the Special Meeting including the cost of the Alligator Point beach restoration project which is estimated to be about 13 million currently, the bids received, increased state cost sharing, and lower interest rates. Mr. Pierce stated that Mr. Mike Dombrowski, of MRD which is the County's consultant on this project, will address the Commission with specific information regarding the cost, and that the relocation of the road will have to be completed first which might include using some of the County's funds to pay for condemned property instead of cost sharing towards the project.

Mr. Dombrowski stated that he contacted and discussed the project with both of the low bidders for the beach restoration and debris removal. Mr. Dombrowski then distributed and discussed a handout which showed figures of each of the bidders, and stated why there was such a noticeable difference with the final amounts, which was mostly the mobilization cost, then addressed the different items in the bid which included the option of creating a pond. Mr. Dombrowski then compared the current cost of the project to the amounts that were discussed earlier in the project, including increased fuel cost, and the length of project. Mr. Dombrowski, responding to a question from Chairman Lockley, stated the amount of days each company proposed to have the project completed and then addressed

the County's cost share and beach access, which included required parking spaces, the State's cost share which would include the State park and other State land, and then discussed the breakdown of the cost share and the option of a reduction in the local cost share.

Mr. Pierce discussed State agreements regarding their cost share for the restoration project.

Commissioner Putnal expressed his concerns of the State not following through with their funding portion of the project.

Mr. Dombrowski explained the process of how the State would reimburse the County for their share of the project.

Mr. Pierce, as requested by Chairman Lockley, explained how the County would build the State required parking lots in order to receive reimbursement from the State for the project and agreed that the County should have signed agreements from the State before starting the construction phase of the project.

Attorney Shuler updated the Board on the South Shoal project as it related to the restoration project. Commissioner Sanders expressed her concerns about the project and agreements signed by the State before the start of the project.

Commissioner Crofton wanted more information regarding the pond that was discussed earlier. Mr. Dombrowski explained the option of the pond in more detail including the use of State property and private property. As Mr. Dombrowski explained, the "pond" is a temporary phenomenon created when a property owner does not sign an easement allowing sand to be pumped onto their property. The "pond" is actually the result of sand being pumped on three sides of a parcel, and thus the parcel is an empty space, much like a hole in a donut. Because this is occurring at sea level, the hole fills with water, and thus becomes an entrapped "pond" of water that is unsightly and can breed mosquitoes. Over time wind and wave actions move the sand around, and the hole, or "pond" gets filled in, but it can take time.

Mr. Pierce discussed potential problems with private property owners and the "pond" being in front of their property.

Commissioner Crofton asked about the start of the project in May conflicting with the start of turtle season. Mr. Dombrowski addressed Commissioner Crofton's concerns including what will be done to compensate for the start of turtle season, and addressed Commissioner Crofton's other concern, which was why the lowest figure for debris removal was not used in the project estimates.

Commissioner Crofton stated that it was very important that both the contractors for the restoration and debris removal coordinate.

Mr. Dombrowski, addressing Commissioner Sanders question regarding the cost of the turtle nesting monitors, stated that the cost for the turtle nesting monitors is included in the project and discussed what the total cost would be.

Chairman Lockey expressed his concerns of the State committing their funding to the County before construction starts.

Attorney Justin Greene, of Mowery Mitchell, representing owners of the Gap, expressed his concerns regarding the total cost of the project, the lack of guarantees from the State on their portion of the project, and stated that it is unfair to put this project to a vote to the property owners with all of the unknowns, the unfairness of the possible pond on some of the property owners' property. Attorney Green also stated that timing is bad for the referendum because the citizens will not know what they are voting for, and a law suit will be filed against any MSBU that the Board passes.

Bill Wargo, of Alligator Point, who is also the licensed turtle permit holder, also agreed that there are too many unknowns to move forward with the project or even the referendum, and stated some of

the other reasons why he is against the project. Mr. Wargo also expressed his concerns of the project affecting the turtle nesting and why there is a need to pay for monitors when there are volunteers that do this service now at no cost.

Jim Wetherton, of Alligator Point, stated that he is against the project because it has become too expensive and the option of the pond will affect all of the property owners and the public beach. Mr. Wetherton also discussed the relocation of the road, the use of the Bald Point Trust Fund for the road relocation, the unknown amount of the State funding for this project, a hurricane affecting the project. Mr. Wetherton thanked Commissioner Sanders for requesting that this project be brought to a vote and into legal compliance, but stated that even though the referendum is in process no action has been taken to bring the project into legal compliance.

Commissioner Sanders stated that the Board did not plan on voting on the project today and based on the information heard today, more information is definitely needed before considering any type of vote, but there must be some resolution to relocating the road as soon as possible.

Mr. Pierce stated that the Board can discuss this matter further at the Feb 5 meeting but reminded everyone that this information was needed for the Board to make the best decision for this project and the residents of Alligator Point.

Commissioner Sanders commented further on the project.

Ken Osborne, Alligator Point Taxing Association, asked about the additional property discussed today regarding the project, the affect of a hurricane during the project, the standby time issue, the County participating in the funding of the project, using TDC funding as County participation, and Tax Increment Financing. Mr. Osborne stated that taxes paid by Alligator Point residents should be used to repair the road, and signed State funding agreements should be in place before the project starts. Commissioner Sanders stated that she tried unsuccessfully to get the TDC to increase the tourist tax by a penny to help pay for this project.

Ann Murzack, of Alligator Point, asked the Commission to continue to work toward completing the restoration project; discussed the option of lower interest rates helping to lower the cost of the project; was against sheet piling if the restoration project was not done; and asked what options were in place to protect the road if the project is not completed.

Tony, an Alligator Point Gap property owner, asked about the status of the referendum, results of other beach restoration projects within the state of Florida, exactly what the debris removal project covers, access across the sand dunes after the project is completed, and what options were given to the consultant regarding the project.

Mr. Dombroski addressed some of the concerns of the speakers including what debris would be removed and who will pay for it based on the bid; structures legally permitted by DEP would not be removed; access could be addressed by dune walkovers; feasibility study stated that without the restoration, erosion would continue and the same would happen if the revetment is removed without the project; standby time is used for extreme conditions and to help with relocating turtle nesting; additional time is only given in case of storms, and FEMA would pay to replace the sand during a storm if section damaged was done to project requirements; St. Augustine had problems with their restoration project because the sand used was lighter and finer than the native sand but on the other hand, the Panama City restoration project lasted longer than was expected; the main reason for the project is about protecting the structures and environment, by sacrificing the sand.

Chairman Lockley stated that this meeting was very informative, but more discussion was needed before any decision could be considered on this project.

Attorney Shuler gave an update on the referendum.

**Motion by Sanders, seconded by Crofton, to continue this meeting to Feb 5, 2008 and direct Mr. Dombrowski to continue with negotiating the cost of this project; Motion carried 4-0.**

**Adjourn (10:52 AM)**

There being no further business, Chairman Lockley adjourned the Special Meeting.

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Noah Lockley Jr., Chairman FCBCC

Attest:

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Marcia M. Johnson, Clerk of Courts