FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING CITY OF CARRABELLE COMMISSION MEETING ROOM DECEMBER 15, 2009 5:00 PM

MINUTES

Commissioners Present: Joseph A. Parrish – Chairman, Noah Lockley Jr - Vice Chairman, Pinki Jackel, Cheryl Sanders, Bevin Putnal

Others Present: Marcia Johnson – Clerk of Courts, Alan Pierce – Director of Administrative Services, Michael Shuler – County Attorney, Linda Phillips – Finance Director, Michael Morón – Board Secretary

Call to Order (5:03 PM)

Chairman Parrish called the meeting to order.

Prayer and Pledge (5:03 PM)

There was a Prayer followed by the Pledge of Allegiance.

Commissioner Sanders thanked the Board for having this meeting in the City of Carrabelle and recognized City of Carrabelle officials in the audience.

Approval of Minutes: Special Meeting: 9/28/09 & Regular Meeting 11/17/09 (5:05 PM)

Motion by Sanders, seconded by Lockley to approve the Minutes of the 9/28/09 Special Meeting and 11/17/09 Regular Meeting; Motion carried 5-0.

Payment of County Bills (5:05 PM)

Motion by Lockley, seconded by Putnal, to approve payment of the County Bills as presented; Motion carried 5-0.

<u>Department Supervisors Report</u> Hubert Chipman – Superintendent of Public Works (5:06 PM) Mr. Larry Brown submitted a report that didn't include any action items. Commissioner Putnal said that he was informed by Mr. Andy Bailey of C W Roberts the paving will start around the lighthouse roads shortly. Mr. Brown explained that Spencer also of C W Roberts did call him and they will ride around to inspect the roads that will be paved as soon as the weather improved.

Commissioner Sanders stated that the weather is also causing problems with roads that are being paved in her district and would prefer if paving was halted until the weather improves so that the paving would be done correctly. She said there is a drainage problem on Highway 67 at the Chason's pond and asked Mr. Brown to check on that.

Commissioner Jackel asked who she should contact about bear crossing and boat ramp signs on Island Drive on St. George Island. Mr. Pierce and Mr. Brown stated that because these signs would be on Island Drive, VMS would have to be contacted.

Commissioner Lockley asked Mr. Brown to look at installing warning signs on Highway 65, before the stop sign at the intersection, as there was an accident there recently.

Van Johnson – Solid Waste Director (5:11 PM)

Mr. Fonda Davis had no report for the Board.

Commissioner Sanders thanked Mr. Davis for attending the Lanark Village Association meeting and listening to the concerns of the residents of that area.

Commissioner Jackel thanked Mr. Davis for attending a meeting with her, Mr. Rothwell, Mr. Dan Tonsmeire, and the Braxton's to discuss the problems at Indian Creek.

A member from the audience thanked Mr. Davis for bear proof containers in the County.

Dan Rothwell – County Engineer – Report (5:13 PM)

1. BOARD ACTION: Indian Creek North Boat Ramp Repair:

Staff desires Board approval to use funds from the Boat Ramp Maintenance budget line item to repair the north ramp approach with a new 20'W x 40'L concrete slab at an estimated cost of \$3,000.00. Work to place the slab is intended to be done by the Road Department.

Motion by Jackel, seconded by Lockley, to approve the use of funds to repair the north ramp approach at Indian Creek Boat Ramp; Motion carried 5-0.

2. BOARD ACTION: 2009 Road Paving Project:

Staff desires Board approval to pay the current invoice #5 for \$405,018.72 with balance to finish including retainage is \$2,100,884.83.

Commissioner Jackel asked if 60% of the work on the project has been completed since this approval would amount to 60% of the funds for the project.

Mr. Rothwell and Mr. Pierce explained that about 60% of the original project is completed; the change orders are not included in these figures.

Clay Kennedy, of Preble-Rish, stated that the pay request reflects what work has already been completed.

Commissioner Lockley asked if there is an ending date for the paving project.

Mr. Kennedy stated that the original project should be completed in February 2010 but the change orders will probably cause the completion date to be extended.

Motion by Putnal, seconded by Jackel, to approve payment of invoice #5 of the paving project; Motion carried 5-0.

3. BOARD ACTION: Apalachicola Airport Hangar

Staff desires Board approval to pay the current invoice #1 for \$57,790.00 with balance to finish including retainage is \$751,300.00.

Motion by Lockley, seconded by Jackel, to approve payment of invoice #1 for the Airport Hanger Project; Motion carried 5-0.

4. East Gorrie Drive Gutters:

The contractor has the contract and notice to proceed and should finish the work within two weeks.

5. Earl King Street:

The Road Department has installed a storm sewer maintenance hole, drop inlet, swales, and cross drain across Earl King Street in preparation for asphalt application.

Commissioner Sanders stated that Alligator Drive on Alligator Point was in immediate need to be aligned and asked Mr. Rothwell to get with the Road Department and start this project as soon as possible.

Commissioner Lockley asked for an update on the drainage problem on Mrs. Cooper's property in Apalachicola.

Mr. Rothwell stated that he is working with the City of Apalachicola staff on this matter and will update Commissioner Lockley as soon as he receives additional information.

Pam Brownell – Emergency Management – Report (5:23 PM)

Mrs. Brownell submitted the following report.

Action Items:

• Homeland Security Grant – Board action needed to adopt resolution

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Chairman Parrish explained the importance of this grant and adopting a resolution to support this grant.

Motion by Sanders, seconded by Jackel, to adopt the resolution; Motion carried 5-0.

Information Items:

- In order to improve security, accountability and facilitate reentry to the county after a disaster, Franklin County Emergency Management will be issuing new identification badges to all county employees beginning in January of 2010. Emergency Management will coordinate with each department to minimize disruption of daily schedules and encourage all department heads to instruct their employees to always display them while at work.
- The Franklin County Emergency Management office and Local Mitigation Task force have finished revising the counties Local Mitigation Strategy program and it has been submitted to the state for their review.
- Franklin County Emergency Management held its last Comprehensive Emergency Management Plan meeting on December 08, 2009; we will be reviewing the finale draft shortly.
- The Franklin County Sheriff's office, Property Appraiser office and this office starting in January will begin the process of coordinating the reentry plan for the county. It is our intent to help make reentry back into the county more efficient and safer for our residents and business owners.

Bill Mahan – Extension Office Director – Report (5:25 PM)

Mr. Mahan submitted a report to the Board.

Franklin - UF IFAS Updates:

ISSC Membership Renewal – The ISSC sent out its membership renewal notice on December 2nd. The individual membership fee is \$120 and is for two years (January 1, 2010 – December 31, 2011). Since Commissioner Parrish attended the ISSC Conference in NH, his 2010 – 2011 membership fee was included in the meeting registration. Do the other Commissioners wish to renew their memberships? Board Action Requested

Motion by Sanders, seconded by Lockley, to renew the Commissioner memberships on the ISSC; Motion carried 5-0.

 Expansion of Clam Aquaculture in Franklin County – The Clam Aquaculture Expansion Workshop will be held on December 17th beginning at 6:00 pm at the Carrabelle City Complex.

Commissioner Lockley and Mr. Mahan discussed vacancies on the Aquaculture committee.

Commissioner Putnal, Mr. Mahan, and Mr. Pierce discussed the possibility of a rule change which would allow oyster harvesting at night and having some of the enforcement agencies prepare for this possible change.

Officer Charlie Wood, of Fish and Wildlife Commission, commented on this matter.

Another audience member also commented on this matter.

The Board and Mr. Pierce discussed this matter further.

Commissioner Jackel asked for an update on the FDA proposed restrictions on oyster harvesting. Mr. Mahan stated that there was no new information.

Commissioner Sanders thanked the Commissioners who traveled to St. Petersburg where Commissioner Jackel addressed the Small County Coalition regarding these proposed restrictions and then the Coalition endorsed a Resolution of Support for Franklin County which is being sent to Washington DC.

Public Hearing – Boat Ramp Ordinance (5:34 PM)

Attorney Shuler reviewed the proposed Ordinance with the Board.

Commissioner Jackel asked how this Ordinance would affect a boat that docked in a manner where it isn't making contact with the dock but is obstructing access to the boat ramp. Attorney Shuler explained that all boats docked or anchored must remain 50 feet from the dock as suggested by Commissioner Putnal which would keep the loading and unloading path clear for the operation of the ramp. Attorney Shuler stated the procedure for boats that are in violation of the proposed Ordinance.

Commissioner Lockley expressed his desire to have signs posted once the proposed ordinance is in effect.

Mr. Pierce stated that there are some 'crabbers' who will be exempt from certain parts of this proposed Ordinance because of a prior agreement with the County regarding Indian Creek. Chairman Parrish asked Attorney Shuler to verify that the Ordinance and penalties would be properly advertised.

Chairman Parrish opened the floor for public comment.

Ron Gasche expressed his concerns of the County having the ability to enforcement the 50ft requirement.

Attorney Shuler addressed Mr. Gasche concerns.

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The Board discussed this matter further.

Motion by Putnal, seconded by Lockley, to adopt the Boat Ramp Ordinance; Motion carried 5-0.

Open Bids – C-30A & Avenue A 5:46 PM

Mr. Pierce opened and read the bids for the C-30A project.

GAC – \$406,137.00 – Bid Bond Peavey and Son – \$254,359.11 – Bid Bond C W Roberts – \$282,672.85 – Bid Bond

Motion by Sanders, seconded by Lockley, to forward the bids to the project engineer for a recommendation; Motion carried 5-0.

Mr. Pierce opened and read the bids for the Ave A project in Eastpoint. GAC – \$296,122.70 – Bid Bond Peavey and Son – \$198,130.00 – Bid Bond C W Roberts – \$215,134.05 – Bid Bond

Motion by Lockley, seconded by Jackel, to forward the bids to the project engineer for a recommendation; Motion carried 5-0.

Marcia M. Johnson – Clerk of Courts – Report 5:56 PM Mrs. Johnson presented her report to the Board.

1- For information, the balance in the Hospital's operating account as the end of November totaled \$312,245.70. The last balance in the Hospital's capital fund was \$1,157, 164.23.

Mr. Pierce gave an update on Urgent Care Center project in Carrabelle.

<u>Alan Pierce – Director of Administrative Services – Report 5:57 PM</u> Mr. Pierce presented his report to the Board

1- Board action to appoint a new, or re-appoint the current county elected official, to ARPC for 2010. Current appointment is Commissioner Jackel

Motion by Sanders, seconded by Putnal, to reappoint Commissioner Jackel to the ARPC for 2010; Motion carried 5-0.

2- Board action to authorize ARPC to continue to complete the once every two year small quantity Hazardous Waste Assessment. The fee is \$3500 and it is a budgeted expense. The ARPC has been providing this assessment for the last 15 years.

Motion by Sanders, seconded by Jackel, authorizing ARPC to complete the Hazard Waste Assessment; Motion carried 5-0.

Board discussed the manner in which the County's hazardous waste is disposed of.

3- Board action to approve Resolution requesting \$5,166.00 for the Weems EMS service. This is a grant the ambulance service is eligible periodically. The Board members may know is as the "baby EMS" grant, as opposed to the larger grants which help buy ambulances. This will be used to purchase equipment and upgrades for the ambulance service.

Motion by Lockley, seconded by Putnal, to approve the Resolution for the Weems EMS service; Motion carried 5-0.

4- Inform the Board the Federal Communications Commission has responded to the Board's letter about Mediacom. The FCC says they are reviewing the Board's complaint.

Commissioner Sanders asked Mr. Pierce to forward the reply from Mediacom recently received by the County to the FCC.

Mr. Pierce read the letter from the FCC regarding Mediacom.

5- Inform the Board that the Sheriff has been awarded the grant the Board supported that will allow the Sheriff's Office to purchase and operate a reverse 911 system. It is called WEN-Wireless Emergency Notification. All hard line telephones will automatically be entered into the system. Cell phones owners will have to request to be added to the system. The system will be capable of doing county wide notifications, or just sections of the county. Training of the system has just begun but it is anticipated the system will be operational by March or April.

6- Inform the Board that DOT has verbally told the county that there will be a sidewalk built along the south side of Oak St. in Lanark Village running from Arizona St. to Carlton Ave. DOT will be administering the project, with the project going to bid sometime in February/March. DOT wants to assure the county that other projects are being looked at as well.

Commissioner Putnal and Mr. Pierce discussed funding for a project at Lighthouse Park.

Commissioner Sanders wanted to ensure that the stimulus money will be used to employ local residents, and questioned why FDOT is not allowing this project to be bided in a more local fashion.

Motion by Sanders, seconded by Putnal, directing staff to send FDOT a letter, and follow with a phone call, asking that once the design phase of the project is completed, local bidders are given a preference to bid on the project, it is advertised locally, and supplies are purchased locally; Motion carried 5-0.

Commissioner Sanders asked that the City of Carrabelle officially support expanding the sidewalk project.

7- Inform Board that FEMA has authorized the publication of the Final Public Notice for the permanent relocation of Alligator Point Road between Tom Roberts and Harbor Circle. This represents a significant step forward in the approval process for FEMA to award funds to relocate the road. The Notice will be in next week's paper.

Mr. Sam Rogers, of the Alligator Point Taxing Authority (APTA), stated that APTA supported both this item and item 8 on Mr. Pierce's report and thanked Commissioner Sanders for her efforts and support.

8- Inform Board that after discussions with FEMA staff I am pursuing a Hazard Mitigation grant to supplement the existing PW to repair that section of Alligator Point road east of Tom Roberts. At one point I thought the best path would be to appeal the PW, but it appears that it will be best to seek additional funds through a Hazard Mitigation project. The Hazard Mitigation project would propose vertical sheet piles in place of the existing rock revetment. The existing PW is for approximately \$600K, and the proposed sheet pile might be as much as \$1.2M to protect the 1200 feet of exposed roadway. DOT concurs that the best protection for this section of the road is vertical sheet pile. Preble-Rish is assisting the county in preparing the engineering estimates for the project.

Mr. Pierce discussed this project further and other possible grants that would assist with project.

9- The Health Dept. is ready to move forward with the repairs and clean-up of the Health Dept. Bldg in Apalachicola. The engineer's investigative report has been completed and turned over to the Dept. of Health staff Architect Dick Marshall and DOH Bldg Manager Ron Walsh and they concur with the report. For \$160,000 the engineer and the DOH staff believe the building can be repaired and cleaned up. DOH requests that they take the lead on this project. They would essentially act as the county's Construction Manager at Risk with a project budget of \$160,000, for which the county's obligation is capped at \$80,000.

Board action to allow DOH to take the lead with a cap on the county's obligation at \$80,000. The County did budget for repairs and this amount is within what the county has budgeted.

Mrs. Janice Hicks, of the Health Department, discussed the project further with the Board.

Commissioner Putnal and Mrs. Hicks discussed the possibility of removing the \$20 co-pay charged for blood work at the Health Department.

Commissioner Sanders asked Mrs. Hicks to ask the Health Department to consider waiving or lowering the fee.

Commissioner Jackel and Mrs. Hicks discussed advertising locally and using local contractors for this project.

Mr. Pierce discussed the type of work that will be done and how the problem came about in the first place.

Motion by Lockley, seconded by Putnal, to allow the Department of Health to take the lead on this project; Motion carried 5-0.

<u>Recess 6:27 PM</u> Chairman Parrish called for a recess.

Reconvene 6:44 PM

Chairman Parrish reconvened the meeting.

Public Hearing – Rescind St. Joe FLUM amendments 6:44 PM

Mr. Pierce stated that Ms. Michele Lieberman, an attorney hired by the Board to assist Attorney Shuler in this matter, was participating via telephone. Mr. Pierce reviewed the ordinances that will be discussed and gave history on this item.

Attorney Shuler asked the Board to make a change on the Carrabelle East Village Ordinance from Agriculture to Commercial which was the prior classification. Attorney Shuler also stated that the St. Joe Company sent a letter opposing this action and wanted this letter entered into the record.

Commissioner Putnal stated that he was against these FLUMs when it was first proposed, and didn't like the fact that the St. Joe Company blocked water access to the public and didn't follow thru with affordable housing as was agreed to.

Chairman Parrish expressed his concerns regarding density and discussed at length the possible risk and liability, especially with the Bert Harris Act, the County might face if these FLUMs are rescinded.

Mr. Pierce discussed density on the two referenced properties including the lack of Land Development Regulations.

Chairman Parrish opened the floor for public comments.

Andy Smith, of Apalachicola Bay and RiverKeepers, introduced Attorney David Theriaque who wanted to address the Board on this matter.

Attorney Theriaque, talked about his experiences with this type of situation especially with the Bert Harris Act with other Counties and municipalities. Attorney Theriaque distributed a handout with information on this matter, explained that he has been on both sides of dealing with the Bert Harris Act, and stated that many developers use the Bert Harris Act to try and intimidate Counties and municipalities, and addressed some of the concerns raised by the Chairman. Attorney Theriaque stated that based on his experience didn't think that the St. Joe Company would have a claim relating to the Bert Harris Act and explained in detail some of the reasons to support this claim, which included the lack of implemented Land Development Regulations, St. Joe Company not seeking rezoning or filing any type of development application for the property. Attorney Theriaque said that he disagreed with many of the statements made by Attorney Lieberman, the County's additional counsel. Attorney Theriaque explained why he didn't think that the St. Joe Company had any or very little entitlement on this matter. Attorney Theriaque describe the process that the St. Joe Company would have to follow if they intended to pursue the Bert Harris Act if the County repealed the FLUMs this evening which included 11 settlement options available to the County before a lawsuit could be considered. Attorney Theriaque stated that in his opinion if the County repealed the FLUMs this evening the exposure and financial risk is very low.

Commissioner Jackel and Attorney Theriaque discussed the 11 options available to the County further.

Commissioner Sanders got verification from Attorney Theriaque that it was not the intent of the Legislature by creating the Bert Harris Act to remove home rule from the Counties and Municipalities.

Attorney Theriaque, based on a request from Commissioner Jackel, explained specifically where he disagreed with Attorney Lieberman's legal opinions that were made to the Board regarding repealing these FLUMs and the Bert Harris Act.

Commissioner Jackel and Attorney Theriaque discussed how many of the 13 cases regarding Bert Harris Act he was involved in.

Chairman Parrish and Attorney Theriaque discussed how many of the 13 cases are similar to this one.

Commissioner Lockley asked Attorney Theriaque to reduce the County's liability exposure to a percentage but Theriaque stated that is not something he is able to do.

Commissioner Jackel asked Attorney Theriaque to explain what options are available to the St. Joe Company if the County proceeds with repealing the FLUMS.

Attorney Theriaque explained to Commissioner Lockley that if the County didn't take any action on the FLUMs this evening the St. Joe Company has no basis for legal action.

Chairman Parrish and Attorney Theriaque discussed what action would have to be taken this evening in order to complete the repeal process.

Commissioner Lockley and Attorney Theriaque discussed the cost of litigation in this type case. Commissioner Putnal compared these FLUMs to Summer Camp, another St. Joe Company project.

Commissioner Lockley and Attorney Theriaque discussed the varying amount of time this type of litigation can take.

Attorney Theriaque stated that without the necessary zoning, the FLUM amendments in their current status don't give the St. Joe Company any real development rights to their property. Jim Brown, a City of Carrabelle Commissioner, explained that the City of Carrabelle has invested a lot of money in its water and sewer system, and might even participate in a study to possibly send water to Alligator Point. Mr. Brown asked the Board to table this issue until the City can discuss it at the next City Commission meeting, which will be on the first Thursday in January 2010, and realize any impact on the City.

Ken Osborne, an Alligator Point resident and member of APTA, stated that he didn't think Alligator Point had any intention of getting water from the City of Carrabelle water and sewer system. Mr. Osborne also commented on the Marina Village project, the high density of the project, and the way that the figures were changed and was in favor of rescinding the FLUMS. Don Ashley, Franklin County resident, stated that the citizens of Franklin County didn't want this type of development. Mr. Ashley described some of the discussions he has had with the St. Joe Company regarding their support of Franklin County. He supported rescinding the FLUMS. Mel Kelly, the former Mayor of Carrabelle, discussed some of her experiences with the St Joe Company and their developments while she was Mayor of Carrabelle.

Commissioner Putnal stated that the St Joe Company always intended to do their own water and sewer services and not rely on Carrabelle's water and sewer.

Gene Langston, a resident and developer, stated that the Board shouldn't make a decision under threat and hoped that the Board is willing to stick by any approvals that it makes. Mr. Langston asked that the Board continue to negotiate with the St. Joe Company, especially when the real estate market picks up as development would provide jobs in the County.

Commissioner Putnal stated that the St. Joe Company made many promises that they didn't follow through on.

Dan Rosier, of Carrabelle, discussed some of his experiences with the St. Joe Company, especially regarding affordable housing.

Commissioner Sanders stated her experiences with the St Joe Company and explained why she initially supported the approval of these FLUMs and then explained why the FLUMs should now be repealed.

Commissioner Lockley commented on the two different opinions from both attorneys regarding rescinding these FLUMS.

Commissioner Jackel stated that this is a hard decision, but did like the options as stated by Attorney Theriaque that could be pursued if the St. Joe Company decided to challenge based on the Bert Harris Act. Commissioner Jackel also stated that she didn't intend for this action to be final and hopes that this brings the County to a negotiating point with St. Joe.

Motion by Sanders, seconded by Putnal, to rescind the Marina Village and Carrabelle East Village FLUMs, delete land use policies and allow St. Joe to renegotiate with the County on these projects; Motion carried 4-1, Parrish opposed

Motion by Sanders, seconded by Lockley, directing staff to retain Attorney Theriaque, based on acceptance of rates, if the County is challenged by the St. Joe Company under the Bert Harris Act; Motion carried 5-0.

Alan Pierce – Director of Administrative Services – Report 8:25 PM

Mr. Pierce continued presenting his report.

10- Board clarification on salary of Tonia Granger, Library Branch Manager. Was it the Board's intention to start her at the salary of the previous Branch Manager- Carolyn Sparks? Board action.

Motion by Sanders, seconded by Putnal, to set the starting salary of Ms. Tonia Granger the new Library Branch Manager at \$27,980; Motion carried 5-0.

11- Airport Update. Mr. Lee Lewis, AVCON, is here to bring the Board up to date on the hanger project.

Mr. Pierce explained that Mr. Lewis left the meeting earlier but wanted that Board to know that the project was within budget and moving forward with building additional office space.

Michael Shuler – County Attorney – Report 8:26

Attorney Shuler stated that his report only included informational items.

South Shoal Subdivision

In July 2009, at a publicly noticed ordinance hearing, the Board entered into a conditional settlement with the South Shoal PUD developer. The settlement mainly reduced the number of lots in the subdivision from 23 to 21, dedicated to the public the road through the subdivision, allowed for onsite sewerage treatment and abandoned the present road located between the subdivision and the Gulf of Mexico. This proposal had a deadline of December 31, 2009. The condition of the settlement required the bank to join in the settlement and replat of the subdivision. The bank has refused to join in the settlement and has foreclosed on the developers for approximately \$5.5 million dollars. The bank took title to the property by Certificate of Title on November 30, 2009 after bidding \$100 for the property. Copies are attached. Although the settlement will expire December 31, 2009, nothing prevents the Board from reconsidering this same settlement, or some other version agreeable to the Board, in the future. BOARD ACTION: NONE RECOMMENDED.

Water Management Services Dismissal

Attached is the form of the dismissal proposed by Mr. Brown's attorney. I object to the form and substance of the dismissal. The language in the dismissal is one sided and not favorable to the county. Frankly, they do not require the County's join in their dismissal at all. If you sign their dismissal you are effectively stipulating to their view of the facts. I will continue to work with his attorney on the form of the dismissal.

BOARD ACTION: NONE RECOMMENDED.

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Commissioner Jackel stated that she would like an easy remedy and quick closure to this matter.

Commissioners and Public Comments 8:27 PM

Board Members stated their Christmas wishes.

Commissioner Putnal stated that since Eastpoint water and sewer cannot supply free water to the cemetery he asked the Board to consider drilling a well and supplying water to the cemetery.

Mr. Pierce suggested getting water from Vrooman Park

Motion by Putnal, seconded by Sanders, to ask Commissioner Jackel and Mr. Pierce to meet and present a recommendation to get water to cemetery; Motion carried 5-0.

Motion by Lockley, seconded by Jackel, to authorize payment of travel and expenses for any Commissioner planning to attend the NACO meeting; Motion carried 5-0.

Motion by Sanders, seconded by Jackel, to authorize payment of travel and expenses for any Commissioner planning to join Chairman Parrish in Washington DC on January 21, 2010; Motion carried 5-0.

Adjourn 8:35

There being no further business, Chairman Parrish adjourned the meeting.

Joseph A. Parish – Chairman FCBCC

Attest:

Marcia M. Johnson – Clerk of Courts