

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
MAY 7, 2024
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Otice Amison, and Anthony Croom, Jr.

Others Present: Michele Maxwell-Clerk of Court, Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator and Jessica Gay-Clerk to the Board

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance

Commissioner Croom led the Board in prayer followed by the Pledge of Allegiance.

Approval of the Agenda

Attorney Shuler requested to add a request from City of Apalachicola to donate a piece of property by the armory (the area that is fenced in). Consider the acceptance of the donation of property.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the agenda with the addition from Attorney Shuler. Motion carried 5-0.

Approval of Minutes and Payment of County Bills

1. County Bill List for Payment

2. Approval of Minutes

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the County Bill List for Payment and the Minutes from the April 2, 2024, Regular Meeting. Motion carried 5-0.

Public Comments

Christy Macroy lives in Port St. Joe. She loves the panhandle and the simplicity and nature. What I see there are a lot of people doing what people do. They come into areas and swing their will to make money. I want to personally thank you for your opposition to the drilling. Noted she was born in Louisiana, and they have made a manmade waste land in areas that was not necessary. Encouraged the Board to continue sending letters. The Senator is going to be the one to step up and really push back on this. We do not need to see a precedence set with drilling. If you allow it once they are only going to continue. We have to hold DEP and North Florida Waster Water Management accountable. Commissioner Sanders noted that during Commissioner's comments she would like Chairman Jones to address some issues on this topic.

Monda Meng spoke regarding parking at Chip Morrison. She thanked the Board for taking care of this and specifically Commissioner Sanders for her follow through.

Mel Kelly spoke via Zoom asking the Board to consider making a request to District 3 for the lovely little island view park. Because the park is located in the middle of a very busy area of Highway 98. Perhaps a request from the commission might alert DOT to add some signs along the highway. I believe the wildlife viewing sign could be a good addition. I have seen signs elsewhere. Perhaps we could encourage them. Thanked the Board for the location of the public comments section on the agenda.

Constitutional Officers

3. Michele Maxwell - Clerk of Court

a. Property Placed on List of Lands Available for Taxes

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to elect not to purchase the properties presented. Commissioner Sanders noted that we just do not want to do something that we could use in the future, but as Commissioner Ward noted these properties are in the swamp and are unbuildable. Chairman Jones asked if they were all unbuildable, Clerk Maxwell confirmed. Commissioner Sanders noted that is part of the natural drain that goes through Carrabelle, and you really would not want to mess with it. I would hope no one would ever build on it because it would cause a major drainage issue. Chairman Jones said if they are not purchased, they will go to the county anyway. Clerk Maxwell noted that yes, it will escheat to the county in three years. He noted that he would prefer the county own it so that we know no one is going to build on it. **Motion carried 5-0.**

b. Fixed Asset Disposal Request

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Fixed Asset Disposal Request. Motion carried 5-0.

4. Captain Brad Segree -- Sheriff's Office -- Barnacle Boot Device Presentation

Captain Segree noted that we battle parking issues on Alligator Point, and we have for years. We have talked about all sorts of resolutions to combat these issues. The barnacle device will be attached to the windshield of violators. I perceive that it will curb our violations. I would ask the Board to consider increasing the fee for nonmoving violation from \$25 to at least \$108. I see that we will begin seeing issues on St. George Island also. He noted that this is an issue for the residents on Alligator Point. At this time, I will turn it over to Michael Handley with Barnacle Solutions. Mr. Handley said as a frequent visitor to St George Island he is aware of the parking issues. He noted that they currently work with cities, universities, hospitals, property management groups, real estate development groups, HOAs, corporate campuses, and others. Commissioner Croom asked if he had the percentage of drivers who have drove off with the products. Mr. Handley said it has happened a hand full of times. There is specific language placed on the label that can be customized to your county with penalties should you do so. Commissioner Croom asked what the price would be. Mr. Handley said it is a subscription service, \$3000 per device annually or \$250 per month. The fines will go back to the county and whatever you want to do with that revenue. Commissioner Croom inquired from Clerk Maxwell how much the nonmoving parking violation is. Clerk Maxwell noted that it is \$108. Commissioner Croom noted that \$25 needs to be increased to at least nonmoving which is \$108. Once we start inconveniencing the violator the issue will lessen. Commissioner Croom inquired as to where the funding for this would come from. Mr. Moron asked for Mrs. Griffith to respond to this question. Chairman Jones said he is told there is not an issue with where the vehicle as far as Wi-Fi, it is lower bandwidth for this application. So, if you have an offender that has a cracked window, we are not going to deploy the device on the vehicle. We would have to do something different. Commissioner Sanders noted that was the only thing that concerned her. She noted that we have an issue out there. Let us try this, as long as the liability is with the company and the person. I just do not want it to come back and be a liability for the county. Commissioner Ward asked if this is going to be easy for the Clerk's office to process. Clerk Maxwell said as long as her office receives a ticket to input into the system. She noted that we would need the payment and ticket to match up every three days. We would still require a ticket in order to give the violator the option to request a hearing in court. Captain Segree noted that they would create a specific ticket for this. Captain Segree said if we agree to increase our fee, we will charge \$108, however, there would be refundable deposit of \$300. He noted that they are willing to pay \$25 all day long, but if we get in their pocket it will decrease. Commissioner Ward asked who was going to be in charge of the batteries. Captain Segree noted that there will have to be someone to be periodically responsible for maintaining the devices. Mr. Handley said the devices can last about seven days on a vehicle. On the dashboard, you will see what the battery life is. Commissioner Sanders asked if this would follow the uniform traffic code. Captain Segree noted that he

would have to do some research on that. Commissioner Sanders said she asked the Sheriff to come up with something and bring it back to us. She noted let us try it and see how it goes. Mrs. Griffith inquired as to if there was any type of contract. Could we try it on a monthly basis? Mr. Handley noted that it is typically twelve-month contracts. Mr. Handley said if you pay monthly the first three months of service is billed up front, then on the fourth month of service you would begin paying the one-month amount. Mrs. Griffith asked how many devices the Sheriff's office is asking for. Captain Segree noted that at this time they are requesting six devices. Mr. Handley said there are other shipping fees as well for the devices. Mrs. Griffith asked what the total quote is? Mr. Handley said it would be a total of \$1500 per month for six months. Commissioner Ward noted that she would like a breakdown of the invoice so that we know what we are looking at money wise. Mrs. Griffith noted that she is not sure six would be the amount to start with. Captain Segree noted that there have been times he has arrived at Alligator Point and there has been as many as four or five, even eight. Not just parked illegally but half in the road and out causing a hazard. We could start with fewer and see how it goes. Mr. Handley said there is no requirement as to the number of devices to start. You can add additional devices. Chairman Jones said as they drop them in the drop box the deposit will fall off their account. Mr. Handley said once it is checked back in, that should trigger the refund. Every three devices include a drop box. Captain Segree asked if four devices would fit in one drop box. Mr. Handley said yes. Chairman Jones noted that if it eliminates illegal parking. Commissioner Sanders said six is what she thinks we need also. Commissioner Amison said his only question is battery life. Does the suction lift if the battery dies? Captain Segree noted that a fully charge can last seven days. Mr. Handley said we have never heard of a device sitting on a vehicle more than two to three days. Captain Segree noted that if we have a vehicle that sits for days, we will start having it towed. Commissioner Amison said he would echo the need for the six devices and increasing the fines. Attorney Shuler said he would like to get a copy of the draft contract to review and be ready to go when the Board is ready to decide. Do we know where else in Florida this device has been used? Captain Segree said it is Palm Beach County? City of Pompano Beach, Palm Beach, Seaside Communities, there are several different municipalities and properties. Mr. Handley said we used to work with Blue Mountain Beach also, but they dealt more with golf carts. Clerk Maxwell said she would like to add the additional \$5 fee for the Clerk's fee. Commissioner Ward said how much money of that do we actually get back from the state. Clerk Maxwell noted that she would have to look at the distribution schedule in order to give a specific amount. **Commissioner Ward made a motion to hold a public hearing to update the parking fine amount to \$108 plus \$5 to the Clerk's office. Seconded by Commissioner Croom. Motion carried 5-0.**

Chairman Jones asked Mrs. Griffith if there would be enough money from the 10% TDC funds, to fund this issue. If we are able to have this up and working by June 1st, this would be an additional \$6000 to the sheriff's budget. Chairman Jones said is money left in the TDC line item to fund this amount. Mrs. Griffith said she is not sure if this is something they are able to fund or if they are willing to fund from their budget. Commissioner Ward noted that until we know the exact cost, and where this funding is coming from, we need to table it. Attorney Shuler said the current instructions to the Board are for me to schedule the public hearings the second meeting of the month. **Commissioner Ward made a motion to table until the next meeting to get additional information on the costs. Seconded by Commissioner Sanders. Motion carried 5-0.**

Department Directors Reports

5. Howard Nabors – Superintendent of Roads and Bridges

Commissioner Sanders thanked Mr. Nabors for everything they do.

10:14 am Chairman Jones inquired as to

Commissioner Ward noted that the biggest thing in the governor budget is stormwater management. I would like to see if there is funding available in a grant to provide some culverts in some areas where people cannot afford them. She noted that she is going to get with Erin on this later on. Commissioner Sanders noted that

we have a lot of people who put roads in without culverts. She noted that maybe there is a grant out there for culverts.

6. Fonda Davis – Solid Waste Director

Groundkeeper Position:

On April 30, 2024, Durl Chamber (Buddy) retired from the Park and Recreation Groundskeeper position leaving an open in Park and Recreation for Groundskeeper.

ACTION REQUESTED: Authorize the posting of a vacancy for the Park and Recreation Groundskeeper Position.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized posting of a vacancy for the Park and Recreation Groundskeeper Position. Motion carried 5-0. Commissioner Sanders thanked Mr. Davis for all he does. Mr. Davis noted that he does this with a great team.

Mr. Moron presented item from his report at this time.

15. Informational Item: Seahawk Diamond Booster Banquet @ Armory

- The Seahawk Diamond Booster Club requested the use of the Armory for the Franklin County Baseball Banquet on Thursday, May 16, 2024, at 6:00 p.m.
- As the County's has done in the past, there will be no rental charge for this type of event.

Mr. Moron noted that Mr. Curenton believes the Armory may be closed during some time in 2025 for renovations. Chairman Jones said if he could do it during months that do not involve April and May that would be good. Commissioner Croom asked if there is anyway that we can add to our website like a quick link that will show where we are hiring. Mr. Moron asked Mrs. Bankston to email Sterling and ask him to add employment opportunities link to the home page.

7. Jennifer Daniels – Emergency Management Director

Action Items: Request the board's approval to advertise for SPN Coordinator Position due to tentative resignation.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved advertising for SPN Coordinator Position due to tentative resignation. Motion carried 5-0.

Information Item:

Weather STEM Update – 3 New Stations Franklin County now has 3 new weather STEM Stations for a total of 9 (7 maintained by Emergency Management). The 3 new locations are the Alligator Point Volunteer Fire Department, Dog Island Airport, and St. George Island Lighthouse Park. The live views are amazing and the ability to pull live weather data is irreplaceable. A HUGE thank you to Weather STEM Staff including Luke Hunnewell, Franklin County Road Department, Randy Cannon Dog Island Fire, Duke Energy, Florida Fish and Wildlife (Charlie Woods) and Alligator Point Fire Department. This was definitely a group project, and everyone pulled together to make it work. To check out Franklin Counties Weather STEM Stations go to <https://franklin.weatherstem.com/> and do not forget to download the App. Mrs. Daniels bragged on the road department who brought over post hole diggers and tongs in order to dig an eight-foot hole to put the cameras on.

8. Dewitt Polous – Mosquito Control Director

Mr. Polous gave an update on the following from his report.

Information Items 1. Detail of Work Performed and Material Hauled by District (see attached documents) (March 28, 2024 – May 1, 2024)

2. Inmates received (March 28, 2024 – May 1, 2024)

4/2 – 4	4/17 – 0	5/1 - 4
4/3 – 4	4/18 – 0	
4/4 – 4	4/22 - 4	
4/8 – 0	4/23 - 4	
4/9 – 3	4/24 - 6	
4/10 – 6	4/25 - 5	
4/11 -0	4/25 - 6	
4/15 – 0	4/29 - 6	
4/16 – 0	4/30 - 6	

9. Erik Lovestrand – Extension Office Director

Mr. Lovestrand gave an update on the following from his report.

4-H Youth Development: 7. Extension staff hosted the County-wide 4-H Public Speaking Contest for Students who placed 1st through 3rd in the school-wide contests. The top finishers for the County-wide contest was Myleigh Beasley (6th grade), and Kami Poloronis (4th/5th grade). These two youth received a scholarship to attend one session at the 4-H Camp Timpoochee this Summer. They also participated in the district competition that took place at the Wakulla County Extension Office in Crawfordville on May 4. 8. Extension Director participated in a District III 4-H Agent planning meeting to plan for upcoming events.

10. Whitney Roundtree – Library Director

Action Items:

The Friends of the Library would like to request permission to make some landscape improvements at the Carrabelle library. They would like to fill in the low area to the north front right side with dirt, use topsoil for the top layer, and complete with grade run off and install sod (1 ½) pallets. It will level the yard to the end of the palm trees and angle out toward the end of the sidewalk with a grade. This will provide more usable space on the grounds for outdoor events such as the annual book sale. The cost for this project is \$3,000 and will come from existing funds already earmarked for beautification.

On a motion by Commissioner Ward, seconded by Commissioner Croom and Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the landscaping improvements at the Carrabelle library as stated above. Commissioner Ward asked did we ever get the palm trees trimmed because I know that there were some issues with it blocking the cameras. She said they should coordinate so that they are not in the way of each other. **Motion carried 5-0.**

Commissioner Ward said she wanted to take a minute to discuss a couple of things. She has concerns, there was a recent move to give someone a raise. I back the employees 100%. She said she talked to Erin about this, moving forward, all of our constitutional officers get a certain amount of money, and they use as they see appropriate. It is a hard ask to request that each of our departments come with the same budget each year. Everything has gone up. I want you to put in your budget what you need to run your budgets effectively and efficiently. In addition to that we have one more year of the Evergreen pay plan. I appreciate what they have done, but in some instances, there was some inconsistencies, and confusion. We have to decide in a year if we are going to continue with Evergreen or go back to cost of living raises. There are a lot of things at play here. We can always work high and reduce. Commissioner Ward said I think we need to speak with our department heads, and she wants to make it fair and consistent. Chairman Jones said he did have an issue until he was reminded that they were promoted to a different level and with more responsibilities. I get what you are saying, I do agree that things are going up and we need to be realistic to that. I do not know that I agree with giving a lump sum to each department for raises. We do not have evaluations, etc. This would be a valid lawsuit. Commissioner Ward said I agree and think that is why we need to sit down and discuss. We are the lowest millage rate in the state. I can perceive we might see an increase, but if our citizens want these services, they are going to have to pay for it.

Planning and Zoning Adjustment Board Report

11. Special Exception Application (Tabled at last meeting)

a. Deseret Ranches of North Florida LLC

Consideration to construct a 185' communication tower and fenced supporting facility. The applicant is requesting a special exception as required in R1 single family residential zoning. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant. P & Z Minutes: Motion to approve contingent upon Airport Engineer Review made by James Morris, seconded by Jeremy Putnal. All in favor with none opposed. Motion Carried. Staff sent the Cell Tower paperwork to the airport engineer on April 10, 2024. Pending response. Vote results: Ayes: 5 / Nays: 0

Attorney Shuler noted that it is not necessary to require a revised presentation and if the Board is in the position to approve at this time, it is in the position to do so. Commissioner Amison noted that he opposed at the last meeting, only because he wanted to allow time to research. **On a motion by Commissioner Amison, seconded by Commissioner Croom and by a unanimous vote of the Board present, the Board approved the special exception application by Deseret Ranch of North Florida, LLC, to construct a 185' communication tower and fenced supporting facility. Motion carried 5-0.**

12. Variance Request (Tabled at last meeting)

a. Deseret Ranches of North Florida, LLC

Consideration to construct a 185' communication tower and fenced supporting facility. Variance to construct 138' above the 47' max building height. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant. Minutes: Motion to approve contingent upon Airport Engineer Review made by James Morris, seconded by Jeremy Putnal. All in favor with none opposed. Motion Carried. Staff sent the Cell Tower paperwork to the airport engineer on April 10, 2024. Pending response. Vote results: Ayes: 5 / Nays: 0

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved variance request by Deseret Ranch of North Florida, LLC, to construct a 185' communication tower and fenced supporting facility. Variance to construct 138' above the 47' max building height. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Motion carried 5-0.

The Board recessed at 10:45 a.m. and reconvened at 10:58 a.m.

Presentations/Updates/Requests

13. Jeff Sommer -- Stroudwater -- Healthcare Presentation

STROUDWATER'S RURAL STRATEGY, OPERATIONS, AND CAPITAL PROJECT EXPERTISE

Jeff Sommer, Managing Member; John Downes, LEED-AP Director; Wade Gallon, Senior Consultant

Stroudwater is a leading national healthcare consulting firm specializing in mission-critical strategic, operational, and financial opportunities for healthcare leaders' most pressing challenges.

Key Issues for Weems Memorial

- Aging Facility in Need of Replacement

- REH or CAH?
- Tying Facility Investment to Market Need
- Access to Capital
- Project Feasibility
- Potential Role for Partner(s)
- Provider Recruitment and Retention
- Sustainable Model for Service Delivery

REH OR CAH: EXPERTISE IN RURAL OPS AND STRATEGY

- Stroudwater has extensive experience evaluating financial and operational performance for CAHs around the country through engagements such as:
 - Operational Performance Improvement Action Plans
 - Strategic Plans
 - Market Assessments
 - Hospital Designations Analyses
 - CAH Financial Feasibility Modeling
 - Capital Planning and Debt Capacity Modeling
 - Cost Report Reviews
 - Revenue Cycle Evaluation and Improvement
 - Provider-based Clinic Designations
 - 340B Opportunity
- In each of our engagements, Stroudwater provides a holistic approach to CAH and rural hospital performance improvement, drawing on extensive experience in both hospital operations and financial management
- When considering alternative hospital designations, it is important to take a comprehensive approach

UNDERSTAND WHERE YOU ARE

- Capital Capacity
- Service Area
- Demographics
- Utilization
- Competition
- Existing Assets

UNDERSTAND WHERE YOU'RE GOING

Market Dynamics

Strategic Vision

Strategic/Tactical Plans

WHAT IS IMPORTANT FOR A MAJOR FACILITY PROJECT?

Involve multidisciplinary stakeholders

Identify facility priorities

Align with strategy

Understand the market needs, today and in the future

Evaluate potential options

Enable the ability to fast-track immediate projects

Get a high-level estimate of capital needs versus availability

Develop a long-range facility framework with phased investment

WHAT ARE THE BIG QUESTIONS TO ASK?

- Are we “scratching today’s itch”?
- Have a long-term plan
- Market analyses
- What are my facility assets today?
- What are my needs?
- What will today’s project do to my future flexibility?
- How can the cost report help?
- Where must I NOT put a building?

A HIGH-RISK ENVIRONMENT AND A RANGE OF OUTCOMES

Ranked worst to best:

Closure

Bad Partner or Partnership

Strategic Drift “Purgatory”

Good Partner or Partnership

Thriving Independence

90% of hospitals are within these three options:

Bad Partner or Partnership

Strategic Drift “Purgatory”

Good Partner or Partnership

VALUE LEVERS FOR RURAL HEALTH SYSTEMS

- The following value levers are often misunderstood or undervalued by existing and potential partners:
- Cost-based payment
- Cost report optimization opportunities
- Home office cost allocation
- Access to 340B
- Swing beds
- Rural health clinics (RHCs)
- Decanting volume and utilizing Critical Access Hospitals (CAHs) as specialized components of the continuum of care
- The value of attributed lives and a primary care base that is cash flow positive
- The “true” value of incremental referrals

Real-world, mission-critical, actionable advisory services as you and your community navigate the dynamic risks of today’s healthcare environment. Stroudwater Associates is a leading national healthcare consulting firm serving healthcare clients exclusively. We focus on strategic, operational, and financial areas where our perspective offers the highest value. We are proud of our 39-year track record with rural hospitals, community hospitals, healthcare systems, and large physician groups.

Operational Advisory

Performance Improvement & Restructuring Provider Practice

Operations Improvement

Revenue Cycle Solutions

Post-Acute Care Operations

Payor Contracting

Advisory Staffing & Productivity Improvement
Cost Report Reviews and Analysis
Strategic Advisory
Strategic Planning
Strategic Facility Planning
Capital Planning & Access
Partnerships & Affiliations
Population Health Strategies
Physician-Hospital Alignment
Rural Strategy

Commissioner Sanders asked Mr. Moron to explain to the public what we are doing, why we are doing it. Chairman Jones noted that it came from the discussion with Mary Mayhew who said she could give us some names of consultants. The reason we are doing this without an RFQ is our policy and procedures allow us to do so for a consultant. Commissioner Sanders said the Board has moved forward with having the discussion to sell or lease the hospital. Mr. Moron noted that this is the process the Board has given direction on. He noted that we have addressed this process at multiple meetings. Chairman Jones said for clarification, if according to Florida law if this Board would try to sell the hospital it would require a vote of the public. Commissioner Croom asked what we give up if we give up our critical access. Mr. Downes noted the main thing would be giving up the cost-based reimbursement. If you were to convert to a different designation, you would lose access to that. Depending on the designation you decide on, there are other implications to the 340B program. There are some other more minor pieces. The biggest financial changes, those are some of the bigger ones. Mr. Sommer noted in an emergency department the standby cost of providers waiting for people to come in, the cost of that is eligible for cost-based payment. That becomes a very specific benefit. If we give up our critical access, could we ever give it back. Is there a grace period to revert back? Mr. Gallon noted that the answer to this is yes, there is always caveats. Mr. Sommer noted if they do not meet the distance requirements now, that would be a roadblock for getting it back. Mr. Gallon said he is hesitant to say anything with 100% certainty. Commissioner Croom asked what the distances would be. Mr. Downes noted that the one we would have to look is in Port St. Joe if you were to give up CAH. Commissioner Ward asked if the hospital in Port St Joe could not pick up our designation if we give it up. Mr. Downes said it would be how close they are to one another. Commissioner Amison inquired about the CAH designation and what the law is with that. It depends on who we talk to we get a different opinion. We cannot get anyone to say the same. Mr. Gallon said it is very confusing as to primary and secondary roads. We can look at the CMS guidelines and evaluate. It is very confusing, but we rely back on the regulations that have been published. Mr. Sommer said we have two analysts that are experts at mapping and using. Commissioner Amison noted that the reason we are asking this is because we have had two companies propose partnering with us and converting to a REH. Mr. Sommer noted that if there is a hospital within 18 miles of you, I would be very cautious in giving up that designation. Noted that he would definitely not let a third party decide to give up that designation. A lot of different variables to be weighed in on. Mr. Downes said it appears the facility in Port St. Joe, their size is they would like to be, but they are too close to become a critical access hospital. If you were to drop to an REH that by moving slightly closer to you, that is just based on what I can do during this conversation. Commissioner Amison noted that they are well over the criteria to qualify as a critical access. Mr. Dommer said that may be something in how the government has changed their roads, they could be sitting in their board room to decide whether or not to change guidelines. Mr. Sommer think there is significant difference in opinions as to whether REH or CAH is best. Chairman Jones said one of our key thinks is going to be CAS vs REH. I am still finding it is going to be really hard than do better than a monthly check, the REH is a check every month. I know I would like to know how much money I am getting every month. It is going to be hard to out due a monthly stipend.

14. Bill Williams -- Workforce Housing Presentation

Steve Lanier, School Superintendent; Billy Fuentes, Eastpoint Water and Sewer District

The Critical Issue:

“Unattainable” Housing Opportunity for (Critical/Essential) Public-Service Staff

1. FCSD-Certified Teachers, Paraprofessionals, and Support Staff
2. FCSO-Law Enforcement Deputies, Correction Officers, Support Staff
3. BOCC-First Responders-Paramedics, EMT, Emergency Mgt., Administrative & Support Staff
4. BOCC-Weems-Medical/ Administrative & Clinical Support Staff
5. All Franklin County Constitutional Officers-Administrative & Support Staff

The Solution: “One Franklin” A Collaborative (P3) “What is a P3-Public-Private Partnership (F.S. 255.065)

255.065 Public-private partnerships; public records and public meetings exemptions.—

(1) DEFINITIONS.—As used in this section, the term:

- (a) “Affected local jurisdiction” means a county, municipality, or special district in which all or a portion of a qualifying project is located.
- (b) “Develop” means to plan, design, finance, lease, acquire, install, construct, or expand.
- (c) “Fees” means charges imposed by the private entity of a qualifying project for use of all or a portion of such qualifying project pursuant to a comprehensive agreement.
- (d) “Lease payment” means any form of payment, including a land lease, by a public entity to the private entity of a qualifying project for the use of the project.
- (e) “Material default” means a nonperformance of its duties by the private entity of a qualifying project which jeopardizes adequate service to the public from the project.
- (f) “Operate” means to finance, maintain, improve, equip, modify, or repair.
- (g) “Private entity” means any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other private business entity.
- (h) “Proposal” means a plan for a qualifying project with detail beyond a conceptual level for which terms such as fixing costs, payment schedules, financing, deliverables, and project schedule are defined.
- (i) “Qualifying project” means:
 1. A facility or project that serves a public purpose, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, recreational facility, sporting or cultural facility, or educational facility or other building or facility that is used or will be used by a public educational institution, or any other public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity;
 2. An improvement, including equipment, of a building that will be principally used by a public entity or the public at large or that supports a service delivery system in the public sector.
 3. A water, wastewater, or surface water management facility or other related infrastructure; or
 4. Notwithstanding any provision of this section, for projects that involve a facility owned or operated by the governing board of a county, district, or municipal hospital or health care system, or projects that involve a facility owned or operated by a municipal electric utility, only those projects that the governing board designates as qualifying projects pursuant to this section.
- (j) “Responsible public entity” means a county, municipality, school district, special district, or any other political subdivision of the state; a public body corporate and politic; or a regional entity that serves a public

purpose and is authorized to develop or operate a qualifying project.

(k) “Revenues” means the income, earnings, user fees, lease payments, or other service payments relating to the development or operation of a qualifying project, including, but not limited to, money received as grants or otherwise from the Federal Government, a public entity, or an agency or instrumentality thereof in aid of the qualifying project.

(l) “Service contract” means a contract between a responsible public entity and the private entity which defines the terms of the services to be provided with respect to a qualifying project.

(2) LEGISLATIVE FINDINGS AND INTENT.—The Legislature finds that there is a public need for the construction or upgrade of facilities that are used predominantly for public purposes and that it is in the public’s interest to provide for the construction or upgrade of such facilities.

(a) The Legislature also finds that:

1. There is a public need for timely and cost-effective acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods.

2. There are inadequate resources to develop new educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities for the benefit of residents of this state, and that a public-private partnership has demonstrated that it can meet the needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public.

WHY A P3?

1. COLLABORATIVE GOVERNMENT-PRIVATE SECTOR (RISK-SHARING), MISSION, ASSET MANAGEMENT, AND FUNDING SYNERGY

2. FRANKLIN COUNTY- INTER-GOVERNMENTAL DECISION- MAKING BOARD EACH GOVERNMENTAL ENTITY WILL HAVE AN APPOINTED P3 BOARD MEMBER

3. SHARED ASSET PROFILE, (PROPERTY, INFRASTRUCTURE, HOUSING, ACADEMIC, AND ECONOMIC STRATEGIC VISIONING.

4. PRIVATE SECTOR PARTNERS- FINANCIAL INVESTMENT, CONSTRUCTION, ENGINEERING AND DESIGN BUILD ECONOMIES OF SCALE AND ROI

5. SHERIFF’S (NOT-FOR-PROFIT) FOUNDATION- OPERATIONS/PROPERTY MANAGEMENT

6. FEDERAL/STATE GRANT, AGENCY FUNDING, APPROPRIATION & TRIUMPH STRATEGIC ADVANTAGE

FRANKLIN SCHOOL DISTRICT

- 27 acres on State Rd. 65 (Infrastructure) on-site
- 3–4-acre designated Fleet Management (Bus-Barn)
- Maximum Housing Unit Density with BOCC Zoning Change (88) units
- Tallahassee State College-Committed CDL Program-with planned expansion to heavy equipment/diesel mechanic training center

FRANKLIN COUNTY SHERIFF’S OFFICE

- 7 acres tract on backside of existing Sheriff’s Office Jail Complex off State Rd. 65 (Infrastructure) on-site
- 29 Unit Density with BOCC Zoning Change
- Judicially Involved-Job Reentry Training & Workforce Housing
- Incarcerated Tx Step-Down Housing Units & Emergency Homeless Community Reentry

- On-Site-Manufactured Home Assembly Plant

FRANKLIN COUNTY BOCC ECONOMIC DEVELOPMENT CENTER

- 55 acres tract on backside of existing Sheriff’s Office Jail Complex off State Rd. 65 (Infrastructure) available
- Select Economic Development Complex- Industry/Manufacturing
- Federal Opportunity Zone-Strategies of Recruitment & Capital Gains
- DEO/Commerce, Appropriations & Triumph Funding
- (SIS) Strategic Inter-Modal Systems advocacy for I10 Connector & logistic distribution
- Potential workforce housing tracts
-

EASTPOINTWATER & SEWER DISTRICT

- 42 acres tract on State Rd. 65 (Infrastructure) on-site
- (3acre) New Franklin BOCC Emergency Management Operations Center
- Potential Homeland Security/Drone & Cyber Training Center
- Potential Centralized Urgent Care & Medical Services Complex, ALF & SNF
- Strategic Housing Units for Economic Select Companies, Veterans and General Public
- Regional Staging Area FEMA & SERT

Objectives

1. Provide P3 Concept Overview & Approve Concept Framework
2. Request Franklin County BOCC-Appoint P3 Representative
3. Request Franklin County BOCC-Direct Legal Staff & Grant Administration Staff Engagement
4. Explore Integrated Project Mgt.- Project Development, Engineering & Infrastructure Design
5. Initiate CDBG, Triumph, Grant & Agency Funding-State & Federal Agency Opportunities
6. Solidify All Legal Review and Interlocal Agreements for (P3) Construct Documents

Commissioner Amison inquired as to who funds this. Mr. Williams noted that forming the P3 cost nothing but some of Attorney Shuler’s time. Then what we do is look at the infrastructure. The Superintendent’s phase would go first, the bus barn and TCC expansion because he has funding available. We would then look at the state infrastructure fund or come to you for the CDBG. We are thinking about almost like a lease scenario. We need some multi-family units. This is something you all will decide with representation as a board from all the entities. Commissioner Ward noted that she has met with Mr. Williams and Mr. Fuentes. I know we are all passionate about workforce housing. The only way to do it is to work together with the different entities. Chairman Jones noted that he has already informed the EPWSD that any discussions or decisions regarding this, he will abstain from voting from because he serves on the County Commissioner board. **Commissioner Sanders made a motion appoint Commissioner Ward as the BOCC P3 Representative, seconded by Commissioner Amison. Commissioner Sanders expanded the motion to include approval of county staff support in regard to pursuing grants and funding.** Mr. Williams noted that he will work with Attorney Shuler. **Motion carried 5-0.**

The Board recessed at 12:35 pm and reconvened at 1:33 pm.

15. James Riley -- BakerTilly -- Healthcare Presentation

Baker Tilly Team

James Raley, CPA-Partner, Project Lead

Keith Hutcheson, CPA-Partner, Reimbursement specialist
David Gregory, MPA-Partner, Contracting specialist

- 1.background information
2. Information reviewed
3. Project objectives
4. Background data reviews
5. Financial analysis
6. Revenue cycle evaluation
7. Business and management organization structures
8. Project deliverables

We are bringing our resources to bear on your behalf.

- 10th largest accounting firm in the United States
- 6,700+ team members
- 600+ partners
- 1,800 Certified Public Accountants
- \$1.58B firm in revenue in fiscal year 2023
- 50+ U.S. office locations
- 250+ workplace and culture awards

Offering in-depth healthcare experience

Our firm is structured around teams of industry-focused advisory, assurance, and tax specialists, offering in-depth healthcare experience.

- 400+ hospital and health system clients
- 200+ healthcare professionals at Baker Tilly
- Top 15 healthcare consulting management firm
- 75+ years of industry experience

Providers

- Prepare 500+ Medicaid and Medicare cost reports annually
- Assist clients with tax services, IT advisory services, revenue cycle optimization, reimbursement, and HIPAA, cybersecurity, and risk advisory services

Life Sciences

- Serve more than 800 clients at every stage of the life cycle
- Assist clients with gaining market access, regulatory compliance, intellectual property valuation and license arrangements, developing exit strategies and international expansion

Health Plans

- Ranked 6th on A.M. Best's Top Health Audit Firms
- Serve more than 130 insurance companies across the United States
- Assist clients with risk optimization and management, payment transformation and consumer engagement

Commissioner Amison said if we have more going out than coming in, it is not going to be sustainable no matter if we convert or not. When you looked at the 2021 numbers and realized our numbers are off balanced, did that include the management fee as staff also? Mr. Riley said when he was looking at the staffing ratios, I was looking at February 2024. I would tell you that even if in a normal hospital, your CFO and CEO would be included in the staffing costs. The numbers are either out of whack or really out of whack. Commissioner Amison were we bringing in a sustainable amount of money? The cost report left a lot to be desired. Some of the areas would customarily be filled out were left blank. Commissioner Ward asked in terms of negotiating your payors, meaning insurance companies whose responsibility is it to negotiate with these payors? Who is responsible for going to these companies? Mr. Riley noted the short answer is management. In smaller hospitals they bring in consultants. In larger hospitals they have someone on staff who handles this full time. There is a plethora of data available to see what insurance companies are paying every single facility. In the payor contracts there is a lot of opportunities just looking at the contracts. And goes beyond just what you are getting paid for a level one treatment. It does not do the hospital any good if you negotiate \$1000 per emergency visit if they are denying your claims. Chairman Jones noted that he appreciates the approach you have taken today. I believe it reflects the conversation this Board has been having regarding health care in our community. We've been circling around this tree long enough. We need to decide what we are going to do and move forward. The residents are looking to this board to make sure that we are looking at their health and safety in making decisions.

The Board moved on to Mr. Kirschenbaum' report at this time.

Other Reports

16. Ted Mosteller – Interim Airport Manager

17. Steve Kirschenbaum -- AOED Chairman

MRO America: Jennifer Conoley CEO Florida's Great Northwest and Chairman AOED

Jennifer Conley spoke from Zoom - regional economic arm and organization- main purpose is to find the commonalities and marketing that. One of the commonalities is the Triumph Gulf Coast. We have been majority focused on aerospace. The MRO show is one we have done often. MRO stands for maintenance, repair, and overhaul. She noted that building these relationships is key. Our goal is for Northwest Florida be top of mind. We are out there all the time talking about Franklin County. But specifically, this trip with y'all putting your focus on the airport. We had two specific companies that were very interested in how you all could partner. They are not ready to make that decision yet. Just building up that brand recognition and being ready for them.

Action Items:

Zone changes Desert Ranches for communication tower.

After much review, the AOED Board recommends approving the change of zone.

Execute License agreement Tyndall Airforce Base for Training device static display.

The AOED Board recommends entering into the license agreement.

Attorney Shuler noted that he did review the agreement, however, Mr. Kirschenbaum

Revised license agreement for the T-Hangers at the airport. The AOED Board recommends approving the revised license agreement.

Runway and airport equipment.

After careful review by the AOED it is our opinion that the following airport equipment attached be

included in the next county auction.

Informational items:

Last month we got off an additional five million in appropriation requests. This one to Senator Scott with the help of county staff and Marie Swoope. That Brings our overall appropriation requests to total of 7.5 million dollars which will more than cover phase one of the T-Hanger complex. • Our Airforce request for a fly by for the July 3rd celebration in Apalachicola has been approved by the FAA and aerial events at the Pentagon. Now we have to find two jets and two Drivers. I am working it!

Changes requested are acceptable and I do recommend approval with a piece of equipment

Action Item:

Execute License agreement Tyndall Airforce Base for Training device static display. The AOED Board recommends entering into the license agreement.

Commissioner Amison made a motion to approve the license agreement with Tyndall Federal Airforce Base for Training device static display. Attorney Shuler they agreed with like 99% changes, the one thing they did not agree with was the environmental audit. If we contaminate the land, they clean it up, and if we contaminate the land, we clean it up. It is a static display, the odds of any type of contamination are astronomically low. **Seconded by Commissioner Ward. Motion carried 5-0.**

Action Item:

Revised license agreement for the T-Hangers at the airport. The AOED Board recommends approving the revised license agreement.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the revised license agreement for the T-Hangers at the airport. Motion carried 5-0.

Airport Equipment

Mr. Moron thanked Mr. Tom Mesher for training Scott on the new radio, headset, and proper procedures on the runway. He really wanted to say thank you. Mr. Kirschenbaum said he meant to do this and apologized for overlooking it.

Mr. Moron presented item 13 from his report at this time.

13. Informational Item: Senator Scott Airport Funding Application

- As stated in Mr. Kirschenbaum's report, he submitted an appropriation request to State Senator Rick Scott for new hangars at the airport.
- As with the prior appropriation request, if the request is selected for funding, county staff will then get involved with the process.

Mr. Mosteller presented his report at this time.

Mr. Moron noted that John reached out to Quentin, and he said basically the only equipment that FDOT had interest in was the sweeper? Mr. Moron said I would like to contact Quentin directly to let him know what we are wanting to do. Just need direction from the Board to do so. Chairman Jones noted that he is good with it. Commissioner Amison noted that he was the one who approached this idea. At that time, you were alluding to solid waste and parks & recs use it more than we do. If they do, then we can transfer it over and they can maintain it. You want to hang on to everything out there. We want to get some equipment out there.

We are spending 90% of the time repairing equipment. Now that kind of frustrates me, I am going to be honest with you. Everything was going well until we talked about getting rid of some equipment. At the end of the day, we make the decision, if it is a bad one, then we have to own it. This airport is not a hobby airport anymore. Chairman Jones noted that he has expressed the same concerns of Commissioner Amison. This county can realize economic diversity. To do that we have to move into our current time. Mr. Mosteller asked what we are going to use until we can buy new equipment. Chairman Jones noted that we can rent things if we need to. We need to auction off the obsolete equipment and use the funds to purchase new equipment.

The Board recessed from 2:50 pm and reconvened at 3:08 pm

(11:45 a.m.) RFP/RFQ/Bid Opening

18. HICKORY DIP ROAD WIDENING AND RESURFACING PROJECT

The Franklin County Board of County Commissioners is seeking civil engineering services relating to the construction engineering and inspection (CEI) for the widening and resurfacing improvements on Hickory Dip Road in Eastpoint from Old Ferry Dock Road to North Bayshore Drive. The total length of the project is 0.372 miles. The scope of the project includes widening and resurfacing the existing lanes, drainage improvements, signage upgrades and pavement markings. Consideration will be given to only those firms that are qualified pursuant to law and that have been prequalified by FDOT to perform the indicated types of work.

Southeastern Consulting Engineers, Inc.
115A Sailors Cove, Port St. Joe, FL 32457

Anchor CEI, Inc.
450 Magnolia Avenue, Panama City, FL 32401

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized releasing the bid packages to the ranking committee consisting of Erin, Michael, and Kimberly. Motion carried 5-0.

County Staff & Attorney Reports

19. Cortni Bankston -- Concerns/Code Enforcement/SHIP

Chairman Jones said so far some of these have been cleaned up by volunteer labor. At some point, we have to find a way to help fund this for those who cannot afford to. We cannot keep asking all of the businesses and property owners to fund these cleanups of nuisance areas. If we come together with the health department and from Fonda by getting those dumpsters out there to assist. Chairman Jones said some of these things we are having to increase. We may need more of these dumpsters in the future. If we are starting to have a need for more, we need to talk to Mr. Davis and have him add to budget. Commissioner Amison said some of these situations are where Fonda takes a dumpster out there and they do not do anything. Chairman Jones said you cannot as a county depend on private owned business to donate their time. Mr. Moron noted that he really likes this hybrid enforcement committee. You have Cortni who is from the county, DEP, and the sheriff show up at all the same time. Now I think people are starting to respond knowing the county is serious. Commissioner Ward noted that she has been out in the field with Cortni, and she is doing a good job. Seems like this is working better than how things were going before. Cortni said those ones that you see have a lot of RVs on them not hooked up to anything, that is when it gets bad for a sanitary nuisance. There is no way for them to dump their sewage, so they have to move those off. Commissioner Ward said there is a program that Wakulla County is doing, and she is going to look more

into it and get back with the Board. Commissioner Amison asked if people were calling in to complain or was, she is going out looking at things. Cortni said it is a little bit of both. Commissioner Amison said he was just curious. Commissioner Sanders asked about the complaint on Apalachee Street. Did you all go out and did you see anything? We had a report about raw sewage on the ground. Cortni noted that this is one on our list to go to.

Mrs. Bankston noted that she has been trying to work with the SHIP program. It is hard to get someone out there to do this small jobs. I have Terry sending me contractors to see if I can get someone to come out. SHIP is really not easy to process either. I think I am working on three emergency SHIP issues right now. Commissioner Ward said you said things are not up to code? Commissioner Amison noted that it could be codes change. Chairman Jones said let us just say some of the issues were quality of work issues.

20. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: FWC SGI BOAT RAMP IMPROVEMENT GRANT EXTENSION AMENDMENT

The Florida Fish and Wildlife Conservation Commission has sent Franklin County an amendment to the St. George Island Boat Ramp Improvements Grant, FWC Agreement No. 21107, to extend the expiration date of the grant from June 30th to December 31st, 2024. This extension will allow for sufficient time for the necessary permits to be issued for the breakwater improvements. Board action to approve and authorize the chairman to sign the grant award amendment.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the grant award amendment. Motion carried 5-0.

2. BOARD ACTION: TDC'S HISTORIC PRESERVATION GRANT - MARITIME HERITAGE MUSEUM

Attached is an amendment for the TDC's Historic Preservation Grant for the Maritime Heritage Museum Project. This amendment will extend the completion date for the project from June 30th, 2024, to December 31, 2024.

A. Board action to approve and authorize the chairman to sign the attached grant amendment.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present the Board approved and authorized the Chairman to sign the attached grant amendment. Motion carried 5-0.

Included in the project scope was the construction and installation of custom fit display cases. Unfortunately, no responses were received when the county formally advertised for construction bids. As there were no responses from private industry, County staff contacted the Conservation Corps of the Forgotten and Wilderness Coast, a branch of the Franklin's Promise Coalition, to see if they were interested in building the cases as one of their youth service projects. The Conservation Corp provided an estimate of \$31,517.50 to build and install the custom display cases. This amount falls within the budget of the grant award and the State Division of Historic Resources has approved the attached subcontract between Franklin County and the Franklin's Promise Coalition.

B. Board action to approve and authorize the chairman to sign the contract for the Conservation Corp group to construct the display cases at the Maritime Museum.

On a motion by Commissioner , seconded by Commissioner , and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the contract for the Conservation Corp group to construct the display cases at the Maritime Museum. Motion carried 5-0.

3. BOARD ACTION: BID AWARD CDBG HOUSING REHABILITATION 123 HATHCOCK ROAD

On April 18, 2024, the county opened construction bids for the second time for the CDBG funded housing rehabilitation of the residence located at 123 Hathcock Road in Apalachicola. The first construction contractor withdrew from the project due to a serious medical condition. The county's CDBG consultant Summit Professional Services has reviewed the sole bid received and recommends an award to Scruggs Construction of Alligator Point in the amount of \$99,050. Board action to approve the recommendation of award and authorize the chairman to sign the contract documents when available to Scruggs Construction of Alligator Point.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the recommendation of award and authorized the Chairman to sign the contract documents when available to Scruggs Construction of Alligator Point. Motion carried 5-0.

Project update: the new mobile homes from awarded bidder Ironwood Homes of Perry are set to be delivered within the month. Relocation assistance will be provided to those homeowners during the setup process. Payment Authorization Vector Security, CDBG National General Insurance Company, Relocation allowances \$1250.

Chairman Jones called for public comments because this was not something on the agenda. There were no public comments. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized staff to create a manual check run for the above listed invoices. Motion carried 5-0.**

4. BOARD ACTION: TRIUMPH APPLICATION FIRST RESPONDER COMMUNICATION SYSTEM

As mentioned in prior meetings, there are changes on the horizon with the state emergency response SLERS system and at some point, the county will be mandated to transition to a banded 800 MHz radio system. The county has submitted a grant application to Triumph to fund this necessary upgrade. Triumph staffers have reviewed the county's application and recommend splitting the project into two phases: planning/design and construction/implementation. The county's \$25,000 match will go towards the phase I planning/design and once that phase is complete, the county will have a better estimate of the total construction funding needed from Triumph. The county will use the Sheriff's \$1,500,000 radio equipment grant from the Florida Legislature as match for phase II (construction/implementation) of the project. Although the Triumph program is funded by settlement funds due to impacted counties from the Deepwater Horizon Oil Spill, the program has strict requirements for eligibility and local match. A fully operational and effective radio communication system will be extremely expensive but is of paramount importance for life saving response services.

In Wakulla County, the twelve-million-dollar project included the property acquisition and construction of (7) radio communications towers, programming, base stations, and the purchase of radios for all first response entities. Walton County is also in progress with their new system through Triumph. One side benefit to the construction of new radio communication towers is the ability for telecommunications providers to 'rent' tower space to be able to provide better internet broadband and cellular service within the county. This system upgrade will not only provide reliable communications and equipment for first responders (law enforcement, cities, county departments, ambulance service, school district, and volunteer

fire departments) but will also enhance the county's broadband and cellular access for all residents. Board action to approve submitting the attached memorandum of amendment to transition the county's application for the project into two phases – phase I: planning/design and phase II: construction/implementation.

On a motion by Commissioner Amison, seconded by Commissioner Ward and Commissioner Croom, and by a unanimous vote of the Board present, the Board approved submitting the attached memorandum of amendment to transition the county's application for the project into two phases – phase I: planning/design and phase II: construction/implementation. Motion carried 5-0.

5. BOARD ACTION: FINANCING PROPOSAL WHEEL LOADER FOR LANDFILL

At the March 21, 2023, meeting, the Board approved the purchase of a new 2023 John Deere 544 P Wheel Loader for the landfill to replace the 2008 model. PeoplesSouth provided the best five-year rate with a 5% fixed term. PeoplesSouth has submitted the attached corrected loan documents whereas the loan payment amount in the original promissory note did not align with the amortization schedule. Board action to approve and authorize the chairman to sign the attached corrective promissory note and commercial loan agreement for the 2023 Wheel Loader for the Franklin County Landfill.

On a motion by Commissioner Croom , seconded by Commissioner Amison and Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to approve submitting the attached memorandum of amendment to transition the county's application for the project into two phases – phase I: planning/design and phase II: construction/implementation sign the attached corrective promissory note and commercial loan agreement for the 2023 Wheel Loader for the Franklin County Landfill. Commissioner Ward noted that in the upcoming budget we may want to look at what equipment is better to lease vs purchase. Chairman Jones asked how close we are to the transfer station. Mrs. Griffith noted that we are probably six months to a year away. Chairman Jones noted that some of our equipment needs may change.

Motion carried 5-0.

6. BOARD ACTION: DRAFT BUDGET REQUEST LETTER TO DEPARTMENTS

Franklin County is beginning preparations for the fiscal year 2024/2025 Budget. All budget requests must be submitted by July 1, 2024. I have prepared the attached draft budget request letter with the following instructions: "At the direction of the Board, please submit your funding request to be able to provide the same level of services in the upcoming year. It is unknown at this time what the monetary impact will be on the county and state from this extended period of high inflation. In addition to completing the provided budget forms for your department's annual operating budget, please complete the attached capital improvement form (repairs, capital outlay, or improvements est. to cost more than \$15,000) and return by email no later than June 15th to assist the county with planning for the long-term capital needs of your department."

The upcoming budget will also include the year five implementation of the five-year pay plan as developed by Evergreen Solutions. The five-year plan offered a statistical peer-data-based solution to address wage disparity, market value discrepancies, some wage compression issues, and a gradual escalation in base salaries to meet the \$15.00 minimum wage mandate in 2026. Board action to authorize sending the budget request letter as drafted or with any changes/additional instructions.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized sending the budget request letter as drafted. Motion carried 5-0.

7. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Commissioner Sanders asked about the paving north of Hwy 67 when did we approve that contract. We need to contact them and find out when they plan to mobilize for this project. Mrs. Griffith noted that she will reach out to them.

Commissioner Ward noted that maybe we should put it in a workshop so that all commissioners can be involved. We could bring everyone together collectively, talk about Evergreen, do we want to go to the cost-of-living increases. We still have those discrepancies where some people are not getting what they deserve. I know we have grades, and some people do not understand those. Just throwing that out there to see if its something the Board wants to do. Chairman Jones noted that he is good with having the discussion. But noted there is a difference in a cost-of-living increase vs. a raise due to performance or certification. He noted that we budget like our employees are salary, but we treat them like they are hourly. The evergreen plan sets a pay scale for each individual job. Mr. Moron noted that this needs to be now versus later. We talked to Evergreen some time ago about training our supervisors to do evaluations, etc. Mr. Moron noted that people are getting a raise and promotion confused. Some of the other departments they do not apply apples to apples. I think a workshop would help to clear things up. Commissioner Sanders noted that at one time we told the department heads to evaluate them but at the time they did not know how to do that. The department heads we have now are able to do so. If we, do it that way, the department heads are going to have to have a pot of money to divvy from. In the past we gave across the board, not based on performance. None of us work with those employees and I feel like it should be up to those department heads. We need to just carry on like we are and see if they can give them some guidance.

21. Michael Morón – County Coordinator

2. Action Item: Carrabelle Senior Services Update

- Last meeting the Board heard from Elder Care Community Council (ECCC) about re-opening the Carrabelle Senior congregate site.
- ECCC submitted a couple of options to the Board for consideration.
- After staff reviewed the options and associated cost, it was determined that the Board authorize a Request for Qualifications (RFQ) advertisement for these services.
- An RFQ would allow other interested organizations the opportunity to apply.
- I've met with ECCC representatives, and they fully support the County advertising for services.
- Board action to authorize a Request for Qualifications advertisement to manage and operate a senior congregate site in Carrabelle.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized a Request for Qualifications advertisement to manage and operate a senior congregate site in Carrabelle. Mr. Moron noted that since the bid from ECCC was over \$50k, we have to go out for bid according to our policy. **Motion carried 5-0.**

3. Action Item: Carrabelle TDC Appointment

- The City of Carrabelle nominated Commissioner Sebrina Brown to fill the vacant City seat on the Tourist Development Council.
- The Carrabelle seat became vacant recently when Ms. Brenda LaPaz resigned as Mayor.
- Board action to accept Commissioner Sebrina Brown as the City of Carrabelle's representative on TDC.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board accepted Commissioner Sebrina Brown as the City of Carrabelle's representative on TDC. Motion carried 5-0.

4. Action Item: EMS Grant

- Weems Memorial was notified of the availability of a \$2813.45 grant.
- Mr. Randal Waltman, EMS Director, would like to purchase a Butterfly Ultrasound for \$2,699.00. It would be used in FAST exams in trauma patients, confirm hemopneumothorax, and assist with IV insertion with patients with poor vascular access.
- Weems administration supports Mr. Waltman's request.
- A resolution for the Chairman's signature is attached for your review.
- Board action to authorize the Chairman's signature on a resolution to purchase a Butterfly Ultrasound for Emergency Medical Services.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the above resolution to purchase a Butterfly Ultrasound for Emergency Medical Services. Motion carried 5-0.

5. Action Item: Advertise for Building/Zoning Clerk & Building Inspector

- Mr. Steve Paterson, Building Official, is requesting Board action to advertise for a Building/Zoning permit clerk and a Building Inspector.
- Board action to authorize advertising for a Building/Zoning permit clerk and a Building Inspector.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized advertising for a Building/Zoning permit clerk and a Building Inspector. Commissioner Ward asked if this permit clerk is going to take the place of the one who resigned. Mr. Moron noted that yes, this will replace the one who mutually agreed at the end of their probation to terminate their employment. **Motion carried 5-0.**

6. Action Item: SHIP Training

- As directed by the Board, County staff, specifically Mrs. Cortni Bankston, is assuming the SHIP Program administrative duties.
- The transfer of the Zoning Administrator responsibilities from Mrs. Bankston is taking longer than expected, therefore, the handover of SHIP administrative duties to Mrs. Bankston is also taken longer than expected.
- To expedite this transfer, I contacted the former SHIP Administrator, Mrs. Lori Switzer-Mills, about some training for Mrs. Bankston. Mrs. Switzer-Mills and I agreed to a rate of \$25 per hour with a \$500 maximum cap.
- Board action to ratify the agreement with Mrs. Lori Switzer-Mills to provide SHIP program case file training to Mrs. Bankston for a rate of \$25 per hour up to \$500.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board ratified the agreement with Mrs. Lori Switzer-Mills to provide SHIP program case file training to Mrs. Bankston for a rate of \$25 per hour up to \$500. Motion carried 5-0.

7. Action Item: ARPC Comp Plan Workshop

- Earlier, Apalachee Regional Planning Council (ARPC) was engaged by the County to update the County's comprehensive plan and zoning ordinance.
- ARPC, on behalf of the County, applied for and received a \$50,000 cost reimbursement Community Planning Technical Assistance Grant to pay for this project.
- ARPC representatives presented their initial review findings and recommendations back in February and would like to schedule an update on March 21st at 1:30 p.m. (ET) in a workshop setting.
- Board action to authorize a workshop for an update on the comp plan and zoning ordinance on May 21st at 1:30 p.m. (ET).

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized a workshop for an update on the comp plan and zoning ordinance on May 21st at 1:30 p.m. (ET). Motion carried 5-0.

8. Discussion Item: Community Action @ Chapman Building

- Community Action contacted me about renting the bottom floor of the Chapman Building for their head start program.
- We've discussed a monthly rental amount, utilities, renovations, sharing the restrooms with Panhandle Players, and the proximity to the Apalachicola Library.
- Are there any objections to this rental agreement?
- Board discussion and possible action.

9. Discussion Item: Fresenius Contribution

- At the last meeting, Chairman Jones asked that the Board consider the possibility of contributing to the dialysis services provided by Fresenius in Gulf County.
- Based on data from Fresenius, there is several Franklin County residents using this facility in Gulf County, probably because it is closer than similar facilities in Leon or Bay counties.
- Chairman Jones would like to discuss this matter today with the possibility of Board action.
- Board discussion and possible action.

Chairman Jones noted that about 34% of the people they are seeing are from Franklin County. The modified ask is \$14,500 annually for five years. It is good to have this program that is helping our residents. **Commissioner Sanders made a motion to approve funding for the dialysis service in Gulf County to be paid from professional services.** Chairman Jones asked if professional services are where this needs to come from. Mrs. Griffith and Attorney Shuler agreed. **Seconded by Commissioner Amison. Motion carried 5-0.**

10. Discussion Item: Amend RV/Camper Ordinance

- As Commissioners and staff continue to receive complaints regarding the illegal occupation of RV/Campers in the County, I would like the Board to authorize Attorney Shuler to start the process of amending the current ordinance.
- The amended language would address the following:
 - i. Prohibit the occupation of RV/Campers on St. George Island and Alligator/Bald Point.
 - ii. Prohibit the occupation of RV/Campers within 1000ft of any body of water except for licensed RV/Camper parks.
 - iii. Prohibit the occupation of RV/Campers in any R-1 zoned parcel in Franklin County.
- I asked that this process is expedited as we are heading into hurricane season.

- Board discussion and possible action.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to start the process of amending the current RV/Camper ordinance. Chairman Jones asked for clarification on letter i. The same language should be added: except for licensed RV/Camper parks. Commissioner Sanders asked Attorney Shuler what his thoughts are. Attorney Shuler noted that he will do whatever are within the bounds of the law. **Motion carried 5-0.**

11. Discussion Item: Lanark Village Pickle Ball Court

- Some Lanark Village residents has express interest to staff regarding a pickle ball court.
- One of the options discussed is a fundraising drive by the Lanark Village residents, with the county providing the additional funds to have the pickle ball court built.
- As you are aware, pickle ball may have started as an activity enjoyed by retirees and seniors trying to stay active but is now a sport enjoyed by all.
- Is the Board willing to have staff seek an estimate for build a pickle ball court in Lanark Village and discuss this matter further at the budget workshops?
- Board discussion and possible action.

Commissioner Sanders noted that she is in support of this. **Commissioner Sanders made a motion to have staff to seek an estimate and maybe we can add this to the budget for the upcoming year or if we have any surplus in parks and recs, we could allocate that, seconded by Commissioner Amison.** Commissioner Amison inquired if this was requested by the residents. Commissioner Sanders noted that yes, this is something the golf club is looking at. **Motion carried 5-0.**

12. Informational Item: TDC Collections

- Attached is the TDC Collections Year-to-Date through February 2024 report.
- Mr. Solomon (TDC Administrator) changed the format of the report to make it easier to compare the prior years.

13. Informational Item: TDC Ad and Application

- The advertisement for vacant TDC seats was uploaded to the County's website about a week and a half ago and was scheduled to run in the May 2nd and 9th Times editions.
- The deadline to submit the application packet is Friday, May 24th.
- The agenda packets opening will be at the June 4th regular meeting.

14. Informational Item: Senator Scott Airport Funding Application

- As stated in Mr. Kirschenbaum's report, he submitted an appropriation request to State Senator Rick Scott for new hangars at the airport.
- As with the prior appropriation request, if the request is selected for funding, county staff will then get involved with the process.

15. Informational Item: Seahawk Diamond Booster Banquet @ Armory

- The Seahawk Diamond Booster Club requested the use of the Armory for the Franklin County Baseball Banquet on Thursday, May 16, 2024, at 6:00 p.m.
- As the County's has done in the past, there will be no rental charge for this type of event.

16. Informational Item: Closing Armory for Construction

- Mr. Mark Curenton asked that I inform you that upcoming improvements to the Armory will result in the closing of the Armory, more than likely in 2025.

17. Informational Item: Next Meeting Date

- Your next regular meeting is scheduled for Tuesday, May 21, 2024, at 9:00 a.m. (ET). There are several public hearings starting at 11:00 a.m. (ET) and a workshop (if approved) at 1:30 p.m. (ET) scheduled.

Chairman Jones asked Mr. Moron to please reach out to Mayor La Paz to see if she is interested in serving on the ARPC Board as the gubernatorial appointment. He noted that he believes she would be a good candidate if she is interested in serving.

Commissioner Ward noted that Vrooman Park's concession stand was recently broken into. She inquired as to how much would it cost to add an alarm in case a door is breached, or we are notified if the power goes out, etc. Mr. Moron noted that he will get with Commissioner Ward on this matter.

22. Michael Shuler – County Attorney

Action Item: Armory Property Donation by City of Apalachicola

Board Action: Approval to accept donation

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved acceptance of the land donation of armory property from the City of Apalachicola

1. Possible Amendment to Zoning Code Making Docks Accessory Structure Allowed Only After Principal Structure is Constructed

Presently, Section 220.02 of your zoning code exempts docks from the requirement that an accessory structure shall not be constructed, nor accessory use allowed until such time as the principal structure is erected. Typically, this means that docks are being built without a home being on the property prior to the construction of the dock. A copy of section 220.02 is attached. As written, section 220.02 states that accessory structures (except for docks and seawalls) shall not be constructed or allowed until such time as the principal structure is constructed. Presently, the policy has been to issue permits simultaneously for both the principal use and the accessory use. Does the Board want to continue this? If so, then the ordinance will need to be amended. See page 4 of report for exhibit.

Board Action Requested: Does the Board want to authorize a public hearing to consider adopting an ordinance amending the zoning code to remove the exemption for docks as an accessory structure? If the Board removes the exemption, it means that no docks can be built until such times as the principal structure is constructed. Does the Board want to allow permits for principal and accessory uses to be issued simultaneously?

2. Permit Application at 1402 E Gulf Beach Drive, St. George Island

County staff has received a building permit request to build a boardwalk. In part, the applicant is seeking to build a boardwalk on property belonging to someone else. The applicant presented a private easement as the basis for his entitlement to build the boardwalk within the part of the easement on the third party's property. The easement provided to the county as authority for use of the third party's property for the boardwalk contains a restriction that the easement shall be for pedestrian use only and that no fixtures shall be placed within the easement. A fixture refers to permanent construction, such as a boardwalk. Typically, the county has not enforced private restrictions, but in this instance the deed provided to the county as the entitlement to build something on someone else's property contains an explicit prohibition against placing fixtures within the easement. I have asked Cortni to have the building official present for this discussion. See page 7 for the private easement deed restrictions. Board Action Requested: Discussion and decision concerning the permit application to construct a boardwalk within the easement. While the county does not typically

enforce private deed restrictions, the very deed provided to the county as the basis for the permit to build a boardwalk across a third party's property plainly states that no such fixtures are allowed within the easement. **Commissioner Sanders made a motion to defer items 1 and 2 in order to have Mr. Steve Patterson in attendance for discussion. Motion carried by Commissioner Amison and Commissioner Croom. Motion carried 5-0.**

3. Draft Ordinance Regulating Conduct in Public Facilities

A draft Facilities Rules ordinance for review and discussion prior to scheduling a public hearing is attached. You have already authorized a public hearing on this ordinance, but I wanted your input on the draft before doing so. Public hearing is scheduled for May 21, 2024, beginning at 11:00 a.m., or as soon thereafter as possible.

4. Draft Business License Ordinance

A draft business license ordinance is attached for your review and discussion. You have authorized a public hearing on this ordinance. Public hearing is scheduled for May 21, 2024, beginning at 11:05 a.m., or as soon as thereafter as possible.

5. Notice of Claim Against County Insurance

Attached is an email notifying the county of a general liability claim made by the Floridians Protecting Freedom, Inc. alleging liability for an allegation that Florida's ballots financial impact statement is not being clear about the abortion ban and that voters will be prevented from casting an informed ballot.

6. Termination Letter to Billy Blackburn in Re: Helicopter Hanger

I never received the unclaimed certified letter back from USPS. On April 22, 2024, I sent a copy of the termination letter to the FCSO for service of process. The fee for this service was \$40.00. I have not received a return of service served.

7. Letter to Brian Syska/LM Lot 20, LLC

On April 11, 2024, I sent the attached letter to Brian Syska/LM Lot 20, LLC, informing that a deed they recorded on October 16, 2023, clouded the county title to the street end of 4th Street in Eastpoint, Florida, on the South side of Highway 98.

Commissioner Ward said she has been asked about speed bumps in her neighborhood. She noted that she would like Attorney Shuler to say why we do not allow speed bumps. Attorney Shuler noted that it is a liability for the county. Attorney Shuler noted that the City of Carrabelle just updated their ordinance regarding Ryan Drive and trucks. He noted that he had emailed the Board the updated ordinance, and he would like to mirror the county's ordinance. He noted that he was told that if someone is issued a ticket it is not enforceable due to the county's ordinance being different. We need to get signage prohibiting trucks.

Commissioner Ward made a motion to authorize Attorney Shuler to update the truck ordinance on Ryan Drive, seconded by Commissioner Sanders and Commissioner Amison. Motion carried 5-0.

Commissioners' Comments

Commissioner Sanders noted on Mel Kelly's suggestion regarding signage. She noted that it has to be pretty much a state park in order for them to allow signage. Commissioner Amison asked if the TDC could purchase the signs. Commissioner Ward noted that the state has taken a lot of signs down. Commissioner Amison spoke about the inmate labor we are receiving. We have twelve people that are on the ground hands on. You put those few inmates with them they have to cover all the way from Alligator Point to Apalachicola. People have barraged my phone regarding the right of ways. He noted that we can increase some departments, if not, they need to be patient. He noted that he has a better appreciation for it. At the end of that day, you have to pick your poison. Chairman Jones said you are only going to get what you pay for.

Commissioner Sanders noted that we have a problem with the boat ramp at Alligator Point. Chairman Jones noted that we have also have a problem with another boat ramp. It is good that the state has started some amenities. Cash Creek, now unless you have a preauthorized you cannot get down to the lake. They have done a similar thing at another area up there. Mr. Moron noted that he would rather we reach out to Senator Simon's office to address this.

Adjournment

There being no further business before the Board, the meeting was adjourned.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts

The audio is available upon request. Please e-mail jgay@franklinclerk.com, call 850-653-8861 to speak with the Administrative Assistant, or submit a request in writing to obtain audio of this meeting.