

September 20, 2016

JASPER, FLORIDA

REGULAR SESSION

The Board of County Commissioners, Hamilton County, Florida, met in regular session on Tuesday, September 20, 2016 at 6:00 p.m. in the Board Meeting Room, 207 Northeast First Street, Jasper, Florida. Present were Commissioners Robert Brown, Josh Smith, Buster Oxendine, Randy Ogburn and Beth Burnam, a full Board being present. Also present was County Attorney John McCormick, County Coordinator Louie Goodin and Attorney Cliff Adams.

The meeting was called to order by Chairman Randy Ogburn and led in prayer by John McCormick with the Pledge of Allegiance being led by Chairman Ogburn.

CONSENT AGENDA

- Motion by Commissioner Burnam to approve the Consent Agenda pulling item # 4 (National Water Trail Designation). Second was made by Commissioner Oxendine, motion carried with a unanimous vote.

PROJECT BARK – DISCUSSION

County Coordinator Louie Goodin advised the Board that he has spoken with PCS Phosphate regarding the closing on the property and that there should be a deed within the next couple of weeks.

VETERANS MEMORIAL PARK USAGE / RENTAL AGREEMENT

Commissioner Burnam discussed with the Board the Rules and Regulations for the parks in Hamilton County. Commissioner Burnam stated that one change would be to make the contact for the usage of the park be County Coordinator Louie Goodin. Chairman Ogburn stated that he would like to see the park only be used for Veterans events and not rented for public purposes. Bob Dezendorf stated that if the park isn't used exclusively for Veterans that public or private entities may use it for purposes that would not be

welcome to the community. After a lengthy discussion of how to handle the rules and regulations for the park, the Board agreed to continue the discussion until the October 18th meeting in order to allow the Veterans Memorial Park Committee to meet and make a recommendation to the Board.

ROAD PAVING PROJECTS – STATUS REPORT

Engineer Greg Bailey gave the Board a status report on the current road projects.

SW 59TH DRIVE – Mr. Bailey opened the bids for the SW 59th Drive paving project. The bids were as follows: Curt’s Construction - \$1,457,282.44 and Anderson Columbia - \$1,330,947.40. Mr. Bailey stated that FDOT’s allowable budget for the road is \$1,211,625.00. Mr. Bailey then suggested that the Board authorize him to talk to FDOT regarding additional funds prior to awarding the bid.

- Motion by Commissioner Smith to allow Engineer Greg Bailey to discuss the SW 59th Drive bid results with FDOT in order to determine if additional funds are available. Second was made by Commissioner Oxendine, motion carried with a unanimous vote.

PURCHASE OF MILLING – Mr. Bailey stated that Anderson Columbia is willing to sell their milling for \$12 a ton and deliver it to the Road Department. Preferred Materials quote for their milling was \$300 a truck load which would be approximately \$16 per ton. After a brief discussion, the Board agreed to allow Mr. Goodin to make a counter offer to Preferred Materials at \$12 per ton for the forty (40) loads.

SW 107TH AVENUE / SW 55TH DRIVE – Mr. Bailey provided the Board with a preliminary alignment of SW 55th Drive. Mr. Bailey also stated that he will need a survey in order to construct a right-of-way map. The Board then discussed the possible need to place guard rail or some type of barrier along the School property due to the athletic fields and spectators. The Board agreed for Mr. Bailey to begin work using the preliminary map and for him to obtain quotes for the survey. Mr. Bailey also advised the Board that the City of Jasper has a waterline in the middle of SW 55th Drive and is planning to run natural gas along the new right-of-way.

REQUEST FOR PAVING – CITY OF JASPER – The Board reviewed the list of roads submitted by the City of Jasper for assistance with paving.

- Motion by Commissioner Brown to approve the request from the City of Jasper for paving assistance with the County to provide labor with the City to provide the materials as done with previous paving projects. Second was made by Commissioner Burnam, motion carried with a unanimous vote.

SE 120TH AVE. – Commissioner Oxendine requested that Engineer Greg Bailey provide the Board with a speed limit survey for SE 120th Ave. from SE 129th Place to CR-137.

PUBLIC HEARING – CPA 16-03 – ROARING CREEK PLANTATION, LLC & WHITE SPRINGS DEVELOPMENT, LLC (GLAWSON INVESTMENT CORPORATION)

Chairman Ogburn recessed the regular Board meeting and called the public hearing (CPA 16-03) to order at 6:40 p.m.

Land Use Administrator Shannon Williams explained the reason for the public hearing being omitted from the agenda and further stated that the action before the Board is an application to amend the Future Land Use map of the Comprehensive Plan by changing the future land use classification from Agriculture 1, Agriculture 5 and Rural Development to Mixed Use for approximately 2,485 acres of property as outlined in the application.

Gerry Dedenbach, a professional developer for Doc Glawson, provided the Board with a presentation and map of the project. Mr. Dedenbach stated that the project would require a large scale CPA and advised the Board of the rezoning schedule. Mr. Dedenbach also stated that the group will be seeking to modify the Land Development Regulations. Mr. Dedenbach also stated that a Mixed Use zoning is intended for non-residential property for the purpose of serving the residents of the development. Mr. Glawson's attorney Joe Arline explained the process from a legal perspective and the timeline for how the process would proceed with the State Agencies. Mr. Arline also suggested that the Board consider voting on a conditional approval and re-advertise the public hearing for the October 18th meeting for final approval. Bob Dezendorf questioned staff as to how the utilities would be supplied and stated that he was

concerned that the Federal Government would force the owners to provide low income housing and house refugees. Mr. DDD spoke to the government regulations for such a development and explained that the project is a twenty-five (25) year plan and at full capacity would house approximately 6,000 homes. Mr. Arline also explained how the Home Owners Association would govern the development. Rhett Bullard, Mayor of the Town of White Springs and Economic Development Director Susan Ramsey were present and stated that they were aware of the development.

There being no further questions from the Board or public, Chairman Ogburn closed the public hearing and reconvened the regular Board meeting at 7:11 p.m.

- Motion by Commissioner Oxendine to recommend approval of the proposed Future Land Use Map amendments to Mixed Use and Agriculture 1 upon the condition that the County publish another newspaper notice and schedule another Board of County Commissioners hearing for October 18, 2016. Second was made by Commissioner Smith, motion carried with a unanimous vote.
- Motion by Commissioner Oxendine to recommend approval of the text amendments for Planned Rural Mixed Use Development to the Land Development Regulations as proposed upon the condition that the County publish another newspaper notice and schedule another Board of County Commissioners hearing for October 18, 2016. Second was made by Commissioner Brown, motion carried with a unanimous vote.
- Motion by Commissioner Oxendine to recommend approval of the amendment to the Zoning Atlas to Planned Rural Mixed Use Development and Agriculture 1 as proposed upon the condition that the County publish another newspaper notice and schedule another Board of County Commissioners hearing for October 18, 2016. Second was made by Commissioner Brown, motion carried with a unanimous vote.

SHIP / CDBG PROGRAM – STATUS REPORT

Ship Administrator Spencer Nabors gave the Board an update on the current Ship and CDBG grants. Mr. Nabors advised the Board that the Annual Report for Fiscal Years 2013-2014, 2014-2015 have been submitted to DEO. Mr. Nabors also stated that the ADA Compliance issues at the Annex will be

addressed next.

MOSQUITO CONTROL PROGRAM POLICY AND PLAN

Assistant Emergency Management Director Pam Allen presented the Board with the Arbovirus Activity / Event Policy and Response Plan for review by the Board. The Board questioned Ms. Allen and Emergency Management Director Henry Land as to the aerial spraying being harmful to bees. Mr. Land stated that only the licensed bee keepers are notified prior to the spraying. Ms. Allen advised the Board that they have spent approximately \$4,359.02 on back packs and other safety items.

- Motion by Commissioner Smith to adopt the Arbovirus Activity / Event Policy as presented by Emergency Management staff. Second was made by Commissioner Burnam, motion carried with a unanimous vote.

SUWANNEE RIVER REGIONAL LIBRARY STATE AID AGREEMENT

Suwannee River Regional Library Executive Director Betty Lawrence was present and presented the Board with the State Aid Agreement for Public Libraries. Ms. Lawrence also reminded the Board of the ribbon cutting for the meeting room at the Jennings Library on October 4th at 12:00 p.m.

- Motion by Commissioner Oxendine to declare an emergency and approve / execute the State Aid Grant Application. Second was made by Commissioner Smith, motion carried with a unanimous vote.

ACCEPTANCE OF THE PCS PHOSPHATE –WHITE SPRINGS 2015 ANNUAL REPORT AND 2016 ESTIMATES

- Motion by Commissioner Oxendine to approve and accept the 2015 Annual Report and 2016 Estimates as provided by PCS Phosphate. Second was made by Commissioner Smith, motion carried with a unanimous vote.

DISCUSSION OF ECONOMIC DEVELOPMENT POSITION

County Coordinator Louie Goodin presented the Board with the compensation and structure of the Economic Development Director's position from the surrounding counties. Hamilton County Economic Development Director Susan Ramsey presented the Board with a letter requesting that the Board not consider creating a County Economic Development position but rather work together with the Development Authority in order to present a united front. Ms. Ramsey stated that she recognized the need to improve communication with the Board and detailed her intentions in the letter. Commissioner Smith explained the reason for the discussion by the Board and stated that the discussion is not an attack on the Development Authority but due to the concern that the Board of County Commissioners are held to a different level of accountability due to being elected and that the Development Authority answers to no one except the Governor. A lengthy discussion pursued with several Board members stating their concerns regarding Economic Development. Chairman Ogburn explained the Board's past Economic Development practices. Development Authority Attorney Rhett Bullard also discussed the issue with the Board as well as the strategic plan for the County. Commissioner Smith finally stated that he would like the issue to be placed on the agenda for the November 1st meeting and that if changes haven't occurred he intends to pursue creating a County Economic Development position. The Board and Ms. Ramsey agreed that both Boards need to work together for the betterment of Hamilton County.

ORIGINAL FLORIDA TASKFORCE – APPOINTMENT OF TWO MEMBERS

Chairman Ogburn explained the action taken by the Tourist Development Council regarding the two (2) members to be appointed to the Original Florida Taskforce with the Development Authority agreeing to fund the annual dues.

- Motion by Commissioner Oxendine to appoint Susan Ramsey and Jennifer Hand as the representing members of the Original Florida Taskforce as recommended by the TDC. Second was made by Commissioner Burnam, motion carried with a unanimous vote.

APPROVE BID SPECIFICATIONS FOR MOTOR GRADERS

- Motion by Commissioner Oxendine to approve the Grader Specifications and to proceed with bidding of the Grader. Second was made by Commissioner Smith, motion carried with a unanimous vote.

The Board directed staff to set up a demo for the companies wishing to submit a bid prior to the awarding a successful bidder.

APPROVE BILLS

- Motion by Commissioner Oxendine to approve the bills (vouchers 118705 – 119101 and checks 052376 – 052513). Second was made by Commissioner Brown, motion carried with a unanimous vote.

CORRESPONDENCE AND ANNOUNCEMENTS

- County Coordinator Louie Goodin advised the Board that has spoken with three (3) Electricians regarding the placement of a generator at the Courthouse. Mr. Goodin explained the process and options available to the Board. The Board directed Mr. Goodin to check on the generator that was obtained from the old Hospital and for the item to remain on the agenda for the next meeting in order to further discuss the plans.
- Commissioner Oxendine addressed the Board regarding the need to notice the public and hold meetings for the new FEMA Flood Maps. Engineer Greg Bailey explained the process from a property owner's perspective with the Board directing staff to get the timeline from FEMA.
- Commissioner Smith discussed with the Board the need for inmates from DOC. Mr. Goodin stated that he and Chairman Ogburn will meet with the Warden for HCI.
- Commissioner Smith shared concerns with the Board regarding the stockpiling of Bio Fertilizer. Commissioner Smith stated that he has received numerous complaints from citizens regarding the smell and

infestation of insects. Mr. Goodin stated that staff is working to determine the rules, laws / regulations for the issue and will contact Agriculture Commissioner Adam Putnam requesting that he visit the sites and make a determination of how to alleviate the issues.

- **LOVES BYPASS** – County Attorney John McCormick advised the Board that Attorney Cliff Adams has received the deed from Loves for the right-of-way and is in negotiations with Mr. Contrise and the Davis's. Mr. McCormick explained the price per acre and recommended that the Board approve the following: Davis (1.41 acres) \$57,000.00 and Contrise (1/10 of an acre) \$4,100.00 for the acquisition of the right-of-way.
- Motion by Commissioner Oxendine to approve the previous mentioned amounts for the Loves Bypass right-of way as recommended by legal counsel and to authorize the Clerk to issue a warrant from the Transportation Fund. Second was made by Commissioner Brown, motion carried with a unanimous vote.
- The Board announced that they will be in attendance only for the Economic Development Summit being held on Friday, September 23rd at the Development Authority's conference room.

There being no further business before the Board, Chairman Ogburn adjourned the meeting at 9:00 p.m.

RANDY OGBURN, CHAIRMAN

ATTEST:

GREG GODWIN, EX-OFFICIO CLERK

