

January 24, 2006
Special Session
Bonifay, Florida

The Holmes County Board of Commissioners met in a Special Session on the above date with the following members present: Commissioner Jim King, Commissioner Raymon Thomas, Commissioner Harold Smith, Commissioner Phillip Music and Commissioner Earl Stafford, Chairman of the Board.

Sherry Fitzpatrick, Deputy Clerk, was present and kept the minutes.

Gerald Holley, Attorney, was present.

Jerry Wright led the prayer and pledge.

Commissioner Stafford opened by reading the letter from the Planning Commission, pertaining to the Reedy Creek Farms Development. Charles Brasington, Vice President of Operations with ITERA, stated they were making the roads better by adding clay. Commissioner King asked how many lots would be in this development. Mr. Brasington stated there was 1470 acres with 141 lots.

Commissioner King stated his concern for Red Road handling the additional traffic. Mr. Brasington stated there would be one main entrance on Hwy 181 with only six lots using Red Road for access.

Commissioner Smith asked about water run off in the area. Mr. Brasington stated they were only improving what is there already. Jerry Wright, Holmes County Planning Commission, stated there needed to be consideration in maintenance of roads for the gated community. He also stated that the Planning Commission secretary, had sent letters to area schools, sheriff department and fire departments requesting input on the impact from the development.

Commissioner Stafford asked if there were fees that lot owners paid to cover the cost of roads in the development. Mr. Brasington stated there were monthly fees charged by the Homeowners Association that covered the roads and entrances.

Commissioner Thomas stated due to the growth of the county that the Board really needs to look into the guidelines to re-coop money to be able to care for the roads. He also stated the equipment to care for the roads is very costly to repair.

Mr. Wright stated the Reedy Creek development had not had a final meeting with the Planning Commission and they have not seen the final plans from the developer. He also stated with a vote of 3-2 majority ruled to forward to the County Commissioners for approval. Mr. Holley stated it was in the Board's hands to make a decision now. Commissioner Thomas stated if they vote tonight then it won't go back to the Planning Commission. Mr. Wright stated yes that was correct.

Paul and John Drake, area residents, stated they had the following concerns about the development.

1. Traffic
2. Environmental Impacts
3. Wells

Commissioner King stated he had more questions and felt there were too many concerns for him to make a decision on. Commissioner Smith agreed with Commissioner King. Commissioner Stafford called for a 10 minute recess to get these questions answered.

Mr. Ran Hood Jr. expressed concerns about impact on the wells in the area.

The Board discussed how the development would affect the zoning. Mr. Brasington stated the project will remain Agriculture during the design. He also stated nothing will affect the wetlands. The septic tanks will have to be approved by the Health Department.

Commissioner Stafford stated if there is something that ITERA hasn't met in doing this then the Board wants to know. He asked if their plans meet with the Comprehensive Plan. Mr. Wright re-emphasized Reedy Creek Farms had only had a preliminary meeting and was voted to forward on to the Board. Mr. Holley stated that a vote of 3-2 meant it was considered the final meeting and was ready to be forwarded.

Commissioner Thomas made a motion to approve the recommendation from the Planning Commission on the Reedy Creek Farms Development. Commissioner Music offered a second.

Commissioner King stated Mr. Brasington said they were not going to develop anything else until we could get something in place in the Comprehensive Plan. He also said Mr. Brasington offered help on the bridge located on Red Road. Mr. Brasington consented to the help. Commissioner King stated he had no choice but to go along. Commissioner Stafford stated there was a lawyer looking at the Comprehensive Plan now to be able to make changes so we could do paved roads, but now it does not cover it.

Commissioner Stafford thanked the Planning Commission for all they do.

The vote was yes from Commissioner King, Commissioner Thomas, Commissioner Music, and Commissioner Stafford, and no from Commissioner Smith. The motion passed.

(Letter)

Commissioner Stafford read the letter from the Planning Commission secretary, pertaining to the Wright's Creek Farms Development. He stated there are two lots that do not meet the 200' requirement of road frontage for Agriculture classification and would need to be granted a variance. Mr. Brasington stated there was acreage taken out for a Fire Dept, Sheriff's Department Sub-Station, and a community park to be located within this development. There was discussion with Mr. Brasington at the map table. Commissioner Stafford called for a 10 minute recess.

Commissioner Thomas made a motion to grant a variance on the culverts. Commissioner Music offered a second. The vote passed unanimously.

Mr. Brasington stated they were donating \$20,000 to the Gritney Volunteer Fire Department. Commissioner Thomas made a motion to approve the Wright's Creek Farms Development. Commissioner Music offered a second. The vote passed unanimously.

Commissioner Stafford read the letter from the Planning Commission pertaining to the Jack's Creek Preserve. The letter stated Bob Morrow, area resident, with land adjacent to the development requested ingress and egress to his property as he has used an existing road within the development, prior to their purchase, to access his parcel. Mr. Brasington stated roads would be constructed to County specs and request only that portion of road accessing his property be deeded back to the county at his request. Development. Commissioner King stated that Bob Morrow, area resident, had questions and would like to look over the map with Mr. Brasington. Discussion followed at the map table.

Commissioner King stated he was proud to see a project like this come in to Holmes County with roads that will withhold a heavy load.

Commissioner King made a motion to approve the Jack's Creek Preserve Development. Commissioner Smith offered a second. Mr. Morrow stated his appreciation of the Board, the Planning Council, and Mr. Brasington. The vote passed unanimously.

(Letter)

Commissioner Thomas offered a motion to table the discussion on the Building Department Fee Increase until the next meeting. Commissioner Music offered a second. The vote passed unanimously.

(Building Fee Resolution)

Commissioner King offered a motion to approve the signing of the wheel loader financing agreement with First Continental Financing. Commissioner Thomas offered a second. The vote passed unanimously.

(Contract)

Commissioner Stafford stated that Ander Lane Road was requested to be closed by Robert L Parrish and Ander Brown who lives down the road. Commissioner Thomas stated a concern of land owners prior to Mr. Parrish's land. Mr. Parrish stated he only wanted the portion closed at the end where his property was located. Commissioner Thomas made a motion to advertise for a public hearing. Commissioner Music offered a second. The vote passed unanimously.

(Letter)

Commissioner Thomas stated the 911 plotter had been put in the Supervisor of Elections office to make maps with. He also said there has been a large number of requests from inter-agencies. Commissioner Thomas asked if we should charge a fee to them or not. Commissioner Stafford stated we should charge some type of fee. Commissioner Thomas stated we needed to charge something to prevent abuse of the service. Commissioner Thomas stated \$2.00 per map should be sufficient for inter-agencies. Commissioner Music offered a motion to charge \$2.00 per map. Commissioner Smith offered a second. The vote passed unanimously.

Commissioner Thomas stated back in October 2005 that the 911 Coordinator presented the Board with a new Maintenance Agreement for the Dictaphone. One was \$6700 and another was \$2700. Commissioner Thomas stated the agreement was only for Monday through Friday and anything on the weekends would be \$500 per hour and travel time from Jacksonville, FL. He also stated he had spoke with a representative from Dictaphone that had agreed to offering 24 hours a day-7 days a week service for \$716.40 more per year. Commissioner Thomas stated he would check with the company to verify the price before approving it.

Commissioner Smith asked what the impact fee required. Mr. Holley stated it would have to be set up. Commissioner Thomas stated at a workshop few months ago it was learned that Holmes County is not eligible for impact fees due to money received by grants. Commissioner Stafford stated we could do assessments.

Commissioner Stafford made a motion to hire Mike Bell as Project Manager for FEMA in District 4. Commissioner King offered a second. The vote passed unanimously.

Attorney Holley stated he found the names of the new owners of the land where the junk mobile homes have been abandoned on Griffin Circle. He stated there would be a certified letter mailed to the new owners from the building department stating non-compliance with the Land Development Regulations. If they do not comply the process will begin to have a hearing, issue an order, assess a daily fine, and foreclosure if necessary.

Attorney Holley stated he would not be available to attend the next County Commissioners Meeting to be held on January 31, 2006.

Brenda Rogers, Planning Commission Secretary, stated that the Planning Commission had a large magnitude and volume of work that she was responsible for. She stated that her concern was for the county to cut down on problems with permits and to stay out of lawsuits. She asked the Board to consider hiring someone to assume the planning and zoning duties that she currently is responsible for. Jerry Wright, Holmes County Planning Commission, stated Brenda has been exceptional with the planning and zoning, but she needs help since the amount of work will only increase due to the growth of the county.

Commissioner Stafford stated they would look at the building fees going up and see if that may help compensate a new position. Commissioner Thomas stated maybe the fees could be upgraded more to help out. Ms. Rogers stated if someone in the new position could focus on more money that the Planning Commission could generate it would help with the salary.

John Hagan, Special Project Coordinator, gave an update on the New Hope Volunteer Fire Department. He stated the contractors would complete within the given timeline.

Mr. Hagan also stated there had been vandalism in the Dogwood Lakes Park. He had filed an incident report on the matter.

Mr. Hagan also stated the money received from the timber at D.D. Eldridge Park was \$17,100. He went on to say the workers had been working at the new county yard with no water supply. He asked if part of this money could be used to put down a limited public use well. He had received three bids as follows:

1. Leavins \$3950 plus \$400 for a permit
2. Hughes \$4500
3. Bush \$6000

Commissioner Smith made a motion to approve the well with Commissioner Music offering a second. The vote passed unanimously.

Attorney Holley asked for permission to advertise to repeal Ordinance 05-02 that was adopted in May to amend the comprehensive plan. Commissioner Smith offered a motion to approve with Commissioner Music offering a second. The vote passed unanimously.

Commissioner Thomas stated that Hubert Hendrix, Shop Foreman, had requested to spend \$200 from his budget to send Albert Jordan to Welding Classes. He also stated Albert would attend night classes at

Washington-Holmes Technical Center. Commissioner Thomas made a motion to approve with Commissioner Music offering a second. The vote passed unanimously.

Commissioner Smith stated the culvert permits should not be charged for unless someone actually went to the location making the request. He also stated that New Hope Church had five existing culverts, but was required to spend \$25 on a culvert permit to be able to rebuild their parsonage that had been burnt. Commissioner Smith made a motion to reimburse New Hope Church \$25. Commissioner Music offered a second. The vote passed unanimously.

Commissioner Thomas stated the culvert permit issue needed to be discussed. He stated if a state permit was required that the county should not require one also. Commissioner Stafford stated the culvert permit was \$25 whether a pipe was needed or not. He also said if the state is involved then we don't need to get involved also. He stated that Cathy Britton, Road Department Secretary, could inquire if it was a state road or county road before issuing the permit. Commissioner Music stated it wasn't that much money and to avoid a conflict of interest it should be left as is. Commissioner Stafford stated the money was for the permit.

There being no further business, Commissioner Stafford offered a motion to adjourn with Commissioner Thomas offering a second. The motion passed unanimously.